



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, NOVEMBER 15, 2016**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, November 15, 2016 at 5:30 PM for the purpose of discussing the following items:

NOTE: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Weslaco City Commission will convene in such executive or closed session whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act.

I. CALL TO ORDER

- A. Certification of Public Notice.
- B. Invocation.
- C. Pledge of Allegiance.
- D. Mayoral recognition.
- E. Roll Call.

II. PUBLIC COMMENTS

The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Mayor and City Commissioners do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.

If you are discussing something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the City Secretary before the City Commission meeting is called to order. As the Mayor calls upon those who submitted a registration form with the City Secretary, please step to the podium and state your name and address before beginning your presentation.

III. PUBLIC HEARING

- A. To solicit input on behalf of a Weslaco Restaurant, LLC dba El Ahuehuate Tequila & Grill is requesting a Conditional Use Permit to obtain a Mixed Beverage Late Hours Permit at 2708 N. Texas Blvd., also being 0.76 acres S150'-N711'-E220'-W250 out of Farm Tract 107, West Tract Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.) Attachment.

IV. **CONSENT AGENDA**

The following items are of a routine or administrative nature. The City Commission has been furnished with background and support material on each item, and/or it had been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote. Possible action.

- A. Approval of the Minutes of the Regular Meeting on November 1, 2016
(Staffed by City Secretary's Office.) Attachment.
- B. Approval on second and final reading of Ordinance 2016-42 authorizing and allowing, under the act governing the Texas Municipal Retirement System, "Update Service Credits" in said system on an annual basis for service performed by qualifying members of such system who at the effective date of the allowance are members of the City of Weslaco; providing for increased prior and current service annuities for retirees and beneficiaries of deceased retirees of the City; and establishing an effective date of January 1, 2017 for such actions. (First Reading held November 1, 2016; Staffed by Finance Department.) Attachment.
- C. Approval of an agreement with South Texas College allowing Work Study employment at the Mayor Sanchez Public Library and authorize the Mayor to execute any related documents. (Staffed by the Library Department.) Attachment.
- D. Authorization to solicit sealed bids for Street Materials (Hot Mix, Flex Base, Cold Mix, and MC30 Oil) to be utilized in city street improvements and construction. (Staffed by Public Works.) Attachment.
- E. Authorization to use funds from the Court Technology Fund to pay the annual fees for Incode Services, which includes the Court Case Management, Police (Non-Incode Interface to Court), and AcuCorp Run Time software programs, in the amount not to exceed \$9,654.08. (Staffed by Municipal Court.) Attachment.
- F. Acceptance of the Hidalgo-2015 OPSG grant, Number 3173401 (StoneGarden), awarded in the amount of \$100,000.00 to the Police Department with no local match required and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.
- G. Approval of the annual request by the Weslaco Chamber of Commerce to host the 2016 Mid-Valley Christmas Lighted Parade on Saturday, December 10, 2016 from

4:00 p.m. to 6:00 p.m. on Texas Boulevard from Pike Boulevard to Sixth Street and authorize the Mayor to execute any related documents as may be required by the Texas Department of Transportation for proposed street closure affecting state right-of-way. (Staffed by Police Department.) Attachment.

V. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Weslaco Restaurant, LLC dba El Ahuehuete Tequila & Grill to approve a Conditional Use Permit to obtain a Mixed Beverage Late Hours Permit at 2708 N. Texas Blvd., also being 0.76 acres S150'-N711'-E220'-W250 out of Farm Tract 107, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.
- B. Discussion and consideration to approve Final Plat for Silverado Subdivision being 2.99 acres tract of land of all of Lot 2, Estate One Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 6 ½ West and of Mile 11 North. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.
- C. Discussion and consideration to approve Final Plat of Extreme Nutrition Subdivision being a 0.564 acre tract of land being all of Reserve Tract B of 400 West Expressway 83 Subdivision, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.
- D. Discussion and consideration to approve Ordinance 2016-43 amending Ordinance 69-9 "An Ordinance Establishing a First Zone and a Second Fire Zone, and Fixing the Boundaries of Each Such Zone," excluding certain zones from First and Second Fire Zones and authorize the Mayor to execute any related documents. First Reading of Ordinance 2016-43. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.
- E. Discussion and consideration to award Request For Proposals No. 2016-17-03 to the most advantageous bidder, Mid-Valley Equipment, for the trade-in value of the Caterpillar CS54B Paving & Compaction Pad-foot Shell Kit for a 2001 Caterpillar 924G Loader and a 2007 Case 580N SMII Backhoe, at no cost to the City. Possible action. (Staffed by Public Works Department.) Attachment.
- F. Discussion and consideration to approve the purchase of eight (8) new city units in an amount not to exceed \$220,000.00 from the Capital Outlay funds Fiscal Year 2016-2017 and authorize the Mayor to execute any related documents. Possible action.

(Staffed by Parks and Recreation Department.) Attachment.

- G. Discussion and consideration to approve a Mutual Lease Agreement with the Lower Rio Grande Valley Nature Center for the Environmental Education Center at the Valley Nature Center and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment.
- H. Discussion and consideration to authorize Mayor and City Manager to lock in electricity rates based on lowest cost to City. Possible action. (Staffed by Finance.) Attachment.
- I. Discussion and consideration to approve an Interlocal Cooperative Agreement for the Weslaco Housing Authority for the management and operation of the proposed 1015 Apartment Complex multifamily project and authorize the Mayor to execute any related documents. Possible action. (Staffed by the City Manager's Office.) Attachment.

VI. REPORTS

- A. Quarterly Investment Report - Finance Department. Possible action to accept and file.
- B. Report by Weslaco Area Chamber of Commerce.
- C. Report by Economic Development Corporation of Weslaco.
- D. Report by Severn Trent.
- E. Report by Planning and Code Enforcement.
- F. Report by Public Works.
- G. Report by Parks and Recreation Department.
- H. Report by Fire Department.
- I. Report by Library.

VII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

§551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty

(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.

(b) An offense under Subsection (a) is a Class C misdemeanor.

§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability

(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the

public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:

- (1) commits an offense; and
- (2) is liable to a person injured or damaged by the disclosure for:
 - (A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;
 - (B) reasonable attorney fees and court costs; and
 - (C) at the discretion of the trier of fact, exemplary damages.
- (b) An offense under Subsection (a)(1) is a Class B misdemeanor.
- (c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection (a)(2) that:
 - (1) the defendant had good reason to believe the disclosure was lawful; or
 - (2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.)

NOTE: Any documentation related to the following items will be maintained as part of the certified agenda.

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by §551.074 of the Texas Government Code.
- B. Economic Development – Consultation with City Attorney regarding Economic Development incentive programs related to Project PanAm as authorized by §551.087 of The Texas Government Code.
- C. Pending Litigation - Consultation with City Attorney regarding *City of Weslaco v. Briones Consulting and Engineering* as authorized by §551.071 of the Texas Government Code.
- D. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at 1411 W. 18th Street, Weslaco, Texas as authorized by §551.072 of the Texas Local Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 11th day of November, 2016 at 5:10 p.m. and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Elizabeth M. Walker, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary's Office at (956) 968-3181, Ext. 3100 prior to the meeting date.

Regular Meetings of the Weslaco City Commission stream live online at <http://www.weslacotx.gov/Agendas.html>. Archived video of some meetings are also available.

Removed from Bulletin Board

Date:

Initials:

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Peña, III, Commissioner, District 6

Mike R. Perez, City Manager

The Pledge of Allegiance to the Flag

"I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL."

The Pledge of Allegiance to the State Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

**The pledge was amended by House Bill 1034 during the 80th Legislature with the addition of "one state under God." The revised wording became effective on June 15, 2007.*

Preamble to the Constitution of the United States of America

We the people of the United States, in order to form a more perfect union, establish justice, insure domestic tranquility, provide for the common defense, promote the general welfare, and secure the blessings of liberty to ourselves and our posterity, do ordain and establish this Constitution for the United States of America.

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

- *Positive Attitude of Courtesy & Concern
- *Doing it Right the First Time
- *Sensitive to the citizens' needs
- *Friendly Respect for All
- *Service without Hassle



Standardized Agenda Request Form

Date of Meeting: November 15, 2016		Agenda Item No. (to be assigned by CSO): 2016-615
From: Mardoqueo Hinojosa		
Subject: To solicit input on behalf of a Weslaco Restaurant, LLC dba El Ahuehuete Tequila & Grill is requesting a Conditional Use Permit to obtain a Mixed Beverage Late Hours Permit at 2708 N. Texas Blvd., also being 0.76 acres S150'-N711'-E220'-W250 out of Farm Tract 107, West Tract Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department).		
Background: Conditional Use Permit is for a Mixed Beverage Late Hours Permit. Twenty-one (21) property owners were notified within the 200-ft radius by letter on October 28, 2016. Letters were not received for or against the item. On June 20, 2016, applicant was given a CUP for this property. Owner is now adding "late hours" into the new application.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and public hearings appeared in The Monitor on October 24, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended approval (unanimous) on November 9, 2016.		
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: CUP Aerial, Photo 1, Photo 2		

Responsibilities upon Approval:

Staff will advise applicant.

Wine and Beer Retailer's Permit
Mixed Beverage Permit

📌 2708 N. Texas Blvd.

Sugarcane Drive

Texas
Blvd.



© 2016 Google
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1000 ft









**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, NOVEMBER 1, 2016**

On Tuesday, November 1, 2016, at 5:35 PM the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members present:

Mayor	David Suarez
Mayor Pro-Tem	Olga M. Noriega
Commissioner	Gregg Kerr
Commissioner	Leo Muñoz
Commissioner	Gerardo “Jerry” Tafolla
Commissioner	Letty Lopez
Commissioner	Fidel Peña
City Manager	Mike Perez
City Secretary	Elizabeth Walker
City Attorney	Juan E. Gonzalez

Also present: Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; Jose Pena, IT Director; Olga Garza, Public Works Assistant Director; Jaime Hernandez, Assistant Fire Chief; Stephen Mayer, Police Chief; Mardoqueo Hinojosa, Planning and Code Enforcement Director and City Engineer; David Arce, Parks and Recreation Director; Arnold Becho, Library Director; and other staff members and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, October 28, 2016.

B. Invocation.

Chaplain Howard Bloomquist, John Knox Village and the Weslaco Police Department, led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral recognition.

Mayor Suarez recognized the service and volunteerism of all veterans on Veterans Day.

F. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting perfect attendance.

II. PUBLIC COMMENTS

There were no comments received.

III. CONSENTAGENDA

The following items are of a routine or administrative nature. The City Commission has been furnished with background and support material on each item, and/or it had been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote. Possible action.

A. Approval of the following:

- 1) Record of Workshop Meeting on October 18, 2016; Attachment
- 2) Minutes of the Regular Meeting on October 18, 2016. (Staffed by the City Secretary's Office.) Attachment.

B. Approval on second and final reading of the following:

- 1) Ordinance 2016-38 rezoning 2615 E. Sugarcane Dr., also being the 29.41 acres out of Farm Tract 62, West Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. (First reading of Ordinance 2016-38 held October 18, 2016; Staffed by Planning and Code Enforcement Department.)
- 2) Ordinance 2016-39 rezoning 209 W. Sugarcane Dr., also being the 1.20 acre tract of land being the W132'-E528'-N396' out of Farm Tract 117, West Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. (First reading of Ordinance 2016-39 held October 18, 2016; Staffed by Planning and Code Enforcement Department.)

C. Approval on First Reading of Ordinance 2016-42 authorizing and allowing, under the act governing the Texas Municipal Retirement System, "Update Service Credits" in said system on an annual basis for service performed by qualifying members of such system who at the effective date of the allowance are members of the City of Weslaco; providing for increased prior and current service annuities for retirees and beneficiaries of deceased retirees of the City; and establishing an effective date of January 1, 2017 for such actions. First Reading of Ordinance 2016-42. (Staffed by Finance Department.)

D. Acceptance of donated funds from Mr. and Mrs. Santos Villanueva for exterior benches. (Staffed by Library Department.)

Commissioner Kerr, second by Commissioner Muñoz, moved to approve consent items A through D as presented. The motion carried unanimously; Mayor Suarez was present and voting.

For the record, the following are the ordinances:

ORDINANCE NO. 2016-38

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING 2615 E. SUGARCANE DR., ALSO BEING THE 29.41 ACRES OUT OF FARM TRACT 62, WEST TRACT SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENTS DISTRICT.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-1 Single Family Dwelling District to R-2 Duplex and Apartments District being 29.41 acres out of Farm Tract 62, West Tract Subdivision, also being 2615 E. Sugarcane Dr., Weslaco, Hidalgo County, Texas.

SECTION II: That this ordinance shall become effective upon its passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 18th day of October, 2016.
PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 1st day of November, 2016.

ORDINANCE NO. 2016-39

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 209 W. SUGARCANE DR., ALSO BEING THE 1.20 ACRE TRACT OF LAND BEING THE W132'-E528'-N396' OUT OF FARM TRACT 117, WEST TRACT SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENTS DISTRICT.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-1 Single Family Dwelling District to R-2 Duplex and Apartments District being 1.20-acre tract of land being the W132'-E528'-N396' out of Farm Tract 117, West Tract Subdivision, also being 209 W. Sugarcane Dr., Weslaco, Hidalgo County, Texas.

SECTION II: That this ordinance shall become effective upon its passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 18th day of October, 2016.
PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 1st day of November, 2016.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Elizabeth M. Walker, CITY SECRETARY

APPROVED AS TO FORM:
/s/Juan E. Gonzalez, CITY ATTORNEY

IV. APPOINTMENTS

A. Discussion and consideration to approve Resolution 2016-62 appointing one member to the

Ambulance Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department).

Commissioner Kerr, seconded by Commissioner Lopez, moved to approve Resolution 2016-62 reappointing Annette Valadez to the Ambulance Advisory Board. The motion carried unanimously; Mayor Suarez was present and voting.

For the record, the following is the Resolution:

RESOLUTION NO. 2016-62

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE AMBULANCE ADVISORY BOARD.

WHEREAS, the City of Weslaco has established the Ambulance Advisory Board pursuant to Section 14-1(A) of Ordinance No. 78-39; and

WHEREAS, the terms of the members of this board are for two years; and

WHEREAS, the Ambulance Advisory Board members shall serve without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT Annett Valadez is appointed to serve on the Ambulance Advisory Board and the term will begin on November 1, 2016 and will expire on December 20, 2018.

PASSED AND APPROVED on this 1st day of November, 2016.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Elizabeth M. Walker, CITY SECRETARY

APPROVED AS TO FORM:
/s/Juan E. Gonzalez, CITY ATTORNEY

B. Discussion and consideration to approve Resolution 2016-63, 2016-64 and 2016-65 appointing members to the Economic Development Corporation of the Weslaco Board of Directors and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Economic Development Corporation). Attachment.

Commissioner Tafolla, seconded by Mayor Pro-Tem Noriega, moved to appoint Rick Talbert, Joe Olivares and Ricardo Quintanilla to the Economic Development Corporation. The motion failed with the Mayor and Commissioners Kerr, Lopez and Muñoz against (3-4); Mayor Suarez was present and voting.

Commissioner Kerr, seconded by Commissioner Lopez, moved to approve Resolution 2016-63 reappointing Rick Talbert, Resolution 2016-64 reappointing Joe Olivares and Resolution 2016-65 reappointing Rodolfo Cisneros to the Economic Development Corporation of the Weslaco Board of

Directors. The motion carried unanimously; Mayor Suarez was present and voting.
For the record, the following are the resolutions.

RESOLUTION NO. 2016-63

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE BOARD OF
DIRECTORS OF THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO

WHEREAS, the City of Weslaco has established the Economic Development Corporation pursuant to the Development Corporation Act of 1979 as amended; and

WHEREAS, the term of one member on this board of this corporation is for three years; and

WHEREAS, The Economic Development Corporation of Weslaco's board members shall serve staggered terms without compensation and limited to two (2) consecutive three (3) year terms; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT Rick Talbert appointed to a term as a member of the Board of Directors of the Economic Development Corporation that will expire on the 2nd day of December, 2019.

PASSED AND APPROVED on this 1st day of November, 2016.

RESOLUTION NO. 2016-64

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE BOARD OF
DIRECTORS OF THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO

WHEREAS, the City of Weslaco has established the Economic Development Corporation pursuant to the Development Corporation Act of 1979 as amended; and

WHEREAS, the term of one member on this board of this corporation is for three years; and

WHEREAS, The Economic Development Corporation of Weslaco's board members shall serve staggered terms without compensation and limited to two (2) consecutive three (3) year terms; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT Joe Olivares appointed to a term as a member of the Board of Directors of the Economic Development Corporation that will expire on the 2nd day of December, 2019.

PASSED AND APPROVED on this 1st day of November, 2016.

RESOLUTION NO. 2016-65

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE BOARD OF
DIRECTORS OF THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO

WHEREAS, the City of Weslaco has established the Economic Development Corporation pursuant to the Development Corporation Act of 1979 as amended; and

WHEREAS, the term of one member on this board of this corporation is for three years; and

WHEREAS, The Economic Development Corporation of Weslaco's board members shall serve staggered terms without compensation and limited to two (2) consecutive three (3) year terms; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT Rodolfo Cisneros appointed to a term as a member of the Board of Directors of the Economic Development Corporation that

will expire on the 2nd day of December, 2019.

PASSED AND APPROVED on this 1st day of November, 2016.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:

/s/Elizabeth M. Walker, CITY SECRETARY

APPROVED AS TO FORM:

/s/Juan E. Gonzalez, CITY ATTORNEY

C. Discussion and consideration to accept the resignation of Alan Gonzalez and approve Resolution 2016-66 appointing one member to an unexpired term on the Weslaco Mid Valley Airport Advisory Committee. Possible action. (Staffed by Airport.)

Commissioner Kerr, seconded by Commissioner Lopez, moved to accept the resignation of Alan Gonzalez and approve Resolution 2016-66 appointing Raul Cabaza III to an unexpired term on the Weslaco Mid Valley Airport Advisory Committee. The motion carried unanimously; Mayor Suarez was present and voting.

For the record, the following is the resolution:

RESOLUTION NO. 2016-66

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE WESLACO MID-VALLEY AIRPORT COMMITTEE.

WHEREAS, the City of Weslaco has established the Weslaco Mid-Valley Airport Committee pursuant to Section 6-34 of the Weslaco Municipal Code Book; and

WHEREAS, the members of this board shall serve staggered terms of three years with not more than two committee member's terms expiring on the same date years; and

WHEREAS, the Weslaco Mid-Valley Airport Committee members shall serve without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT Raul Cabaza III is appointed to serve an unexpired term on the Weslaco Mid-Valley Airport Committee and your term will begin on November 1, 2016 and expire on June 22, 2017.

PASSED AND APPROVED on this 1st day of November 2016.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:

/s/Elizabeth M. Walker, CITY SECRETARY

APPROVED AS TO FORM:

/s/Juan E. Gonzalez, CITY ATTORNEY

V. NEWBUSINESS

A. Discussion and consideration to amend the contract with Severn Trent Services to adjust the annual base fee and compensation effective as of the adjustment date for the budget year 2016-2017 and authorize the Mayor to execute any related documents. Possible action. (Requested by Severn Trent.)

Commissioner Kerr, seconded by Commissioner Tafolla, moved to amend the contract and approve to adjust the annual base fee and compensation effective as of the adjustment date for the budget year 2016-2017 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to approve sludge hauling at the Water Treatment Plant and authorize the Mayor to execute any related documents. Possible action. (Requested by Severn Trent.)

Commissioner Peña, seconded by Commissioner Tafolla, moved to approve sludge hauling at the Water Treatment Plant as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to order a new 2017 Fire Truck under the Weslaco Fire Department Apparatus Replacement Program as budgeted at a cost not to exceed \$670,000.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

Tony Lopez, Fire Chief, stated the purchase would replace a 1996 pumper truck; the new truck would be a pumper and rescue company truck, which reduces the trucks needed to respond to residential structural fires, allowing one to remain available to other residents of the City, and recommended approval.

Commissioner Tafolla, seconded by Commissioner Kerr, moved to approve the purchase of a new 2017 Fire Truck under the Weslaco Fire Department Apparatus Replacement Program as budgeted at a cost not to exceed \$670,000.00 as recommended. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration to authorize the solicitation of proposals for the demolition of the Old City Shop and related infrastructure, located at 306 South Bridge Street. Possible action. (Staffed by City Manager's Office.)

Mike Perez, City Manager, stated Andrew Muñoz researched the cost of demolition of the old City Shop for relocation of central fire and police stations.

Andrew Muñoz reviewed the estimated cost of \$160,000.00 based on an Environmental Assessment completed in 2009. Staff will look at cost reduction by salvaging and recycling of material.

In response to Commissioner Muñoz and Mayor Suarez, there appears nothing of value aside from wood trusses that could be sold; the cost includes removal of the tanks but not soil testing.

Commissioner Peña, seconded by Commissioner Tafolla, moved to authorize the solicitation of proposals for the demolition of the Old City Shop and related infrastructure, located at 306 South Bridge Street as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration to approve final payment to Pavement Markings, LLC for the 6th

Street Striping Project for an amount not to exceed \$129,709.20 and authorize Mayor to execute any related documents. Possible Action. (Staffed by Planning and Code Enforcement Department)

Mardoqueo Hinojosa stated the contract had increased as a result of striping west of Westgate Drive, which was added to the original contract. A grant from Texas A&M University will be received for \$29,800.01 for bike lane materials. Staff recommends approval.

Commissioner Tafolla, seconded by Commissioner Muñoz, moved to approve final payment to Pavement Markings, LLC for the 6th Street Striping Project for an amount not to exceed \$129,709.20 as recommended. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration on update on the Boys and Girls Club building. Possible action. (Requested by Mayor David Suarez).

Commissioner Kerr, seconded by Commissioner Lopez, moved to discuss.

Mike Perez, City Manager, stated a sub-contractor voiced his concern that he has not been paid for services rendered for the project. The architect and bonding company were sent letters as submitted by sub-contractor. Mardoqueo Hinojosa stated final payment has not been authorized and the contractor appears owed \$50,000.00. Rosebel Mendiola stated he has not been paid in over a year and is owed \$19,914.87.

Commissioner Muñoz, seconded by Commissioner Peña, moved for the Mayor and City Manager to meet with Contractor and sub-contractor within 30-days and bring back a recommendation to the next City Commission meeting. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration to allow the Mayor Joe V Sánchez Public Library to implement a Food for Fines program supporting local food drives and the RGV Food Bank during the Holiday Season and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Library Department).

Arnold Becho, Library Director, stated one can of food donated will forgive a fine. The program will not apply to the cost of lost or damaged library items. Staff recommends approval of the program supporting local food drives.

Commissioner Tafolla, seconded by Commissioner Muñoz, moved to approve a Food for Fines program supporting local food drives and the RGV Food Bank during the Holiday Season as presented. The motion carried unanimously; Mayor Suarez was present and voting.

The City Manager announced no reports would be provided at this time and deferred to the next meeting.

VI. REPORTS

A. Quarterly Investment Report - Finance Department. Possible action to accept and file.

B. Report by Weslaco Area Chamber of Commerce.

C. Report by Economic Development Corporation of Weslaco.

D. Report by Severn Trent.

E. Report by Planning and Code Enforcement.

F. Report by Public Works.

G. Report by Parks and Recreation Department.

H. Report by Fire Department.

I. Report by Library.

VII. EXECUTIVESESSION

At 6:15 p.m. Mayor Suarez announced the regular meeting to convene in executive Session. At 6:53 p.m. Mayor Suarez announced the City Commission had completed its executive session and reconvened the regular meeting as open to the public.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by §551.074 of the Texas Government Code.

There was no action on this item.

B. Economic Development – Consultation with City Attorney regarding Economic Development opportunities and incentive programs related to industrial prospects, including Project Chicken Hatch "B", as well as retail and airport development as authorized by §551.087 of The Texas Government Code.

Commissioner Tafolla, seconded by Commissioner Muñoz, moved to approve the agreement as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

C. Economic Development – Consultation with City Attorney regarding Economic Development incentive programs related for retail development Project Ocean as authorized by §551.087 of The Texas Government Code.

Commissioner Kerr abstained from discussion and vote and filed a conflicts disclosure statement.

Commissioner Tafolla, seconded by Commissioner Muñoz, moved to authorize the Mayor to execute all agreements as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

D. Pending Litigation - Consultation with City Attorney regarding *City of Weslaco v. Briones Consulting and Engineering* as authorized by §551.071 of the Texas Government Code.

There was no action on this item.

E. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at 1411 W. 18th Street, Weslaco, Texas as authorized by §551.072 of the Texas Local Government Code.

There was no action on this item.

IX. ADJOURNMENT

Commissioner Tafolla, seconded by Commissioner Muñoz, moved to adjourn at 7:00 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

ATTEST:

CITY SECRETARY, Elizabeth Walker

MAYOR, David Suarez

MAYOR PRO-TEM, Olga Noriega

COMMISSIONER, Leo Muñoz

COMMISSIONER, Greg Kerr

COMMISSIONER, Gerardo “Jerry” Tafolla

COMMISSIONER, Letty Lopez

COMMISSIONER, Fidel L. Peña, III



Standardized Agenda Request Form

Date of Meeting: November 15, 2016		Agenda Item No. (to be assigned by CSO): 2016-518	
From:			
Subject: Approval on second and final reading of Ordinance 2016-42 authorizing and allowing, under the act governing the Texas Municipal Retirement System, "Update Service Credits" in said system on an annual basis for service performed by qualifying members of such system who at the effective date of the allowance are members of the City of Weslaco; providing for increased prior and current service annuities for retirees and beneficiaries of deceased retirees of the City; and establishing an effective date of January 1, 2017 for such actions. (First Reading held November 1, 2016; Staffed by Finance Department.)			
Background: Discussion and consideration to approve the City of Weslaco, Texas Municipal Retirement System (TMRS) ordinance effective January 1, 2017.			
Funding Source (budget code, if applicable):			
Amount: \$0.00	Term of Impact: 1 year	Identified in Current Budget: FY 2017	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Mary Barrera Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Approval			
Attachments, if any: TMRS letter, Ordinance 2016-42			
Responsibilities upon Approval:			



October 5, 2016

Via E-Mail

Mr. Mike Perez
City Manager
City of Weslaco
255 South Kansas Ave.
Weslaco, TX 78596-6158

Dear Mike:

We are pleased to enclose an ordinance for your city to adopt:

***50% Updated Service Credit, including Transfers
&
30% CPI Increase to Annuitants
Ad Hoc (one time only basis)***

With the adoption of these additional benefits, your city's contribution rate beginning January 1, 2017 will be **7.98%** and the phase in rate will be **7.05%**

We would appreciate receiving a copy of this ordinance as soon as possible after its adoption.

If you have any questions or need additional assistance, please contact me at 1-800-924-8677.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric W. Davis", is written over a horizontal line.

Eric W. Davis
Deputy Executive Director



Plan Change Study

01354 Weslaco

Proposed Plans

GRID 2017
For Informational Purposes Only
 Effective Date - January 1, 2017
 Report Date - October 5, 2016

Plan Provisions

Deposit Rate
 Matching Ratio
 Updated Service Credit
 Transfer USC **
 Annuity Increase
 20 Year/Any Age Ret.
 Vesting

Contribution Rates

Normal Cost Rate
 Prior Service Rate
 Retirement Rate
 Supplemental Death Rate
 Total Rate
 Unfunded Actuarial Liability
 Amortization Period
 Funded Ratio
 Phase-In Total Rate

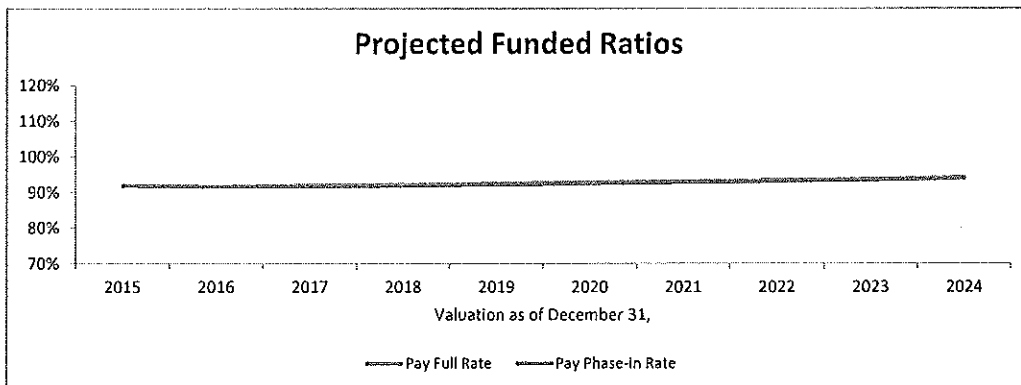
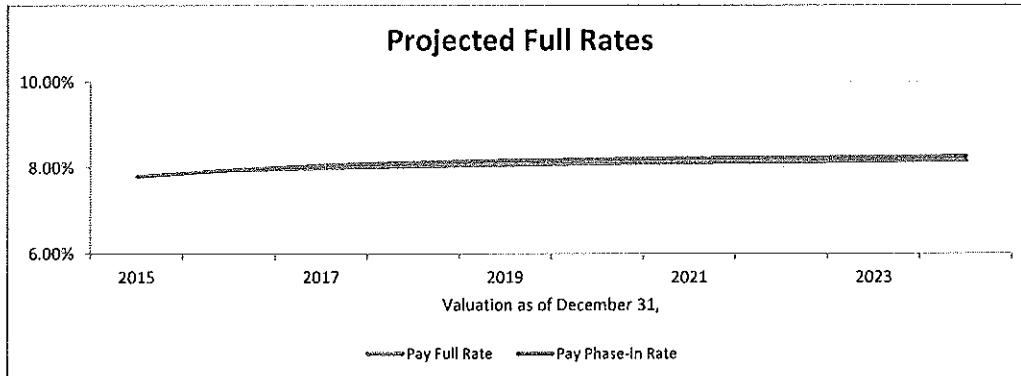
Current	1
7.00%	7.00%
2 to 1	2 to 1
0%	50% ✓
No	Yes ✓
0%	30% ✓
Yes	Yes
5 years	5 years
2017	2017
5.35%	5.35%
2.36%	2.45%
7.71%	7.80%
0.18% (A & R)	0.18% (A & R)
7.89%	7.98% ✓
\$2,917,524	\$2,992,587
25 years	25 years
92.1%	91.9%
6.96%	7.05%

**This is the addition to the Initial Prior Service Rate for USC for transfers. There were 18 eligible transfer employees on the valuation date.

Projection of Valuation Results - Pension Only **1354, Weslaco**

Summary of Proposed Benefit Provisions			
Employee Contribution Rate	7.00%	USC	50% Ad Hoc with Transfer
Employer Match Rate	2 - 1	COLA	30% Ad Hoc
Vesting	5 years	Retirement Eligibility	Age 60 with 5 years of service or 20 years of service

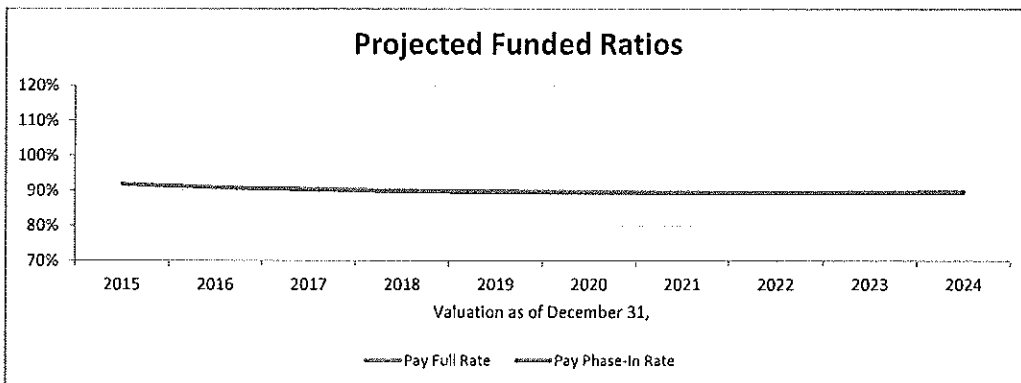
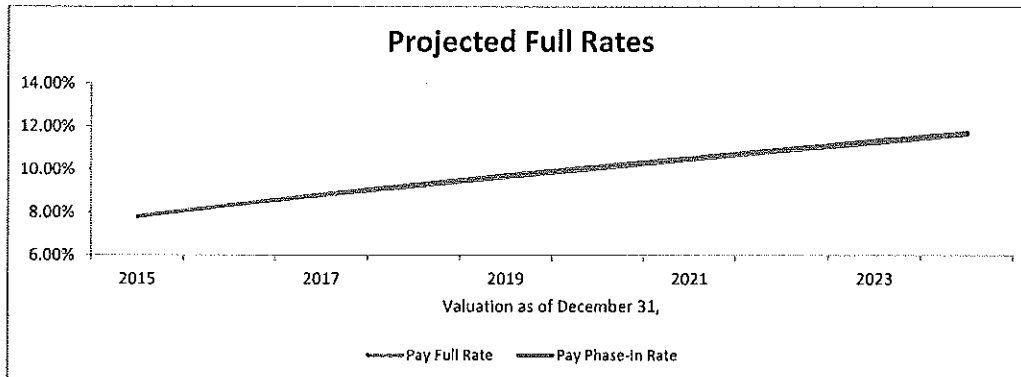
Calendar Year	Projection Results							
	2016	2017	2018	2019	2020	2021	2022	2023
Full Rate	6.05%	7.80%	7.95%	8.00%	8.04%	8.07%	8.10%	8.12%
Estimated Contribution	548,743	721,619	750,207	770,023	789,351	808,142	827,369	846,000
Funded Ratio	91.9%	91.7%	91.9%	92.2%	92.4%	92.7%	93.0%	93.4%
If Phase In Rate Contributed								
Full Rate	6.05%	7.80%	7.95%	8.06%	8.13%	8.17%	8.20%	8.22%
Phase-In Rate	6.05%	6.87%	7.52%	8.06%	8.13%	8.17%	8.20%	8.22%
Estimated Contribution	548,743	635,580	709,629	775,798	798,187	818,156	837,584	856,419
Funded Ratio	91.9%	91.7%	91.7%	91.8%	92.1%	92.4%	92.8%	93.1%



Projection of Valuation Results - Pension Only *1354, Weslaco*

Summary of Proposed Benefit Provisions			
Employee Contribution Rate	7.00%	USC	Yearly 50% Ad Hoc's with Transfer
Employer Match Rate	2 - 1	COLA	Yearly 30% Ad Hoc's
Vesting	5 years	Retirement Eligibility	Age 60 with 5 years of service or 20 years of service

Calendar Year	Projection Results							
	2016	2017	2018	2019	2020	2021	2022	2023
Full Rate	6.05%	7.80%	8.32%	8.78%	9.20%	9.63%	10.04%	10.46%
Estimated Contribution	548,743	721,619	785,452	844,863	903,445	964,086	1,025,826	1,089,708
Funded Ratio	91.9%	91.0%	90.5%	90.2%	89.9%	89.8%	89.7%	89.6%
If Phase In Rate Contributed								
Full Rate	6.05%	7.80%	8.32%	8.84%	9.30%	9.73%	10.14%	10.55%
Phase-In Rate	6.05%	6.87%	7.89%	8.84%	9.30%	9.73%	10.14%	10.55%
Estimated Contribution	548,743	635,580	744,875	850,638	913,262	974,100	1,036,040	1,099,085
Funded Ratio	91.9%	91.0%	90.3%	89.9%	89.6%	89.5%	89.4%	89.4%





TMRS-USC T CPI

ORDINANCE 2016-42

TEXAS MUNICIPAL RETIREMENT SYSTEM

AN ORDINANCE AUTHORIZING AND ALLOWING, UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM, "UPDATED SERVICE CREDITS" IN SAID SYSTEM FOR SERVICE PERFORMED BY QUALIFYING MEMBERS OF SUCH SYSTEM WHO PRESENTLY ARE MEMBERS OF THE CITY OF WESLACO; PROVIDING FOR INCREASED PRIOR AND CURRENT SERVICE ANNUITIES FOR RETIREES AND BENEFICIARIES OF DECEASED RETIREES OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE FOR SUCH ACTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESLACO, TEXAS:

Section 1. Authorization of Updated Service Credits.

(a) On the terms and conditions set out in Sections 853.401 through 853.403 of Subtitle G of Title 8, Government Code, as amended (hereinafter referred to as the "TMRS ACT"), each member of the Texas Municipal Retirement System (hereinafter referred to as the "System") who has current service credit or prior service credit in the System in force and effect on the 1st day of January of the calendar year preceding such allowance, by reason of service in the employment of the City, and on such date has at least 36 months of credited service with the System, shall be and is hereby allowed "Updated Service Credit" (as that term is defined in subsection (d) of Section 853.402 of said title) in an amount that is **50%** of the "base Updated Service Credit" of the member (calculated as provided in subsection (c) of Section 853.402 of said title). The Updated Service Credit hereby allowed shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(b) On the terms and conditions set out in Section 853.601 of said title, any member of the System who is eligible for Updated Service Credits on the basis of service with this City, and who has unforfeited credit for prior service and/or current service with another participating municipality or municipalities by reason of previous service, and was a contributing member on 1st day of January of the calendar year preceding such allowance, shall be credited with Updated Service Credits pursuant to, calculated in accordance with, and subject to adjustment as set forth in said 853.601.

(c) In accordance with the provisions of subsection (d) of Section 853.401 of said title, the deposits required to be made to the System by employees of the several participating departments on account of current service shall be calculated from and after the date aforesaid on the full amount of such person's earnings as an employee of the City.

Section 2. Increase in Retirement Annuities.

(a) On terms and conditions set out in Section 854.203 of Subtitle G of Title 8, Government Code, as amended, the City hereby elects to allow and to provide for payment of the increases below stated in monthly benefits payable by the System to retired employees and to beneficiaries of deceased employees of this City under current service annuities and prior service annuities arising from service by such employees to this City. An annuity increased under this Section replaces any annuity or increased annuity previously granted to the same person.

(b) The amount of annuity increase under this Section is computed as the sum of the prior and current service annuities on the effective date of retirement of the person on whose service the annuities are based, multiplied by **30%** of the percentage change in Consumer Price Index for All Urban Consumers, from December of the year immediately preceding the effective date of the person's retirement to the December that is 13 months before the effective date of this ordinance.

(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation hereunder does not result in an increase in the amount of an annuity, the amount of the annuity will not be changed hereby.

(e) The amount by which an increase under this Section exceeds all previously granted increases to an annuitant is an obligation of this City and of its account in the Benefit Accumulation Fund of the System.

Effective Date Subject to approval by the Board of Trustees of Texas Municipal Retirement System, the updated service credits and increases in retirement annuities granted hereby shall be and become effective on the **1st day of January, 2017**.

Passed and approved this the 1st day of November, 2016.

Passed and approved this the 15th day of November, 2016.

ATTEST:

APPROVED:

City Secretary or Clerk

Mayor



Standardized Agenda Request Form

Date of Meeting: November 15, 2016		Agenda Item No. (to be assigned by CSO): 2016-607	
From: Arnold Becho			
Subject: Approval of an agreement with South Texas College allowing Work Study employment at the Mayor Sanchez Public Library and authorize the Mayor to execute any related documents. (Staffed by the Library Department)			
Background: The Library was recently approached by STC and asked if the library would allow work study students to be employed in the service of the library. At this time there is no matching cost from the city and the request provided in the agreement are similar to that requested by other successful work study programs provided by UTRGV. This is an excellent opportunity to add employees at no cost through a program which has had much success in the past.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission: NA			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: NA			
Advisory Review, if any (name of board/committee, date of action, recommendation): None at this time.			
Arnold Becho		Created/Initiated	
Arnold Becho		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: STC invitation letter, STC work study agreement, South Texas College Work Study Agreement, Memo request to authorized STC Work-Study 2.0			
Responsibilities upon Approval: STC will work with the library to monitor, train, and employee work study students in a manner constructive to all parties.			



Student Financial Services
3201 W. Pecan Blvd * McAllen, TX 78501

Phone: (956) 872-8375
Fax: (956) 872-6461

October 18, 2016

Library Administrator
Weslaco Public Library
525 S Kansas Ave
Weslaco, TX 78596

Dear Administrator:

In an effort to provide students the opportunity to gain experience in jobs that are more closely aligned with their majors or careers, South Texas College is looking for partners to invest and provide work to students eligible under the Texas College Work Study Program.

South Texas College is trying to invest in its community by offering an opportunity to our students to be employed in positions related to their major or career interests. The Texas College Work Study Program provides part-time employment to eligible undergraduate students with financial need.

For this reason, South Texas College is reaching out to Weslaco Public Library, hoping that you will take advantage of this program. By participating, South Texas College would allocate funds for two or three work study student positions and would provide work study student applications; your school would interview the student(s) and South Texas College would ultimately place student(s) as Texas College Work Study students; it is important to point out that payroll would be taken care of by South Texas College.

The initial efforts of your participation would include only the completion and forwarding of the attached form using the self-addressed envelope, also included. The placements would occur on a first come first serve basis since funds are very limited. Do not hesitate to contact us with any questions; our direct contact information is below.

Sincerely,

Elizabeth Salinas
Financial Aid Specialist
South Texas College
3201 W. Pecan Blvd.
McAllen, Texas 78501-9701
P: (956) 872-2090 F: (956) 872-6461
Email: esalina@southtexascollege.edu

Anna Lopez-Barrera
Coordinator of Federal Programs
South Texas College
3201 W. Pecan Blvd.
McAllen, Texas 78501-9701
P: (956) 872-6463 F: (956) 872-6461
Email: ailopez@southtexascollege.edu





Off-Campus Work Study Partnership Agreement

The Student Financial Services Office at South Texas College, hereinafter known as the "Institution" and Mayer Joe V Sanchez Public Library hereinafter known as the "Organization", a federal, state, or local public agency, formally agree to form a partnership for the purpose of providing work to students eligible for the Texas College Study Program, in an effort to provide students an opportunity to gain experience in jobs that are more closely aligned with their majors or careers. The student is to perform Library duties as assigned by Arnoldo Becho, Library Director.

South Texas College is considered the employer for purposes of this agreement. It has the ultimate right to control and direct the services of the students for the organization, in this case the City of Weslaco. It also has the responsibility to determine whether the students meet the eligibility requirements for employment under the Texas College Work-Study Program, and to determine that the students do, in fact, perform their work.

The Student Financial Services Office agrees to conduct the initial screening of applicants. However, it is at the discretion of The City of Weslaco as to which student(s) will be hired. The City of Weslaco agrees to familiarize each work study student with the facilities and any site-specific policies and also agrees to provide supervision of the work study student while conducting Library duties.

Compensation of work study students for work performed under this agreement will be disbursed—and all payments due as an employer's contribution under state or local workers' compensation laws, under federal or state Social Security laws, or under other applicable laws, will be made—by the institution.

Site supervisors will be responsible for initialing the timecard certification form thereby acknowledging the time worked. Signature names of only those listed under "**Other Authorized Supervisors**" will be accepted.

Other Authorized Supervisors			
Supervisor Name	Position	E-mail	Phone No.
Martin J. Mata	Asst. Director	mjmata@weslacopl.us	956.973.3132
Yolanda Alaniz	Coor. of Volunteers	yalaniz@weslacopl.us	956.968.4533

Timecard certification forms are to be submitted on a timely manner **via e-mail** to the Student Financial Services Office by the site supervisor(s) in order to ensure that all off-campus timecards are approved and payroll processes run on time. The e-mail will serve as the official certification of all times entered by work study student(s). All required signatures must be provided. The Student Financial Services Office will not accept faxed documents, documents dropped off by students, or documents e-mailed by someone other than the listed supervisor(s) above.

South Texas College Student Financial Services Office will approve the online time card only for site supervisors who have e-mailed the "time card certification form". Off-campus work study student may be terminated if work study student(s)' timecard certification form is not received on time. Specific timesheet policies and procedures will be given to each work study student at the time of hire.

Work study student(s) will be responsible for their transportation to and from each site. Work study students may not work more than 19 hours per week. Their work schedule will be determined by class schedule, need of the organization and the total Work Study Allotment. Work study students will be expected to work all scheduled hours and are not allowed to make up any time needed.

If dismissal of a Work Study student is necessary, Yolanda Alaniz should first contact the Student Financial Services Office. The termination process will then be conducted in accordance to STC's Work Study policies and procedures. Site supervisors should contact the Student Financial Services Office immediately if any problems arise. It is the agreement of both the Student Financial Services Office and The City of Weslaco that this partnership will benefit all who are involved: the student, the community, the organization and the college.

The City of Weslaco agrees to:

- Provide work study student with an orientation, training as necessary, and on-going support and supervision,
- Provide work study student with space to work and any needed materials,
- Evaluate the work study student's performance and provide regular feedback on job performance,
- Maintain a copy of work study student's bi-monthly time sheet on file.

Site Work Study Supervisor Signature

Date

South Texas College Student Fin. Svcs Representative

Date

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

November 3, 2016

To: Mike Perez, City Manager; David Suarez, Mayor; Olga M. Noriega, Mayor Pro-Tem; David Fox, Commissioner; Gregory Kerr, Commissioner; Gerardo Tafolla, Commissioner; Letty Lopez, Commissioner; Fidel L. Pena, Commissioner
CC: Martin J. Mata
Fr: Arnoldo Becho, Library Director
Re: Request to authorize the South Texas College Work-Study

Through the Texas College Work Study Program community agencies are allowed to hire college students to assist within their institutions. The agreements proposed allow the library to obtain student help at a discount or even no cost, while providing financial aid opportunities to local and area students.

The Off-Campus Work Study Partnership agreement allow for employment of students at no cost, the community service agreement allows for employment at an estimate discount of 100%. It is recommended to approve because often there are not sufficient individuals within the free programs to meet the need. The City will make an agreements and budgeted funds for this annually. The program has proven incredibly useful to the library and helps provide local college students with employment options at the same time.

This program is an excellent public service we are happy to have the opportunity to provide to our local students. Please feel free to contact me with any questions, I will be happy to provide additional information. The library strongly supports approval. Thank you for the time.

Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144
Email: abecho@weslacopl.us

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

November 3, 2016

To: Mike Perez, City Manager; David Suarez, Mayor; Olga M. Noriega, Mayor Pro-Tem; Commissioner; Gregory Kerr, Commissioner; Gerardo Tafolla, Commissioner; Letty Lopez, Commissioner; Fidel L. Pena, Commissioner
CC: Martin J. Mata
Fr: Arnoldo Becho, Library Director
Re: Request to authorize the South Texas College (STC) Work-Study

Through the Texas College Work Study Program community agencies are allowed to hire college students to assist within their institutions. The agreement proposes to allow the library to obtain student assistance at no cost, while providing financial aid opportunities to local and area students.

The STC Off-Campus Work Study Partnership agreement allows for employment of students at no cost to the City. It is recommended to approve since there are significant benefits to no cost employment. The City will effort toward continuing this annual partnership. The program has been incredibly useful to the library but it has not been active lately due to regulations from STC. A renewed partnership will help provide local college students with employment at the same time assist the library in a variety of endeavors.

Please feel free to contact me with any questions, I will be happy to provide additional information. The library strongly supports approval. Thank you for the time.

Martin J. Mata
Assistant Library Director, City of Weslaco
Phone: 956-968-4533
Email: mjmata@weslacopl.us



Standardized Agenda Request Form

Date of Meeting: November 15, 2016		Agenda Item No. (to be assigned by CSO): 2016-608
From: Pete Garcia		
Subject: Authorization to solicit sealed bids for Street Materials (Hot Mix, Flex Base, Cold Mix, and MC30 Oil) to be utilized in city street improvements and construction. (Staffed by Public Works.)		
Background: The current contract with Frontera Materials has expired.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Budget Amendment		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Lucy Espinoza Pete Garcia Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments:		
Staff Recommendation: Staff recommends approval for the above mentioned.		
Attachments, if any:		
Responsibilities upon Approval: Upon approval, City Secretary's office will forward a copy to the Public Works Department.		



Standardized Agenda Request Form

Date of Meeting: November 15, 2016		Agenda Item No. (to be assigned by CSO): 2016-606	
From:			
Subject: Authorization to use funds from the Court Technology Fund to pay the annual fees for Incode Services, which includes the Court Case Management, Police (Non-Incode Interface to Court), and AcuCorp Run Time software programs, in the amount not to exceed \$9,654.08. (Staffed by Municipal Court.)			
Background: Municipal Court has the Incode software program and every year the Court has to pay a yearly maintenance fee to continue using our software.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosa Huerta		Created/Initiated	
Rosa Huerta		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: I recommend approval on this agenda item to fulfill our contractual obligation toward the company.			
Attachments, if any: Invoice			
Responsibilities upon Approval:			



Remittance:
Tyler Technologies, Inc.
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

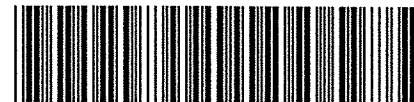
Invoice

Invoice No	Date	Page
025-165334	09/01/2016	1 of 1

Empowering people who serve the public®

Questions:

Tyler Technologies - Local Government
Phone: 1-800-772-2260 Press 2, then 2
Fax: 1-866-673-3274
Email: ar@tylertech.com



Bill To: Weslaco Municipal Court
255 S. Kansas
Weslaco, TX 78596

Ship To: Weslaco Municipal Court
255 S. Kansas
Weslaco, TX 78596

Customer No.	Ord No	PO Number	Currency	Terms	Due Date
45019	70432		USD	NET30	10/01/2016

Date	Description	Units	Rate	Extended Price
Contract No.: Weslaco, City of				
	Court Case Management	1	7,682.78	7,682.78
Maintenance: Start: 01/Oct/2016, End: 30/Sep/2017				
	Police (non-INCODE Interface to Court	1	1,920.36	1,920.36
Maintenance: Start: 01/Oct/2016, End: 30/Sep/2017				
	AcuCorp Run Time	1	50.94	50.94
Maintenance: Start: 01/Oct/2016, End: 30/Sep/2017				

ATTENTION

Order your checks and forms from
Tyler Business Forms at 877-749-2090 or
tylerbusinessforms.com to guarantee
100% compliance with your software.

Subtotal	9,654.08
Sales Tax	0.00
Invoice Total	9,654.08



Standardized Agenda Request Form

Date of Meeting: November 15, 2016		Agenda Item No. (to be assigned by CSO): 2016-621	
From:			
Subject: Acceptance of the Hidalgo-2015 OPSG grant, Number 3173401 (StoneGarden), awarded in the amount of \$100,000.00 to the Police Department with no local match required and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: The purpose of the HSGP is to support state and local efforts to prevent terrorism and other catastrophic events and to prepare the Nation for the threats and hazards that pose the greatest risk to the security of the United States. The HSGP provides funding to implement investments that build, sustain, and deliver the 31 core capabilities essential to achieving the National Preparedness Goal (the Goal) of a secure and resilient Nation. \$100,000.00 has been awarded to the Weslaco Police Department for police officer overtime pay and police equipment needed to accomplish this mission.			
Funding Source (budget code, if applicable): HS-Homeland Security Grant Program			
Amount: \$100,000.00	Term of Impact: 1 Year	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Elizabeth Walker	Created/Initiated		
Stephen Mayer	Approved		
Mike Perez	Final Approval		
City Manager Comments:			
Staff Recommendation: WPD Accepted Grant			
Attachments, if any: OPSG GRANT NO 3173401			
Responsibilities upon Approval: City Mayor must accept award on egrant.com website			



GOVERNOR GREG ABBOTT

Dear Grantee:

Congratulations on your award! To activate your agency's grant, the Authorized Official must log on to eGrants at <https://eGrants.gov.texas.gov> and go to the 'My Home' tab. In the 'Pending Applications' section, locate the application with a 'Current Status' of "Pending AO Acceptance of Award". Click on the grant number and proceed to the 'Accept Award' tab. From this tab, click on the 'Accept' button. Grants must be accepted within 45 calendar days of the date the award was issued.

Be sure to review the Subrecipient Responsibilities Memo for a quick overview of general items every grantee should be aware of. You can also find more detailed information on the eGrants website including helpful resources, links, and tools needed to properly administer HSGD grants. The Guide to Grants, also on the website, contains answers to questions frequently asked by grantees.

If you have any questions regarding this award, feel free to contact your grant manager, whose name is referenced in the Statement of Grant Award or you may always contact our office via the eGrants Help Desk at eGrants@gov.texas.gov.

We look forward to working with you to ensure the success of your program.

Aimee Snoddy
Director
Homeland Security Grants Division

Statement of Grant Award (SOGA)

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter I of the Texas Administrative Code, and the Uniform Grant Management Standards (UGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

Grant Number:	3173401	Award Amount:	\$100,000.00
Date Awarded:	PREVIEW - AWARD NOT ACTIVE	Grantee Cash Match:	\$0.00
Grant Period:	04/01/2016 - 08/31/2017	Grantee In Kind Match:	\$0.00
Liquidation Date:	11/29/2017	Total Project Cost:	\$100,000.00
Program Fund:	HS-Homeland Security Grant Program (HSGP)		
Grantee Name:	Weslaco, City of		
Project Title:	Hidalgo-2015 OPSG		
Grant Manager:	Jerry Ding		
DUNS Number:	036562767		

CFDA:	97.067 - Homeland Security Grant Program (HSGP)
Federal Awarding Agency:	U.S. Department of Homeland Security, Federal Emergency Management Agency
Federal Award Date:	8/19/2015
Federal/State Award ID Number:	EMW-2015-SS-00080
Total Federal Award/State Funds Appropriated:	\$80,998,000.00
Pass Thru Entity Name:	Texas Office of the Governor – Homeland Security Grants Division (HSGD)

Is the Award R&D: No

Federal/State Award

Description:

The purpose of the HSGP is to support state and local efforts to prevent terrorism and other catastrophic events and to prepare the Nation for the threats and hazards that pose the greatest risk to the security of the United States. The HSGP provides funding to implement investments that build, sustain, and deliver the 31 core capabilities essential to achieving the National Preparedness Goal (the Goal) of a secure and resilient Nation. The building, sustainment, and delivery of these core capabilities are not exclusive to any single level of government, organization, or community, but rather, require the combined effort of the whole community.

List of Application Errors and Incomplete Information

Item(s) that Need to be Resolved

Tab Name

List of Post-Award Conditions of Funding and Other Fund-Specific Requirements

Condition of Funding / Project Requirement	Date Created	Date Met	Hold Project Funds	Hold Line Item Funds
Costs for vehicle fuel are allowable only for the hours officers are working on grant-paid overtime. Vehicle maintenance costs must be prorated to show the use of vehicles for regular law enforcement duties and the use of vehicles while officers are working grant-paid overtime patrols. Only actual vehicle expenses supported by invoiced gas, oil, and maintenance expenses may be reimbursed under this grant. Please retain all receipts and be prepared to make available upon request.	4/20/2016		☐	☐

Bernie



**2016 Mid-Valley Lighted Christmas Parade
Saturday, December 10 at 6:30 pm**

October 18, 2016

Greetings & Merry Christmas!

You're invited to celebrate "*Christmas South of the Border*", as an entry in the 22nd annual Mid-Valley Lighted Christmas Parade to be held on Saturday, December 10, 2016 at 6:30 PM.

The starting point will be the intersection of Texas Boulevard and Pike Avenue in Weslaco. All entries will line up west of Texas Boulevard on Pike. The parade route will travel south on Texas (approximately one mile) to Sixth Street, the parade ending point.

Currently, the parade committee seeks marching bands, competitive and non-competitive floats, marching/cycling/walking groups, dancers, magicians, clown groups, and antique cars to join the celebration of the parade theme, "*Christmas South of the Border*". A minimal entry fee of \$25 will be charged to all entries, except Car Clubs which is \$35 with a limit of 4 cars per car club entry (only the first three clubs to enter will participate). A \$50 entry fee will be charged to all competitive floats. Cash prizes of \$1,000, \$750 and \$500 will be awarded to the first, second, and third place floats. **NO EQUESTRIAN ENTRIES WILL BE ACCEPTED.**

Enclosed are an entry form, the parade guidelines and rules, and a narration form. Should you have any questions or require additional information, please contact the Weslaco Chamber at 956.968.2102.

Please note the due date is **Wed, November 30. ANY ENTRIES RECEIVED AFTER THIS WILL BE PLACED AT THE END OF THE PARADE. NO EXCEPTIONS.** Thank you for your participation and we look forward to your prompt entry.

****PARADE LINE UP will begin at Pike and Texas and go west down Pike to Border Ave, then turn south on Border. You will receive a phone call with your parade number the day before the parade, so it's important to provide current and accessible contact information.**

ENTRY FORM – DUE DATE: Wednesday, November 30, 2016

Please complete this entry form and return or fax to The Weslaco Chamber of Commerce at 956.968.6451 no later than Wednesday, November 30, 2016, at 5:00 PM. Incomplete applications will not be accepted.

Name of Organization: _____

Contact Person: _____

Mailing Address: _____

City/State/Zip: _____

Day Telephone: _____ Evening Telephone: _____

Entry Fees: Car Clubs \$35, limit 4 cars; Competitive Floats \$50; all other entries \$25.00;

Commercial/Advertising Product/Service \$100.

Type of Entry (check one only):

- ☐ Marching Band (\$25)
- ☐ Pageant Queen/King (\$25/queen or king)
- ☐ Band on a float (wagon, etc. \$25)
- ☐ COMPETITIVE FLOAT (\$50)
- ☐ NON-COMPETITIVE FLOAT (\$25)
- ☐ Commercial/Advertising Product/Service Entry (\$100)
- ☐ Thematic Unit (clowns, cyclists, \$25)
- ☐ Drill Team/Dance Group (\$25)
- ☐ Cheerleader squad (\$25)
- ☐ Car Club (\$35 per club; Limit 4 cars)
- ☐ Other (Describe) _____

Total number of persons in your entry: _____

Describe in detail how your entry will be illuminated: _____

Please provide TOTAL LENGTH of unit (length of car and length of trailer) _____

Will your entry use sound amplification? ☐ yes ☐ no

Megaphones or hand held amplification devices WILL NOT be allowed. The Christmas Parade Committee or designee must approve all music. Call 956.968.2102.

PLEASE NOTE: (1) There will only be ONE (1) Santa Claus for the entire parade. He will ride on a float courtesy of the City of Weslaco. No other Santas will be allowed! If anyone is wearing a Santa costume, they will be asked to remove it before they begin in the parade. (2) There will be no alternate date/refunds should the parade be canceled due to weather. (3) Dance teams will be notified of the allowed locations to stop and dance along the route. No other stops will be permitted.

I have received, read and agreed to comply with all the rules that govern my entry's participation. I understand that violation of these rules will forfeit my/our participation for this year AND next year.

Check information you have submitted*: ☐ Length of unit ☐ Narration form ☐ Waiver
☐ Payment ☐ Point of Contact information

*Failure to provide all the necessary information will result in a delay in your parade reservation.

Date: _____ Signature: _____ Title: _____

Point of Contact for day of event – this is the person we can contact with the parade entry number, and the person who will be present at the parade.

Name: _____ Email: _____ Cell Ph.: _____

Please complete pages 2-4 of this entry form. Please include your check or money order payable to The Economic Development Corporation of Weslaco.

WAIVER and RELEASE

Please complete and return this form with your entry form.

"Participant" hereby releases The Economic Development Corporation of Weslaco, the Weslaco Area Chamber of Commerce and the City of Weslaco and all others associated with the Mid-Valley Lighted Christmas Parade from any and all claims arising from his/her participation in the Mid-Valley Lighted Christmas Parade in Weslaco, Texas on Saturday, December 10, 2016.

In exchange for the right to participate in the parade, Participant hereby waives, releases and discharges any and all claims for injuries to person, including death, or to property that Participant may incur as a result of Participant's involvement in the parade. This release discharges The Economic Development Corporation of Weslaco, the Weslaco Area Chamber of Commerce, the City of Weslaco and others associated with the parade from and against any and all liability arising out of or connected in any way to the parade, even though that liability may arise out of negligence or carelessness on the part of The Economic Development Corporation of Weslaco, the Weslaco Area Chamber of Commerce, the City of Weslaco or others.

Further, the Participant hereby grants full permission to any or all of the foregoing, to use any photographs, videotapes, motion pictures, recordings or any record of this event.

Participant has carefully read and understands the foregoing Waiver and Release and signs it at his/her own free will.

Participant

Date

If a minor, signature of parent or guardian

f_i [illegible]

OFFICIAL GUIDELINES

All Entries are expected to adhere to "Christmas South of the Border" Theme

COMPETITIVE FLOATS (\$50) and NON-COMPETITIVE FLOATS (\$25)

All competitive and non-competitive floats are expected to enhance the parade theme "Christmas South of the Border" or demonstrate it in some creative manner. All floats must be fully decorated and towed by a vehicle, car or truck with proper insurance coverage. The vehicle towing the float must NOT be decorated. Members of the parade committee will place entry numbers in a visible area on all competitive floats during the parade lineup. All competitive floats must have submitted a \$50 fee with an entry form prior to the start of the parade. Checks made payable to The Economic Development Corporation of Weslaco.

Note: All floats must carry an "all purpose" five-pound fire extinguisher within the reach of the driver. No more than two persons will be permitted in each tow vehicle. Floats must be illuminated with participants coordinating their attire with the theme of the float.

CAR CLUBS (\$35; LIMIT 4 CARS PER ENTRY)

Classic cars, Competition Cars, new and old may participate. Car clubs will be lined up by entry. There can be NO demonstration of hydraulics or air bag systems and no demonstration of "dancing" cars. We will limit the number of car clubs entered in the parade.

MARCHING BANDS, BANDS ON FLOATS (\$25)

Marching bands are expected to provide music and showmanship along the parade route. All bands will assemble on Pike Blvd based on their lineup number. All groups should be prepared to disband at the intersection of Texas Boulevard and Sixth Street. Additionally, the two marching bands that best demonstrate music, marching, and creativity in following the theme will be awarded a cash prize. The 1st place band will receive \$300.00 and the 2nd place band will receive \$200.00.

THEMATIC UNITS (\$25)

Thematic groups such as clowns, cyclists, etc., should perform along the parade route. If sound/music is necessary to convey a theme, a vehicle with a sound system will be allowed to precede the group.

DRILL TEAM/DANCE GROUP/CHEERLEADERS (\$25)

All dance/drill teams and cheerleader groups should be prepared to march as a unit, with a marching band, or ride on a float. Participants on a float will NOT be permitted to unload the float to perform along the parade route. The vehicle towing the float must NOT be decorated. Should a group on a float require music: a vehicle with a sound system will be allowed to precede the group.

PAGEANT QUEENS, KINGS, and their COURTS (\$25 PER PERSON)

Pageant queens, kings and their courts may ride on a convertible, sports vehicle or decorated float.

ADVERTISING/BANNERS (\$100 PER ENTRY)

No political advertising by parade participants will be allowed while on the parade route. Commercial entrants such as wrapped vehicles for a business will be allowed for this \$100 fee.

THROWING or DISTRIBUTION OF ITEMS

The distribution of articles such as candy, leaflets, coins, souvenirs or any other items **WILL NOT** be allowed along the parade route.



Standardized Agenda Request Form

Date of Meeting: November 15, 2016		Agenda Item No. (to be assigned by CSO): 2016-615
From: Mardoqueo Hinojosa		
Subject: Discussion and consideration after public hearing on behalf of Weslaco Restaurant, LLC dba El Ahuehuate Tequila & Grill to approve a Conditional Use Permit to obtain a Mixed Beverage Late Hours Permit at 2708 N. Texas Blvd., also being 0.76 acres S150'-N711'-E220'-W250 out of Farm Tract 107, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement Department).		
Background: Conditional Use Permit is for a Mixed Beverage Late Hours Permit. Twenty-one (21) property owners were notified within the 200-ft radius by letter on October 28, 2016. Letters were not received for or against the item. On June 20, 2016, applicant was given a CUP for this property. Owner is now adding "late hours" into the new application.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and public hearings appeared in The Monitor on October 24, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended approval (unanimous) on November 9, 2016.		
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: CUP Aerial, Photo 1, Photo 2, CUP Attachments		

Responsibilities upon Approval:

Staff will advise applicant

Wine and Beer Retailer's Permit
Mixed Beverage Permit

 2708 N. Texas Blvd.

Sugarcane Drive

Texas
Blvd.



© 2016 Google
© 2016 INEGI

1000 ft









APPLICATION FOR CONDITIONAL USE PERMIT

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. Deadline to submit request is 21 days prior to the meeting.

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

FILE NO. 2016-16

RECEIVED

OCT 19 2016

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

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

Lot 076A acres 5150'-N711'-E220'-W250' Block Farm Tract 107 West. and
Subdivision Name Adams Subdivision Adams Subdiv.

Street Address 2708 N. Texas Blvd

Existing Zoning Commercial Existing Land Use Restaurant bar

Purpose for the Conditional Use Permit Request Restaurant Bar
extension on "Bar Hours"

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

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

APPLICANT

Name EL Ahoehe tequila & Grill Phone 956-2424

Address 2708 N. Texas Blvd Fax: _____

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

OWNER

Name Heriberto Castro Phone 956-968-2424

Address 3810 B. Shea Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: hcastro@acdesigngroup.com

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

Yes _____ No _____

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

Signature _____

Owner

Date 10-17-16

Signature _____

Applicant

Date _____

Signature _____

Authorized Agent

Date _____

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

Date _____

P & Z Notice of Public Hearing Published in Newspaper

Date _____

City Commission Notice of Public Hearing Published
in Newspaper

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

CITY OF WESLACO
956-968-3181

REC#: 02186165 10/19/2016 4:01 PM
OPER: PKTMP TERM: 036
REF#: 1096

TRAN: 202.0000 CONDITIONAL USE PERM
El Ahuehuate Tequilla & Grill
01 -400-1026
CONDITIONAL USE PER 300.00CR

TENDERED: 300.00 CHECK
APPLIED: 300.00-

CHANGE: 0.00

CITY OF WESLACO LEGAL NOTICE THE WESLACO PLANNING AND

CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 9, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, November 15, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests: Si desea informaci3n en espa±ol, llame al departamento de Planeaci3n de la Ciudad de Weslaco, (956) 447-3403. Weslaco Restaurant, LLC dba El Ahuehuate Tequila & Grill is requesting a Conditional Use Permit to obtain a Mixed Beverage Late Hours Permit at 2708 N. Texas Blvd., also being 0.76 acres S150'-N711'-E220'-W250 out of Farm Tract 107, West Tract Subdivision, Weslaco, Hidalgo County, Texas. The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before November 9, 2016, for the Planning and Zoning Commission and on or before November 15, 2016 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 10/24/2016

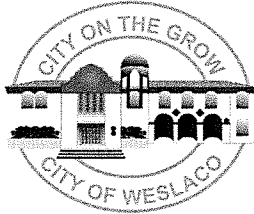
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City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

October 28, 2016

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 9, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, November 15, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests:

CONDITIONAL USE PERMIT:

Weslaco Restaurant, LLC dba El Ahuehuate Tequila & Grill is requesting a Conditional Use Permit to obtain a Mixed Beverage Late Hours Permit at 2708 N. Texas Blvd., also being 0.76 acres S150'-N711'-E220'-W250 out of Farm Tract 107, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

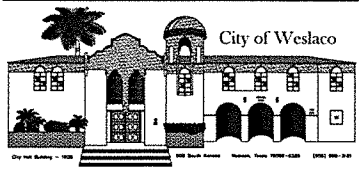
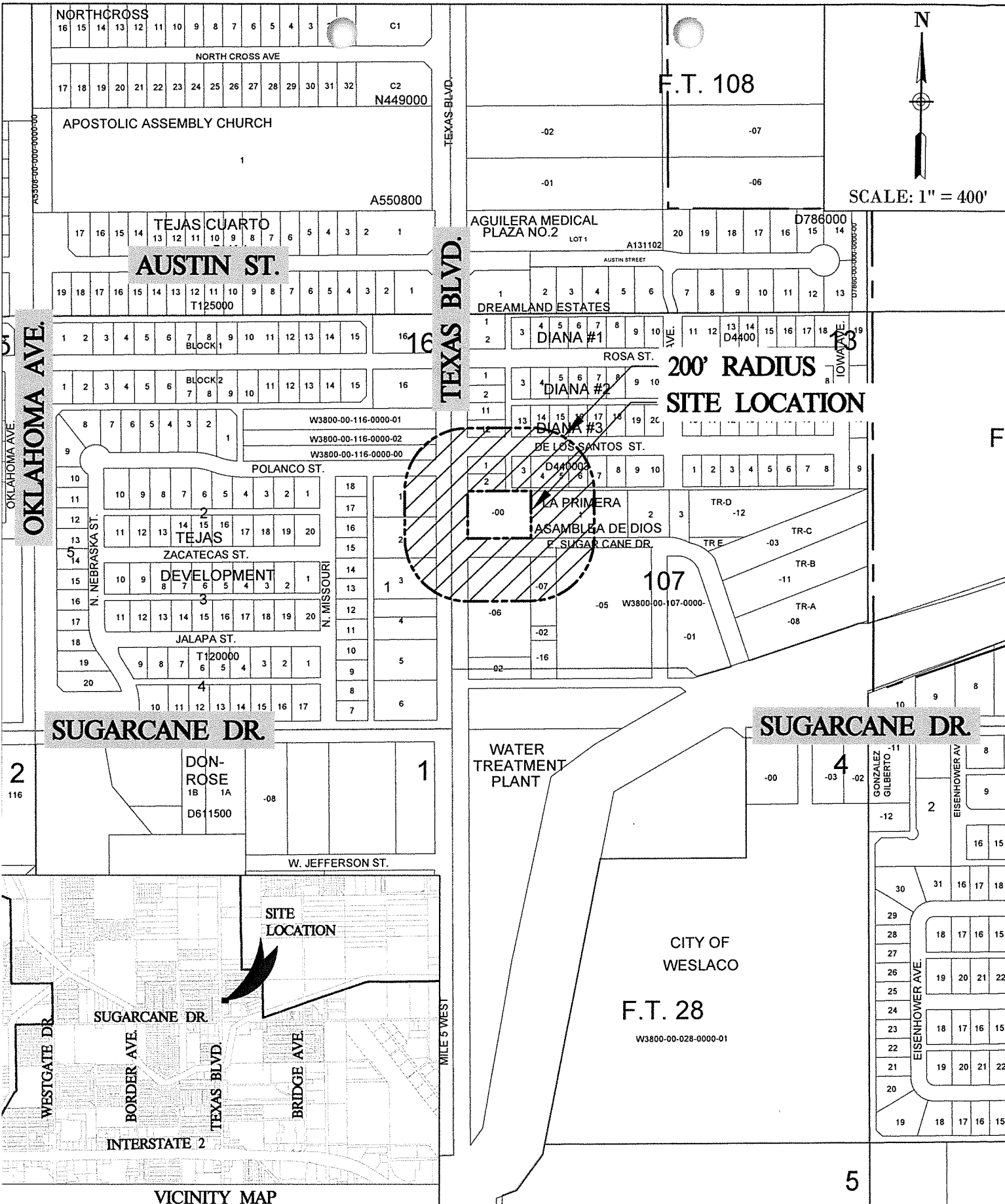
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

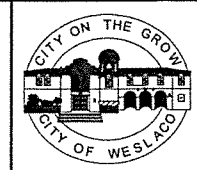
Sincerely,

Mardoqueo Hinojosa, P.E., CFM
Planning Director/City Engineer

MH/mh



WESLACO RESTAURANT, LLC
DBA EL AHUEHETE TEQUILA & GRILL
2708 N. TEXAS BLVD.
0.76 AC. OUT OF FARM TRACT 107
CUP: MIXED BEVERAGE LATE HOURS



OCT 26, 2016

RODRIGUEZ VERONCIA 504 W MERIDA ST WESLACO TX 78599-3858	D4400-03-003-0012-00 DIANA UT NO. 3 BLK 3 LOT 12 0	L: 33000 B: 0
JIMENEZ EUGENE 1921 BUNTING LN MISSION TX 78572	D4400-03-003-0013-00 DIANA UT NO. 3 BLK 3 LOT 13 0	L: 11400 B: 21316
FLORES SANTOS G & MARIA B 201 E 2ND ST SAN JUAN TX 78589	D4400-03-003-0014-00 DIANA UT NO. 3 BLK 3 LOT 14 121 DE LOS SANTOS ST	L: 11400 B: 15766
REYES RAMIRO 125 DE LOS SANTOS AVE WESLACO TX 78599	D4400-03-003-0015-00 DIANA UT NO. 3 BLK 3 LOT 15 216 DE LOS SANTOS ST	L: 11400 B: 18748
ROMO AURORA 125 S GUERRA AVE WESLACO TX 78596	D4400-03-005-0001-00 DIANA UT NO. 3 BLK 5 LOT 1 0	L: 45000 B: 26693
ROMO AURORA 125 S GUERRA AVE WESLACO TX 78596-6327	D4400-03-005-0002-00 DIANA UT NO. 3 BLK 5 LOT 2 0	L: 33000 B: 0
SALAZAR, PABLO, JR 118 DE LOS SANTOS AVE WESLACO TX 78596-4025	D4400-03-005-0003-00 DIANA UT NO. 3 BLK 5 LOT 3 0	L: 11514 B: 9421
AMADOR, RAMON & HERLINDA 122 DE LOS SANTOS AVE WESLACO TX 78596-4025	D4400-03-005-0004-00 DIANA UT NO. 3 BLK 5 LOTS 4 & 5 122 DE LOS SANTOS ST	L: 23028 B: 30530
REYES, DOLORES 125 DE LOS SANTOS WESLACO TX 78596	D4400-03-005-0006-00 DIANA UT NO. 3 BLK 5 LOT 6 0	L: 11514 B: 20537
RODRIGUEZ HERMAN 210 DE LOS SANTOS AVE WESLACO TX 78599	D4400-03-005-0007-00 DIANA UT NO. 3 BLK 5 LOT 7 210 DE LOS SANTOS ST	L: 11514 B: 14536
FIRST SPANISH ASSM OF GOD 606 ELMA ST WESLACO TX 78596	L1750-00-001-0001-00 LA PRIMERA ASAMBLEA DE DIOS LOT 1 BLK 1 0	L: 82620 B: 211169
TEJAS BUILDING & DEV INC 2623 N TEXAS BLVD WESLACO TX 78599-4039	T1200-00-001-0001-00 TEJAS DEVELOPMENT LOT 1 BLK 1 2707 N TEXAS BLVD	L: 130000 B: 89054

OCT 26, 2016

TEJAS DEVELOPMENT 2623 N TEXAS BLVD WESLACO TX 78599-4039	T1200-00-001-0002-00 TEJAS DEVELOPMENT LOT 2 BLK 1 2623 N TEXAS BLVD	L: 130000 B: 50974
S-U-NIK HOME BUILDERS LLC 105 E MILE 11 N RD WESLACO TX 78599	T1200-00-001-0003-00 TEJAS DEVELOPMENT LOT 3 BLK 1 2611 N TEXAS BLVD	L: 130000 B: 164354
LICON ALMADA FAMILY LIMITED 3530 PLAZAS DEL LAGO DR EDINBURG TX 78539	W3800-00-107-0000-00 WEST TRACT-S150'-N711'-E220'-W25 0' FT 107 0.76AC NET 2708 N TEXAS BLVD	L: 165525 B: 160317
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W3800-00-107-0000-05 WEST TRACT E2.885-SW5.425AC FT 1 07 2.885AC NET	L: 223232 B: 31484
GUERRA FUNERAL HOME OF PO BOX 72 WESLACO TX 78599	W3800-00-107-0000-06 WEST TRACT N319'-S389'-W218' FT 107 1.602AC GR 1.60AC NET 2600 N TEXAS BLVD	L: 348480 B: 226786
GUERRA GEORGE & YOLANDA 202 E SUGAR CANE DR WESLACO TX 78599	W3800-00-107-0000-07 WEST TRACT E81.20'-W299.20'-N220 .40'-S389' FT 107 0.41AC NET 0	L: 30776 B: 117362
CHAPA DANIEL & MARIA E & PO BOX 164 WESLACO TX 78599	W3800-00-116-0000-00 WEST TRACT S0.75-NE1.50-S30AC FT 116 2713 N TEXAS BLVD	L: 88209 B: 11238
ARRIAGA CLARA LUZ TERESA IRISSOA 517 S 6TH ST DONNA TX 78537	W3800-00-116-0000-01 WEST TRACT 1AC-N10AC FT 116 2719 N TEXAS BLVD	L: 217800 B: 19448
SAN MIGUEL JUAN A & YOLANDA G 820 W MILE 10 N WESLACO TX 78599-3095	W3800-00-116-0000-02 WEST TRACT S49.5'-N413.5'-E660' FT 116 0.75AC GR 0.70AC NT 2715 N TEXAS BLVD	L: 152460 B: 13439



ON-PREMISE PREQUALIFICATION PACKET

L-ON
(01/2016)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13

Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.

All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☐ Original ☒ Add Late Hours Only License/Permit Number _____

☐ Reinstatement

License/Permit Number _____

☐ Change of Licensed Location

License/Permit Number _____

2. Type of On-Premise License/Permit

- | | |
|--|---|
| ☐ BG Wine and Beer Retailer's Permit | ☒ LB Mixed Beverage Late Hours Permit |
| ☐ BE Beer Retail Dealer's On-Premise License | ☐ MI Minibar Permit |
| ☐ BL Retail Dealer's On-Premise Late Hours License | ☐ CB Caterer's Permit |
| ☐ BP Brewpub License | ☐ FB Food and Beverage Certificate |
| ☐ V Wine & Beer Retailer's Permit for Excursion Boats | ☐ PE Beverage Cartage Permit |
| ☐ Y Wine & Beer Retailer's Permit for Railway Dining Car | ☐ RM Mixed Beverage Restaurant Permit with FB |
| ☐ MB Mixed Beverage Permit | |
| ☐ O Private Carrier's Permit – For Brewpubs (BP) with a BG only | |

3. Indicate Primary Business at this Location

- | | |
|--|--|
| ☒ Restaurant | ☐ Sporting Arena, Civic Center, Hotel |
| ☐ Bar | ☐ Grocery/Market |
| ☐ Sexually Oriented | ☐ Miscellaneous _____ |

4. Trade Name of Location

El Anhehuete Tequila & Grill

5. Location Address

2708 N. Texas Blvd

City Weslaco

County Hidalgo

State TX

Zip Code 78599

6. Mailing Address

2708 N. Texas Blvd

City Weslaco

State TX

Zip Code 78599

7. Business Phone No.

956-968-2424

Alternate Phone No.

956-650-0629

E-mail Address

hcastro@acdcsigngroup.com

OWNER INFORMATION

8. Type of Owner

- | | | |
|--|---|---|
| ☐ Individual | ☐ Corporation | ☐ City/County/University |
| ☐ Partnership | ☒ Limited Liability Company | ☐ Other _____ |
| ☐ Limited Partnership | ☐ Joint Venture | |
| ☐ Limited Liability Partnership | ☐ Trust | |

9. Business Owner/Applicant

Weslaco Restaurant L.L.C

10. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name <i>Castro</i>	First Name <i>Heriberto</i>	MI	Title <i>Manager</i>
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION

Section 109.31 et seq.

11. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No

NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.

12. Will your business be located within 300 feet of any private/public school, day care center or child care facility? ☐ Yes ☒ No

If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No

NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.

NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.

NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.

13. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No

14. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No

60-DAY SIGN

15. As required under Section 11.391 and 61.381, enter the exact date the 60-Day sign was posted at your location.

Exact Date (mm/dd/yyyy)

ALL APPLICANTS

16. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐

I, the applicant, have confirmed I am not located in the city limits of any city and therefore all city certificates are not required.

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:

Proprietorship
Partnership
Corporation
Limited Partnership
Limited Liability Partnership
Limited Liability Company

WHO MUST SIGN:

Individual Owner
Partner
Officer
General Partner
General Partner
Officer/Manager

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT
NAME

SIGN
HERE

TITLE

Before me, the undersigned authority, on this _____ day of _____, 20____, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE

NOTARY PUBLIC

SEAL

CERTIFICATE OF CITY SECRETARY (FOR MB, RM, V & Y)

Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

CERTIFICATE OF CITY SECRETARY (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per Section 25.14 or Section 69.17 of the TABC Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders (applicant must apply for FB with BG and BE)

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

**CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT
(LB & BL)**

Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

- ☐ The governing body of this city has by ordinance authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The governing body of this city has by ordinance authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN

HERE

City Secretary/Clerk

City

_____, TEXAS

S E A L

CERTIFICATE OF COUNTY CLERK (FOR MB, RM, V & Y)

Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

SIGN

HERE

County Clerk

_____, COUNTY

S E A L

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court for a Wine & Beer Retailer's Permit.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per 25.14 or 69.17 of the TAB Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG and BE)

SIGN

HERE

County Clerk

_____, COUNTY

S E A L

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT (LB & BL)

Chapters 29 & 70 et seq

- I hereby certify on this _____ day of _____, 20____, that one of the below are correct:
- ☐ The Commissioner's Court of the county has by order authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The Commissioner's Court of the county has by order authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN
HERE _____ COUNTY

County Clerk

SEAL**COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE**

Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN
HERE _____ FIELD OFFICE _____

SEAL**PUBLISHER'S AFFIDAVIT (FOR MB, LB, RM, BP, BG, BE, BL, V & Y)**

Section 11.39 and 61.38

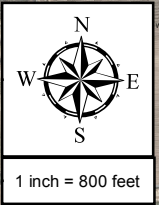
Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE
City, County		
Dates notice published in daily/weekly newspaper (mm/dd/yyyy)		
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>		
Signature of publisher or designee		
Sworn to and subscribed before me on this date		
Signature of Notary Public		
SEAL		



Standardized Agenda Request Form

Date of Meeting: November 15, 2016		Agenda Item No. (to be assigned by CSO): 2016-616	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration to approve Final Plat for Silverado Subdivision being 2.99 acres tract of land of all of Lot 2, Estate One Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 6 ½ West and of Mile 11 North. Possible action. (Staffed by Planning and Code Enforcement Department).			
Background: The proposed three (3) lot subdivision is within the City of Weslaco ETJ, located on the Northeast corner of Mile 6 ½ West and of Mile 11 North. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline. Sanitary sewer services is provided by OSSF septic tanks with variance from sanitary sewer lines. A variance for an encroachment on lot three (3) is being requested and was denied at Planning and Zoning. The property is within a Flood Zone "X".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended approval (unanimous) on November 9, 2016 with approval of variance request for sanitary sewer and denial of encroachment variance.			
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval of subdivision with stipulations given by Planning and Zoning Commission.			

Attachments, if any:
Aerial, Plat, Previous Plat, Attachments
Responsibilities upon Approval:
Staff will notify applicant to proceed with recording documents.

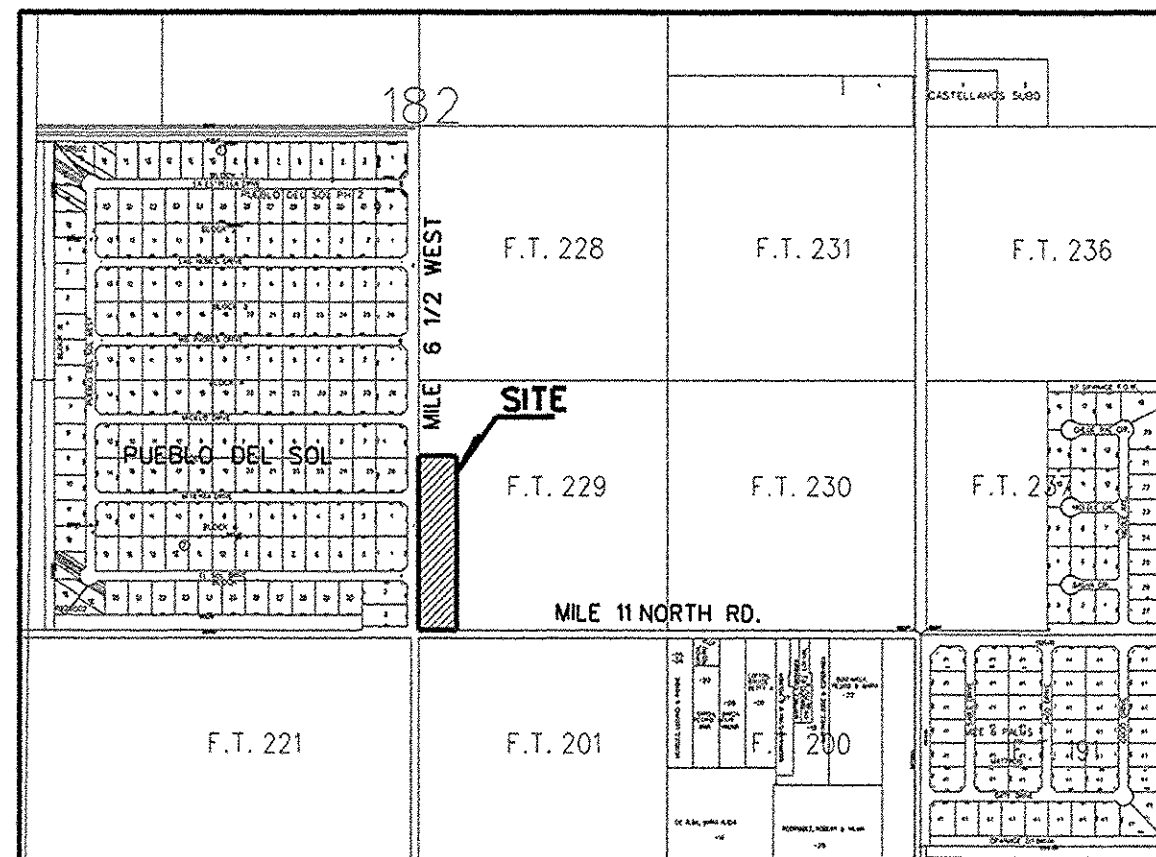


PLAT
SILVERADO SUBDIVISION

GENERAL NOTES:

- MIN. BUILDING SETBACK LINES:
FRONT 40.0'
SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER
REAR 30.0' OR EASEMENT WHICH EVER IS GREATER
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BENCH MARK ELEV. = 76.00', N.G.V.D. 29, NAL AT NORTHWEST CORNER OF THIS SUBDIVISION.
- FLOOD ZONE DESIGNATION:
FLOOD ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL No. 480334 0450 C
MAP REVISED: JUNE 6, 2000
MAP REVISED TO REFLECT LOMR: MAY-30-2002.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 8,449. CUBIC -FEET (0.22 ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE LOTS
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE, AND MULTI-FAMILY USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
- ROSA CAMPOS, THE OWNER & SUBDIVIDER OF SILVERADO SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- THE PURCHASE OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY CULVERT REINFORCE CONCRETE PIPE NO LESS THAN 15 INCH IN DIAMETER AND 24 FEET IN LEHGT.
- 4.0' CONC. SIDEWALK WILL BE CONSTRUCTED AT THE TIME OF BUILDING PERMIT PHASE. ALONG THE N0TH SIDE OF MILE 11 NORTH ROAD AND THE EAST SIDE OF MILE 6 1/2 WEST
- A STREET LIGHT WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT



LOCATION MAP

SCALE: 1" = 1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
SILVERADO SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 IN EAST SIDE OF HIDALGO COUNTY AND AT THE NORTHEAST CORNER OF MILE 6 1/2 WEST AND OF MILE 11 NORTH, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 35,670/2010 CENSUS), SILVERADO SUBDIVISION LIES APPROXIMATELY 1.8 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ROSA CAMPOS	RT. 1, BOX 276-6	WESLACO, TEXAS.	(956) 854-8486
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR: REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS, 78596	956-968-2422

SILVERADO SUBDIVISION

A 2.99 ACRE TRACT OF LAND BEING ALL OF LOT 2, ESTATE ONE SUBDIVISION, ACCORDING TO THE MAP RECORDED UNDER DOCUMENT NUMBER 2040783 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 2.99 ACRE TRACT OF LAND BEING ALL OF LOT 2, ESTATE ONE SUBDIVISION, ACCORDING TO THE MAP RECORDED UNDER DOCUMENT NUMBER 2040783, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTH R.O.W. LINE OF MILE 11 NORTH ROAD FOR THE SOUTHEAST CORNER OF LOT 2 AND THE SOUTHEAST CORNER OF THIS TRACT:

THENCE: WEST, ALONG THE SOUTH LINE OF LOT 2 AND THE NORTH R.O.W. LINE OF MILE 11 NORTH ROAD, A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY SOUTHWEST CORNER OF THIS TRACT:

N 45°00'W, A DISTANCE OF 70.71 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST NORTHEARLY SOUTHWEST CORNER OF THIS TRACT:

NORTH: ALONG THE WEST LINE OF LOT 2 AND THE EAST R.O.W. LINE OF MILE 6 1/2 NORTH ROAD, A DISTANCE OF 682.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF THIS TRACT:

THENCE: EAST, ALONG THE NORTH LINE OF LOT 2, A DISTANCE OF 180.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT:

THENCE: SOUTH, A DISTANCE OF 732.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.99 ACRES OF LAND MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, HEREINAFTER CALLED "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15" IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15" IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATEROALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HERBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15" IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR CONVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2016.

OWNER: ROSA CAMPOS

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SILVERADO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2016.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____
HIDALGO COUNTY CLERK _____ DATE _____



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DATE OF PREPARATION: JULY 27, 2016

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS, 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, ROSA CAMPOS, OWNER OF THE 2.99 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SILVERADO SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: ROSA CAMPOS
RT. 1, BOX 276-6
WESLACO, TEXAS.

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ROSA CAMPOS PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016

NOTARY PUBLIC, FOR THE STATE OF TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

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

MAYOR, CITY OF WESLACO DATE _____ CITY SECRETARY _____ DATE _____

THIS SUBDIVISION PLAT OF SILVERADO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, 2016 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SILVERADO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

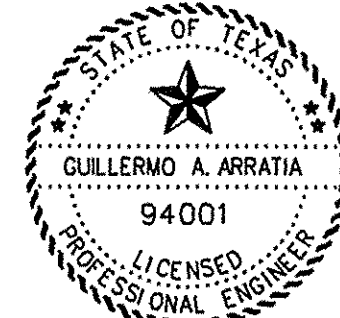
I, THE UNDERSIGNED, REYNALDO ROBLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR • 4032
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS, 78596
PH. 956-968-2422

STATE OF TEXAS
COUNTY OF HIDALGO

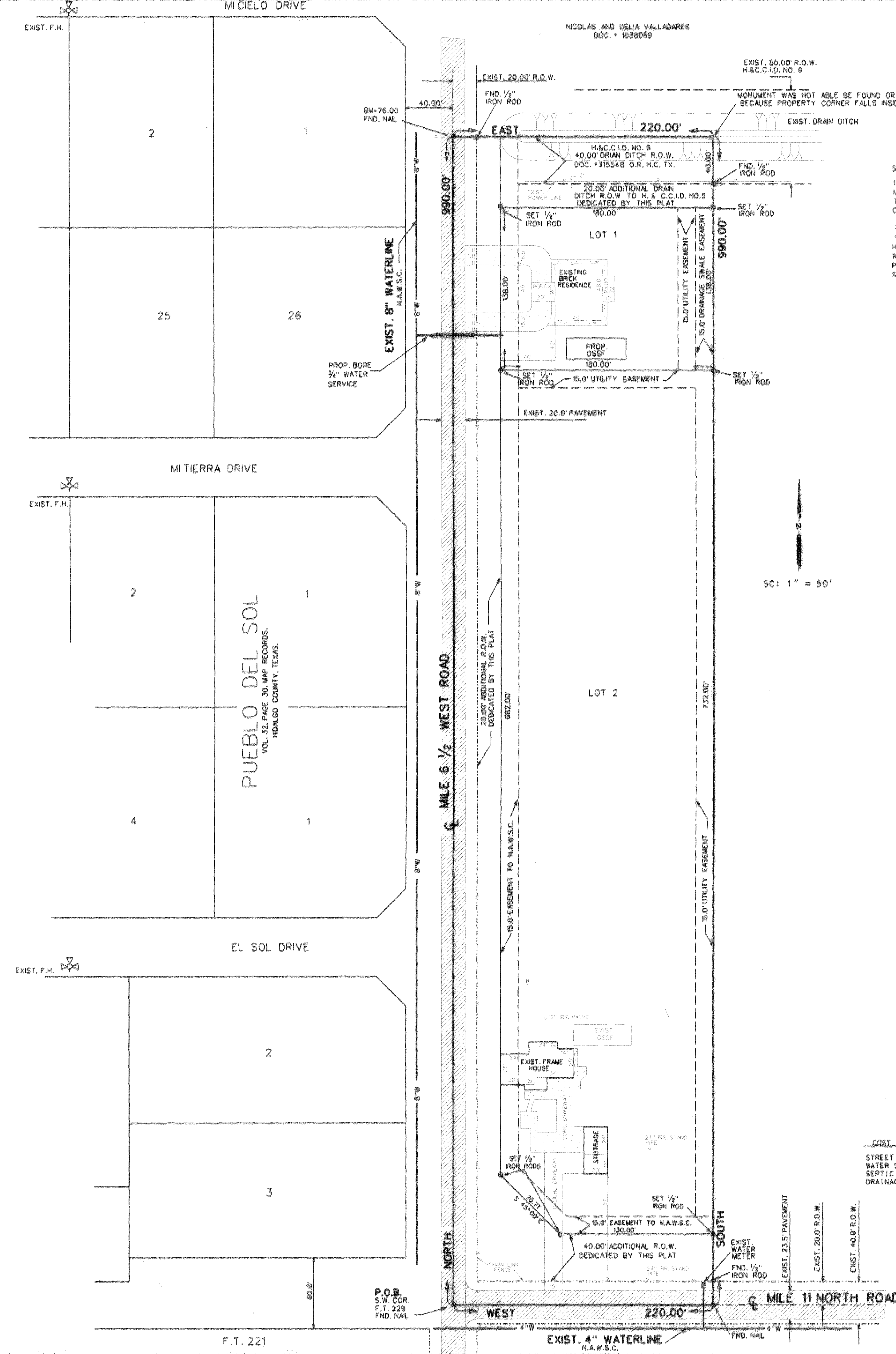
I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo A. Arratia 11/9/16
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537



SHEET 1 OF 3

INDEX TO SHEET OF SILVERADO SUBDIVISION	
SHEET 1	HEADINGS: INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS
	PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. No. 1 CERTIFICATION
SHEET 2	OF APPROVAL; REVISION NOTES
	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS



MAP OF WATER DISTRIBUTION SYSTEM MAPA DE DISTRIBUCION DE AGUA ESTATE ONE SUBDIVISION

A 5.00 ACRE TRACT OF LAND OUT OF FARM TRACT 229, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 315548, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SUBDIVIDER CERTIFICATION:
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

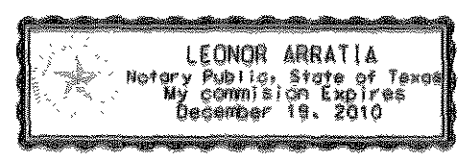
SUBDIVIDER STATEMENT:
1.- I, ROSA CAMPOS SUBDIVIDERS OF ESTATE ONE SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

Rosa Campos
OWNER: ROSA CAMPOS
RT. 1, BOX 278-6
WESLACO, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSA CAMPOS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24TH DAY OF JULY, 2009.

Leon Arratia
NOTARY PUBLIC, FOR THE STATE OF TEXAS



FINAL WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
ESTATE ONE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY (N.A.W.S.C.). THE SUBDIVIDER, AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF MILE 6 1/2 WEST ROAD AND A 4" DIAMETER WATERLINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF MILE 11 NORTH ROAD.

WATER DISTRIBUTION FOR ESTATE ONE SUBDIVISION CONSIST OF AN EXISTING WATER METER ON LOT 2, A PROPOSED 3/4" DIAMETER SERVICE LINE FOR LOT 1, SAID SERVICE TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$1200.00. IN ADDITION THE THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,000.00, WHICH COVERS THE COST FOR LOT 1, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR LOT 1.

THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
SEWAGE FROM ESTATE ONE SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A UNIFORM SANDY CLAY LOAM EXTENDING UP TO 60" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESISTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,200.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT AT TOTAL COST OF \$1,200.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON MARCH 03, 2009.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$1,200.00.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,200.00.

COST ESTIMATE:

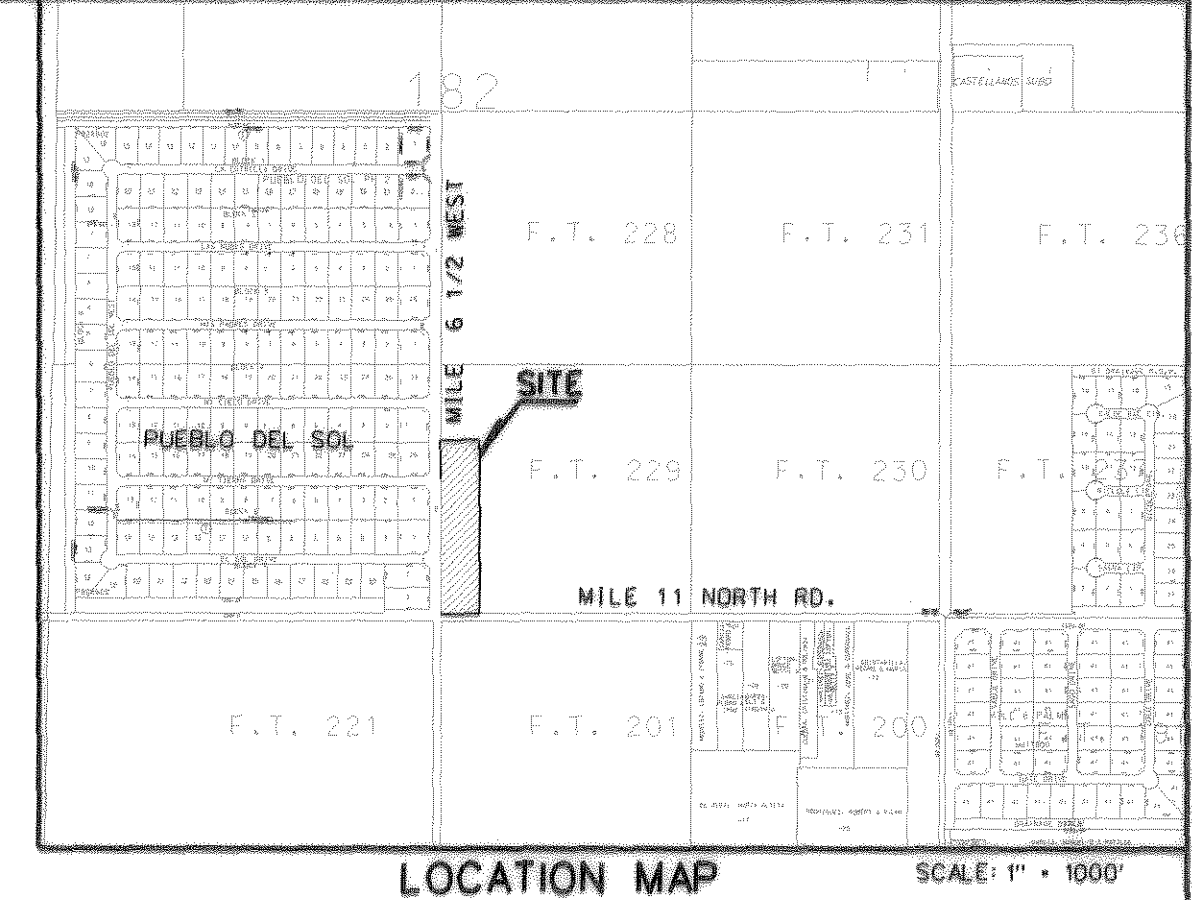
STREET PAVING:	\$ 000.00
WATER SUPPLY SYSTEM	\$ 1,200.00
SEPTIC TANK SYSTEM	\$ 1,200.00
DRAINAGE	\$ 300.00

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ROSA CAMPOS	RT. 1, BOX 278-6	WESLACO, TEXAS.	(956) 854-8486
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

DATE OF PREPARATION: OCTOBER 2008.

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
THE ESTATE ONE SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN EAST SIDE OF HIDALGO COUNTY AND AT THE NORTHEAST CORNER OF MILE 6 1/2 WEST AND OF MILE 11 NORTH. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 31,442/2005 CENSUS), ESTATE ONE SUBDIVISION LIES APPROXIMATELY 1.8 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION ESTATE ONE SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE ESTATE ONE SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 6 1/2 WEST Y UN CONDUCTO DE AGUA EXISTENTE DE 4 PULGADAS QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 11 NORTH ROAD.

DEL CONDUCTO DE AGUA DE 4 PULGADAS EXISTE UN MEDIDOR DE AGUA PARA EL LOTE 2, Y SE INSTALARA UN CONDUCTO DE AGUA DE 3/4 DE PULGADA DE DIAMETRO DEL CONDUCTO DE AGUA DE 8 PULGADAS Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$1200.00 PARA EL LOTE 1. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. \$1,000.00 POR EL LOTE 1 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA EL LOTE 1. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE 1 SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE N.A.W.S.C. LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDAO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,200.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROVACION FINAL. A UN COSTO TOTAL DE \$1,200.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDAO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE MARZO 03, 2009.

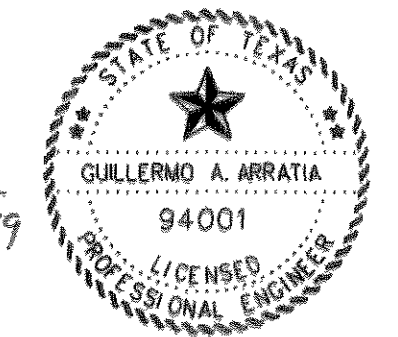
CERTIFICATION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$1,200.00.

DENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,200.00 PARA EL LOTE 1.

Guillermo A. Arratia, P.E.
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER • 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537



REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

SHEET 1 OF 2

INDEX TO SHEET OF ESTATE ONE SUBDIVISION
HEADING: INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS:
PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: COUNTY APPROVAL CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE: HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL: DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED: H.C.D.O. CERTIFICATION: IRRIGATION DISTRICT CERTIFICATE OF APPROVAL: REVISION NOTES: H & C.C. I.D. NO. 9; H.C.H.D.; AND H.C.R.O.W.
WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION: REVISION NOTES: CONSTRUCTION DETAILS



RECEIVED

JUL 29 2014

Planning &
Code Enforcement Dept.

SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. 2014-05

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.

GENERAL INFORMATION

Name of Subdivision: SILVERADO SUBDIVISION

Location: NORTHEAST CORNER OF MILE 11 NORTH RD. AND MILE 6 1/2 WEST

Legal Description: LOT 2, ESTATE ONE SUBDIVISION, ACCORDING TO THE MAP RECORDED UNDER DOCUMENT NUMBER 2040783, OFFICIAL RECORDS, H-C. TX.

Is subdivision inside city limits? ☐ YES ☒ NO

If subdivision is in the ETJ, indicate? ☒ 2 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: RESIDENTIAL

Existing Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 3 Gross Acreage: 1 AC.

Title Report Submitted: ☐ Yes ☒ No

OWNER INFORMATION

Owner's Name: ROSA CAMPOS Telephone: 854-8486

Address: RT 1, Box 276-6 Fax: _____

City: WESLACO State: TX Zip: 7 E-mail: _____

ENGINEER INFORMATION

Name: GILBERTO ARRIAGA Telephone: 784-0218

Address: 526 P. 5th St Fax: _____

City: DONNA State: TX Zip: 78537 E-mail: garrinengineering@yahoo.com

VARIANCE

Will proposed subdivision require a variance to the Code?

☒ YES

☒ NO

Describe in detail the variance requested and reason why:

~~SEWERAGE AND SEWER LINES~~

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: P.A.W.S.C.

☒ YES ☐ NO Wastewater Provision: OSSF

☒ YES ☐ NO Electric Company: MAGIC VALLEY

☐ YES ☒ NO Phone Utility

☐ YES ☒ NO Gas Utility

☐ YES ☒ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District # 1

☒ YES ☐ NO Irrigation District # 9

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 SUBDIVISION REVIEW

Seven (7) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to

&

\$50.00 Subdivision 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

Trip Generation Worksheet

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____ Twelve (12) sets of plans **FOLDED & STAPLED** (24 x 36) with all corrections done
_____ \$350.00 (one time fee for preliminary and final plat)

SUBMITTALS REQUIRED FOR FINAL (P & Z)

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____ One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

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
_____ 2% inspection fee
_____ Memo from engineering inspector releasing subdivision
_____ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____ 30 Year Water and 30 Year Sewer Service Agreements
_____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Rosa Campos

Owner Signature: Rosa O. Campos Date: 7/23/16

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

CITY OF WESLACO
968-3181

RECEIVED
JUL 29 2016

Planning &
Code Enforcement Dept.

REC#: 02158747 7/29/2016 4:22 PM
OPER: PKTMP TERM: 036
REF#: 1851

TRAN: 208.0000 SUBDIVISION REVIEW
Guillermo Arratia
Silverado Sub
SUBDIVISION FEES 50.00CR

TENDERED: 50.00 CHECK
APPLIED: 50.00-

CHANGE: 0.00

RECEIVED

OCT 07 2016

Planning &
Code Enforcement Dept.

CITY OF WESLACO
956-968-3181

REC#: 02182397 10/07/2016 9:25 AM
OPER: UBTMP TERM: 035
REF#: 1886

TRAN: 207.0000 SUBDIVISION APPLICAT
SILVERADO SUBDIVISION
SUBDIVISION FEES 350.00CR

TENDERED: 350.00 CHECK
APPLIED: 350.00-

CHANGE: 0.00

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM NO. F-9050

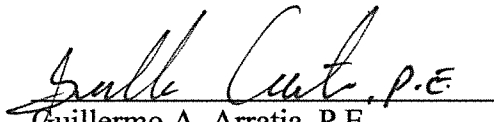
August 25, 2016

To: Mardoqueo Hinojosa, P.E.
City Engineer
City of Weslaco

Re: **SILVERADO SUBDIVISION**

Dear Mr. Hinojosa

As agent for the owner of the above reference project, I hereby request a Variance to the Subdivision Plat for not to required a sanitary sewer extension and use a septic tank system.


Guillermo A. Arratia, P.E.

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
SILVERADO SUBDIVISION

Prepared by : Guillermo A. Arratia, P.E.



Guillermo A. Arratia, P.E.
9/18/66

INDEX OF SHEETS

- 1.** Cover Sheet
- 2.** Index of Sheets
- 3.** Drainage Report
- 4.** Drainage Calculations – Exhibit “A”
- 5.** Rainfall Intensity Table
- 6.** Runoff Coefficient Table
- 7.** Location Map – Exhibit “B”
- 8-9** FEMA Map Location “Exhibit “C”
- 10-11** Soil Map – Exhibit “D”

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218

DRAINAGE REPORT
For
SILVERADO SUBDIVISION

I. PROJECT LOCATION

A 2.99 acre tract of land being all of lot 2, Estate One Subdivision, according to the map recorded under document number 2040783, official records, Hidalgo County, Texas. and is located at the northeast corner of Mile 6 ½ West, and Mile 11 North Road. This property is located in the County of Hidalgo with in the 2 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain. F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to reflect LOMR: May 30, 2002. (Refer to Exhibit C).

III. SOIL CONDITIONS

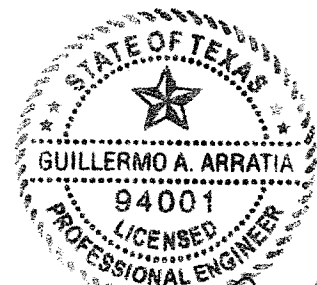
A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently developed, Lots 1 and 2 have an existing house. The existing terrain has a grade of approximately (0.01%). Existing runoff (**1.41 cfs**) from the site is by form of sheet flow runs towards the northwest side of this tract. (Refer to Exhibit A for storm water calculations)

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 3 lots for residential use. The storm runoff after development will be increase 0.91 cfs for a total **2.19 cfs**, I have calculated that 9,448 cf of storm runoff for a 25year design frequency, will be detained within the property by existing natural low areas, and out falling into the re-graded road side ditch, and outfalling into an existing Drain ditch via an existing 18 inch RCP, 198 feet north of this subdivision and owned by H.C.D.D. No.1. Drainage plan to be approved by the County of Hidalgo for commercial use at time of issuance of building permit. Drainage Detention per lot is 3,149.33 C.F. (0.07 ac-ft). An 18 inch pipe with safety end treatment will be required at driveways.



Guillermo A. Arratia, P.E.
9/18/16

DRAINAGE CALCULATIONS (25 Year Frequency)
EXHIBIT "A"

AREA= 2.99 Ac. TxDOT Intensity Constants for $I=b/(Tc+d)^e$

Existing Conditions

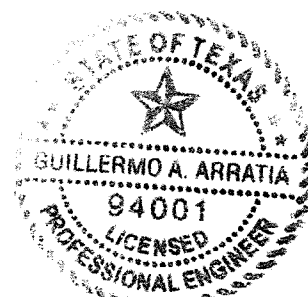
Length=	732	ft.	b=	87	10 year storm
Slope=	0.1	%	e=	0.778	
Cexist.=	0.2		d=	9.2	
Time of Concentration=	94	min.			
Texist. =	94	min.			
I _{10exist.} =	2.35	in/hr			
Qexist.=	1.41	cfs.			

Proposed Conditions

Length=	732	ft.			
Slope=	0.15	%			
Cfut.=	0.35				
Time of Concentration=	69	min.			
Tfut.=	69	min.	TxDOT Intensity Constants for $I=b/(Tc+d)^e$		
I _{25fut.} =	3.41	in/hr		25 year storm	
Qfut.=	3.6	cfs.	b=	98	
Qin=	1.05	i	e=	0.771	
			d=	9.2	

tp (Min.)	I ₂₅ (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.04	10.51	6304	1.41	3323	2,981
20	7.27	7.61	9130	1.41	3745	5,385
30	5.79	6.06	10907	1.41	4167	6,740
40	4.86	5.09	12206	1.41	4589	7,618
50	4.21	4.41	13217	1.41	5011	8,207
60	3.74	3.91	14090	1.41	5433	8,657
70	3.37	3.53	14812	1.41	5855	8,957
80	3.07	3.21	15421	1.41	6277	9,144
90	2.83	2.96	15993	1.41	6699	9,294
100	2.63	2.75	16514	1.41	7121	9,393
110	2.46	2.57	16991	1.41	7543	9,448
120	2.31	2.42	17405	1.41	7965	9,441
130	2.18	2.28	17795	1.41	8387	9,408
140	2.07	2.17	18197	1.41	8809	9,388
150	1.97	2.06	18554	1.41	9231	9,324
160	1.88	1.97	18887	1.41	9653	9,235

Storage Requires= 9,448 cubic feet
Release Rate= 1.41 cfs = 0.22 ac-ft



Guillermo A. Arratia P.E.
9/18/16

permanent high water table, soils with a clay pan or clay layer at or near the surface, and shallow soils over nearly impervious material.

Table 1: Runoff coefficients for the Rational method

Hydrologic Soil Group	A			B			C			D		
Recurrence Interval	5	10	100	5	10	100	5	10	100	5	10	100
Land Use Or Surface Characteristics												
Business:												
A. Commercial Area	.75	.80	.95	.80	.85	.95	.80	.85	.95	.85	.90	.95
B. Neighborhood Area	.50	.55	.65	.55	.60	.70	.60	.65	.75	.65	.70	.80
Residential:												
A. Single Family	.25	.25	.30	.30	.35	.40	.40	.45	.50	.45	.50	.55
B. Multi-Unit (Detached)	.35	.40	.45	.40	.45	.50	.45	.50	.55	.50	.55	.65
C. Multi-Unit (Attached)	.45	.50	.55	.50	.55	.65	.55	.60	.70	.60	.65	.75
D. 1/2 Lot Or Larger	.20	.20	.25	.25	.25	.30	.35	.40	.45	.40	.45	.50
E. Apartments	.50	.55	.60	.55	.60	.70	.60	.65	.75	.65	.70	.80
Industrial												
A. Light Areas	.55	.60	.70	.60	.65	.75	.65	.70	.80	.70	.75	.90
B. Heavy Areas	.75	.80	.95	.80	.85	.95	.80	.85	.95	.80	.85	.95
Parks, Cemeteries												
Playgrounds	.10	.10	.15	.20	.20	.25	.30	.35	.40	.35	.40	.45
Schools	.30	.35	.40	.40	.45	.50	.45	.50	.55	.50	.55	.65
Railroad Yard Areas	.20	.20	.25	.30	.35	.40	.40	.45	.45	.45	.50	.55
Streets												
A. Paved	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	.95
B. Gravel	.25	.25	.30	.35	.40	.45	.40	.45	.50	.40	.45	.50
Drives, Walks, & Roofs												
	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	.95
Lawns												
A. 50%-75% Grass (Fair Condition)	.10	.10	.15	.20	.20	.25	.30	.35	.40	.30	.35	.40
B. 75% Or More Grass (Good Condition)	.05	.05	.10	.15	.15	.20	.25	.25	.30	.30	.35	.40
Undeveloped Surface ¹ (By Slope) ²												
A. Flat (0-1%)	0.04-0.09			0.07-0.12			0.11-0.16			0.15-0.20		
B. Average (2-6%)	0.09-0.14			0.12-0.17			0.16-0.21			0.20-0.25		
C. Steep	0.13-0.18			0.18-0.24			0.23-0.31			0.28-0.38		

¹ Undeveloped Surface Definition: Forest and agricultural land, open space.

² Source: Storm Drainage Design Manual, Erie and Niagara Counties Regional Planning Board.

2. **Composite runoff analysis.** Care should be taken not to average runoff coefficients for large segments that have multiple land uses of a wide variety (i.e., business to agriculture). However, within similar land uses, it is often desirable to develop a composite runoff coefficient based on the percentage of different types of surface in the drainage area. The composite procedure can be applied to an entire drainage area, or to typical sample blocks as a guide to selection of reasonable values of the coefficient for an entire area.
3. **Rainfall intensity.** The intensity (I) is the average rainfall rate in inches per hour for the period of maximum rainfall of a given frequency, with a duration equal to the time of concentration. The time of concentration is defined as the time required for a drop of water falling on the most remote point of a drainage basin to reach the outlet in question. The time of concentration is

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

COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	e	b	d		e	b	d		e	b	d		e	b	d		e	b	d		e	b	d	
Hemphill	0.845	56	10.6		0.851	76	10.7		0.842	87	10.7		0.843	103	10.7		0.840	115	10.7		0.847	132	10.6	
Henderson	0.800	60	8.7		0.796	77	9.0		0.770	79	9.0		0.773	93	9.0		0.752	93	9.0		0.749	102	8.7	
Hidalgo	0.831	74	9.6		0.795	80	9.2		0.778	87	9.2		0.771	98	9.2		0.749	99	9.2		0.740	103	9.6	
Hill	0.799	57	8.2		0.790	72	8.8		0.777	78	8.8		0.773	91	8.8		0.764	98	8.8		0.759	105	8.2	
Hockley	0.832	46	9.9		0.832	60	10.0		0.807	64	10.0		0.812	78	10.0		0.810	87	10.0		0.817	101	9.9	
Hood	0.782	48	7.7		0.773	63	8.3		0.773	75	8.3		0.782	90	8.3		0.773	98	8.3		0.766	105	7.7	
Hopkins	0.788	54	8.3		0.783	70	9.1		0.775	77	9.1		0.767	88	9.1		0.754	93	9.1		0.750	100	8.3	
Houston	0.797	63	8.2		0.780	73	8.3		0.757	78	8.3		0.748	86	8.3		0.740	93	8.3		0.727	94	8.2	
Howard	0.805	42	9.2		0.800	56	10.1		0.802	65	10.0		0.796	76	10.1		0.791	86	10.1		0.788	95	9.2	
Hudspeth	0.800	27	9.4		0.840	44	11.4		0.827	50	11.4		0.819	60	11.4		0.856	78	11.4		0.833	77	7.4	
Hunt	0.793	55	8.4		0.785	69	9.2		0.783	80	9.2		0.776	93	9.2		0.764	99	9.2		0.758	104	8.4	
Hutchinson	0.860	56	10.4		0.844	70	11.0		0.837	80	11.0		0.851	100	11.0		0.863	121	11.0		0.837	115	10.4	
Irion	0.780	37	8.1		0.789	55	9.6		0.775	61	9.6		0.783	77	9.6		0.759	81	9.6		0.770	90	8.1	
Jack	0.789	48	8.5		0.779	63	8.5		0.786	75	8.5		0.782	88	8.5		0.782	98	8.5		0.775	109	8.5	
Jackson	0.809	68	8.8		0.769	73	8.5		0.757	80	8.5		0.745	89	8.5		0.737	95	8.5		0.720	97	8.8	
Jasper	0.782	66	8.1		0.743	65	7.4		0.736	73	7.4		0.719	78	7.4		0.715	84	7.4		0.700	87	8.1	
Jeff Davis	0.821	35	9.6		0.855	63	10.8		0.853	69	10.8		0.802	65	10.8		0.818	77	10.8		0.832	93	9.6	
Jefferson	0.799	74	9.2		0.733	65	7.5		0.727	74	7.5		0.730	86	7.5		0.710	87	7.5		0.687	84	9.2	
Jim Hogg	0.831	73	9.4		0.813	82	9.4		0.786	87	9.4		0.780	98	9.4		0.756	99	9.4		0.750	104	9.4	
Jim Wells	0.825	71	9.4		0.797	79	8.9		0.765	80	8.9		0.768	94	8.9		0.748	98	8.9		0.740	102	9.4	
Johnson	0.789	52	8.1		0.779	67	8.6		0.773	77	8.6		0.776	90	8.6		0.771	99	8.6		0.763	106	8.1	
Jones	0.780	41	8.5		0.771	55	9.0		0.794	73	9.0		0.780	82	9.0		0.803	102	9.0		0.784	104	8.5	
Karnes	0.800	60	8.8		0.791	75	8.9		0.766	77	8.9		0.767	91	8.9		0.751	95	8.9		0.749	106	8.8	
Kaufman	0.797	57	8.6		0.790	72	9.0		0.776	80	9.0		0.777	93	9.0		0.763	98	9.0		0.757	104	8.6	
Kendall	0.791	53	8.6		0.771	64	8.3		0.773	74	8.3		0.764	84	8.3		0.762	94	8.3		0.763	104	8.6	
Kenedy	0.826	73	9.2		0.793	79	8.7		0.771	84	8.7		0.763	94	8.7		0.735	96	8.7		0.731	100	9.2	
Kent	0.801	43	9.0		0.801	60	10.0		0.796	70	10.0		0.806	85	10.0		0.799	93	10.0		0.798	104	9.0	
Kerr	0.789	49	8.4		0.765	58	8.0		0.764	69	8.0		0.763	80	8.0		0.760	91	8.0		0.768	104	8.4	
Kimble	0.775	42	8.2		0.758	53	7.6		0.763	66	7.6		0.757	75	7.6		0.772	88	7.6		0.768	100	8.2	
King	0.804	45	9.4		0.794	59	9.6		0.804	74	9.6		0.802	87	9.6		0.811	103	9.6		0.802	111	9.4	
Kinney	0.812	53	8.8		0.780	62	8.0		0.773	70	8.0		0.777	82	8.0		0.790	97	8.0		0.781	108	8.8	
Kleberg	0.826	72	9.4		0.794	79	8.7		0.764	81	8.7		0.761	93	8.7		0.739	96	8.7		0.731	99	9.4	
Knox	0.800	46	9.4		0.788	58	9.3		0.801	76	9.3		0.798	88	9.3		0.809	104	9.3		0.798	111	9.4	
Lamar	0.783	53	8.2		0.777	66	8.9		0.770	74	8.9		0.769	87	8.9		0.759	93	8.9		0.752	98	8.2	
Lamb	0.837	47	10.1		0.828	60	9.6		0.800	63	9.6		0.821	80	9.6		0.818	88	9.6		0.820	103	10.1	

EXHIBIT "B"

F.T. 224

F.T. 227

F.T. 232

182

CASTELLAN

F.T. 228

F.T. 231

SITE
F.T. 229

F.T. 230

F

MILE 11 NORTH RD.

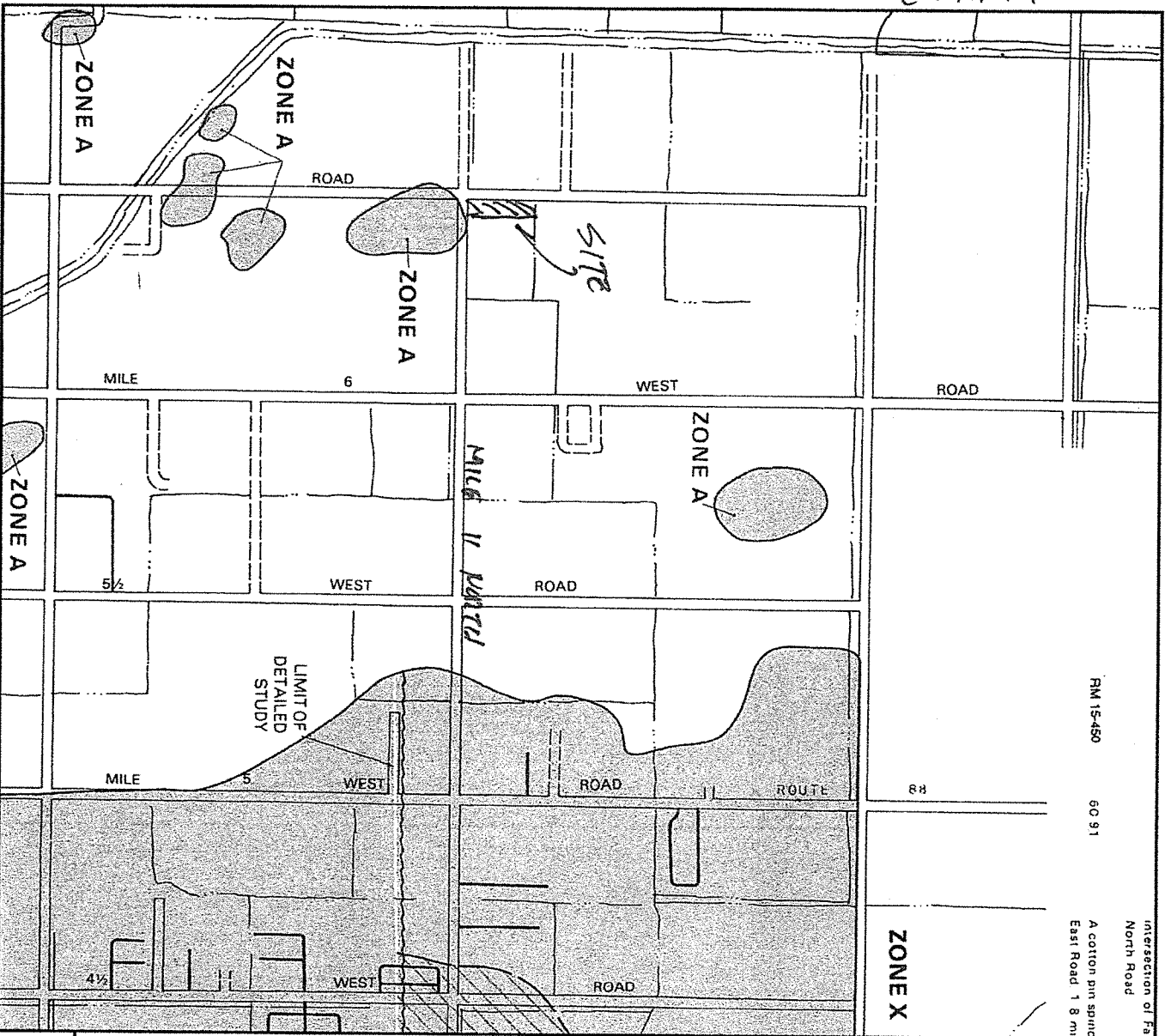
F.T. 221

F.T. 201

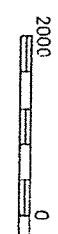
DETAILED LOT AND DRIVE INFORMATION:

- MEDELEZ, LOZANO & IVONE
- GARCIA, PEDRO
- GARCIA, CARZA, PEDRO & ELIA VERONICA
- LOFTON, BRUCE BETTY
- GUERRA, CRISTINA M.
- MARTINEZ, ESPERANZA
- MARTINEZ, JOSE & ESPERANZA
- QUINTANILLA, PEDRO & MARIA
- DE ALBA, MARIA ALICIA
- RODRIGUEZ, ROBERT & YELMA
- THE ESTATES AT WESTHAVEN
- WESTHAVEN DRIVE
- GARCIA, MANUEL B & MATILDE C
- MANUEL B & MATILDE C GARCIA
- DRIVES: SABLE DRIVE, MILE 6 WEST RD.
- LOT NUMBERS: 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

EXHIBIT "C"



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

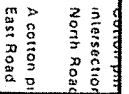
COMMUNITY PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov



2000

SPECIAL FLOOD HAZARD AREAS IN UNDATED
BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AH Flood depths of 7 to 3 feet usually areas

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths double on sloping terrain).

Velocities also determined.

struction; no base flood elevations determined.

ZONE V
Coastal flood with velocity hazard (wave action); no base flood elevations determined

action); base flood elevations determined.

ZONE X Areas of 500-year flood: areas of 100-year flood

with drainage areas less than 1 square mile and areas protected by levees from 100-year

OTHER AREAS

path.

UNDEVELOPED COASTAL BARRIERS†

Identified 1990	Otherwise Protected Areas
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
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95	95
96	96
97	97
98	98
99	99
100	100

Florida's Boundary

Floodway Boundary

Boundary Dividing Special Flood Hazard

Interim Coastal Base Flood Elevations With Special Flood Hazard Zones.

Cross Section Line

**Phase Flood Elevation in Feet Above Unflooded
Within Zone***

of a portion of the above referenced flood

For more information about National Flood Insurance, call 1-800-368-7672.

EXHIBIT "D"

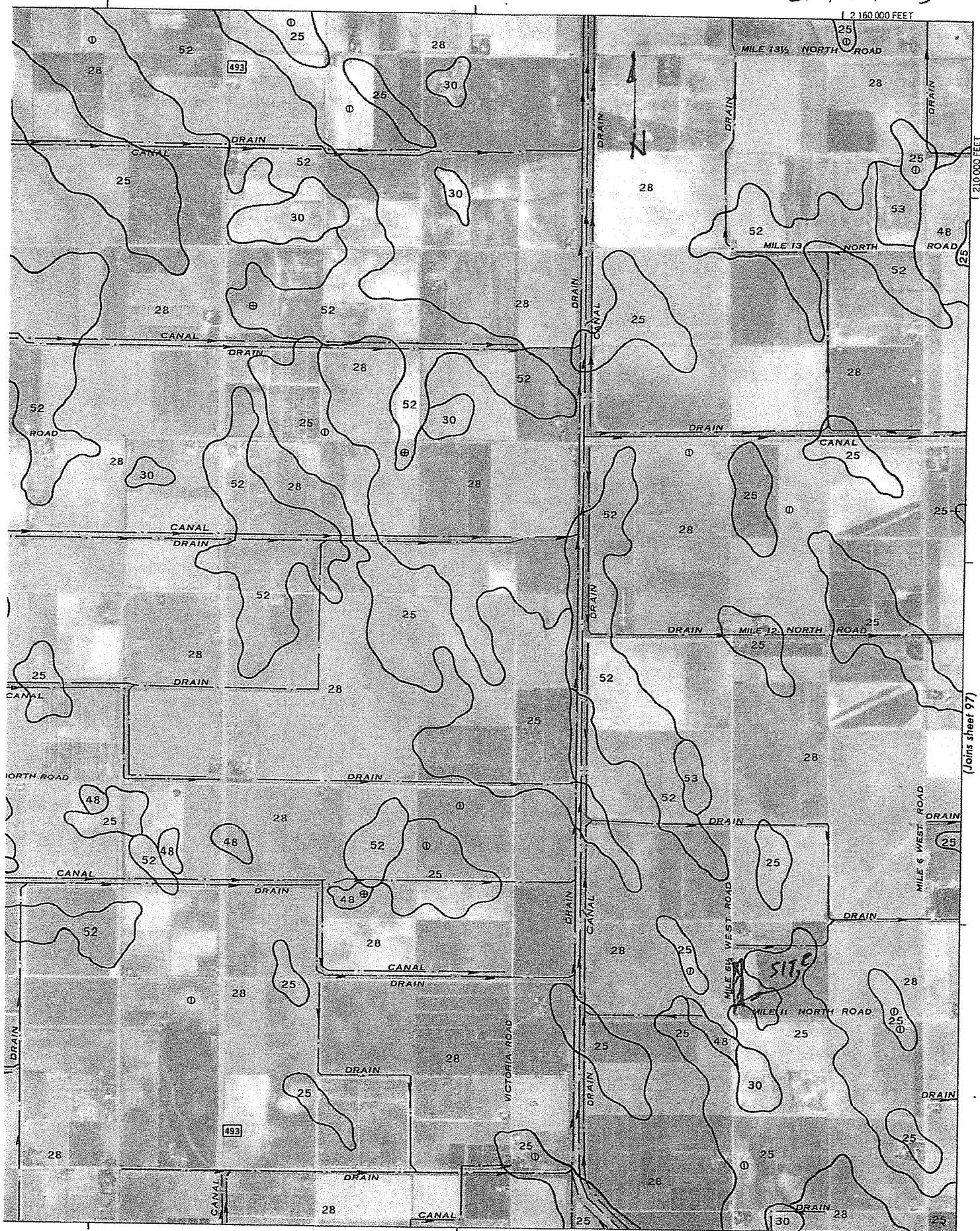
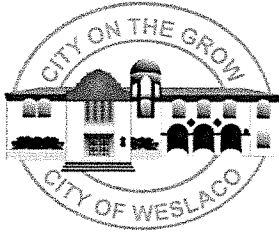


TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
					Ft			In			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
----- Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
----- Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28, 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31:* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
----- Urban land.											
32:* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.



CITY OF WESLACO
PLANNING & CODE ENFORCEMENT DEPARTMENT
SUBDIVISION REVIEW MEETING

DATE: 8/10/16

NAME OF PROJECT: SILVERADO SUBDIVISION

SIGN IN SHEET

#	NAME	COMPANY	PHONE/EMAIL
1	Mardoqueo Hinojosa	City of Weslaco	447-3403
2	Rebekah delafuente	COUJ	447-3401
3	Charles Warren	PD	463-1180
4	Jesse Valdez	Fire Prevention	447-1990
5	PETE GARCIA, Sr	Public Works	956-293-3146
6	Israel Garcia	City of Weslaco	447-3403
7	Marcelo Cosme	City of Weslaco	532-8342
8			
9			
10			
11			
12			
13			
14			

WESLACO FIRE MARSHAL'S OFFICE
255 S. Kansas
Weslaco, Texas 78596
(956) 447-3415 Fax (956) 969-4921

DATE: 08/02/16 OCCUPANCY CLASS: Subdivision
 FACILITY NAME: Silverado Subdivision
 PHYSICAL & MAILING ADDRESS: Mile 6 1/2 West by Mile 11 North
 PHONE #: 854-8486 OWNER/MANAGER: Rosa Campos

PLAN REVIEW – CHECK OFF LIST

X		Approved as submitted	X	with notes
	A	Illuminated exit signs and emergency lighting shall be combination with 90 minute battery pack back-up.		
	B	All restrooms shall have emergency lighting with 90 minute battery pack back-up.		
	C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 50' intervals for non-sprinklered building, 75' intervals for sprinklered building, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2012 Edition, Section 906.		
	D	Shall have fire alarm company submit plans for proposed fire alarm.		
	E	Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2012 Edition		
	F	Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2012 Edition.		
	G	Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2012 Edition, Section 903 & 912 and latest edition of NFPA 13		
	H	If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2012 Edition, Section 904.		
	I	Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2012 Edition, Section 904.11.5		
X	J	Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc. Plans do not comply.		
	K	Fire department connection shall be free-standing, away from the building, minimum 1 1/2 times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, 1/2" wide. IFC, 2012 Edition, Section 903.3.7 and all of section 912, IFC, 2012 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5 inch storz with a 30 to 40 degree downward deflection angle adapter		
	L	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).		
	M	Fire apparatus access road shall comply with IFC 2012 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)		
	N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2012 Edition, Section 404.		
	O	Shall maintain a clear path for means of egress in the following areas:		
	P	Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.		
	Q	Fire wall shall be minimum 1 hour fire rated all the way to the roof deck.		
	R	Shall maintain 44" clearance between aisles.		
	S	Gated community shall submit specs on gate and shall maintain a 20' clearance on each side of island prior to installation of gate. Shall provide combination for access to subdivision. Shall provide Knox Box Gate Entry System.		
	T	Shall post address in front of building plainly visible from the street with 6" x 1/2" stroke letters or numbers.		
	U	Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com		
	V	Shall have Knox FDC 5 inch Storz Caps in place. www.KnoxBox.com		
	W	Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x 3/4" stroke red letters.		
	X	Shall provide fire lane painted with 6" red striping, with white lettering 4" x 3/4" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.		
	Y	Shall submit a complete set of plans for construction to my office for further requirements.		
X	Z	Shall pay appropriate fees for the following:	X	Plan review (\$75.00)
		Sprinkler system plan review		Aboveground hydro test
				Fire alarm plan review
				Underground hydro test
				Fire alarm trip test
				Suppression system trip test

Asst. Fire Marshal Mike Swinnea
 FIRE MARSHAL/FIRE INSPECTOR



Standardized Agenda Request Form

Date of Meeting: November 15, 2016		Agenda Item No. (to be assigned by CSO): 2016-617	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration to approve Final Plat of Extreme Nutrition Subdivision being a 0.564 acre tract of land being all of Reserve Tract B of 400 West Expressway 83 Subdivision, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement Department).			
Background: The proposed one (1) lot subdivision is inside the City of Weslaco, being all of Reserve Tract B of 400 West Expressway 83 Subdivision, Weslaco, Hidalgo County, Texas. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sanitary sewer through a 12" sewer line. A variance is being requested to reduce the rear setbacks from 25 ft to 10 ft. The property is within a Flood Zones "B" and "AH".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended approval (unanimous) on November 9, 2016 with variance request.			
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			

Aerial, Photo, Plat, Site Plan, Attachments
Responsibilities upon Approval: Staff will advise applicant.

Single-Lot Variance Plat

Extreme Nutrition Subdivision

Legend

 Extreme Nutrition Subdivision

 Extreme Nutrition Subdivision

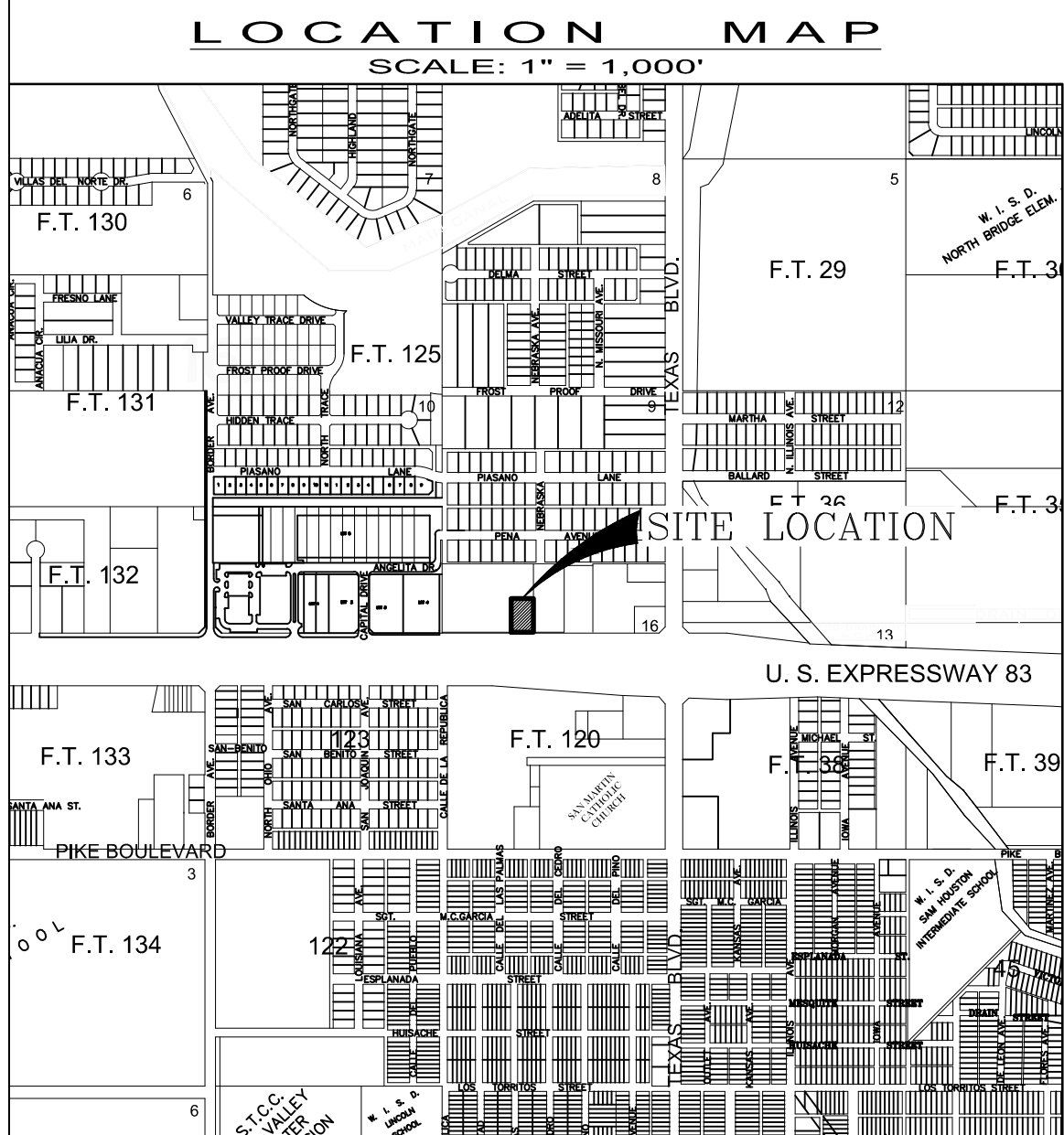
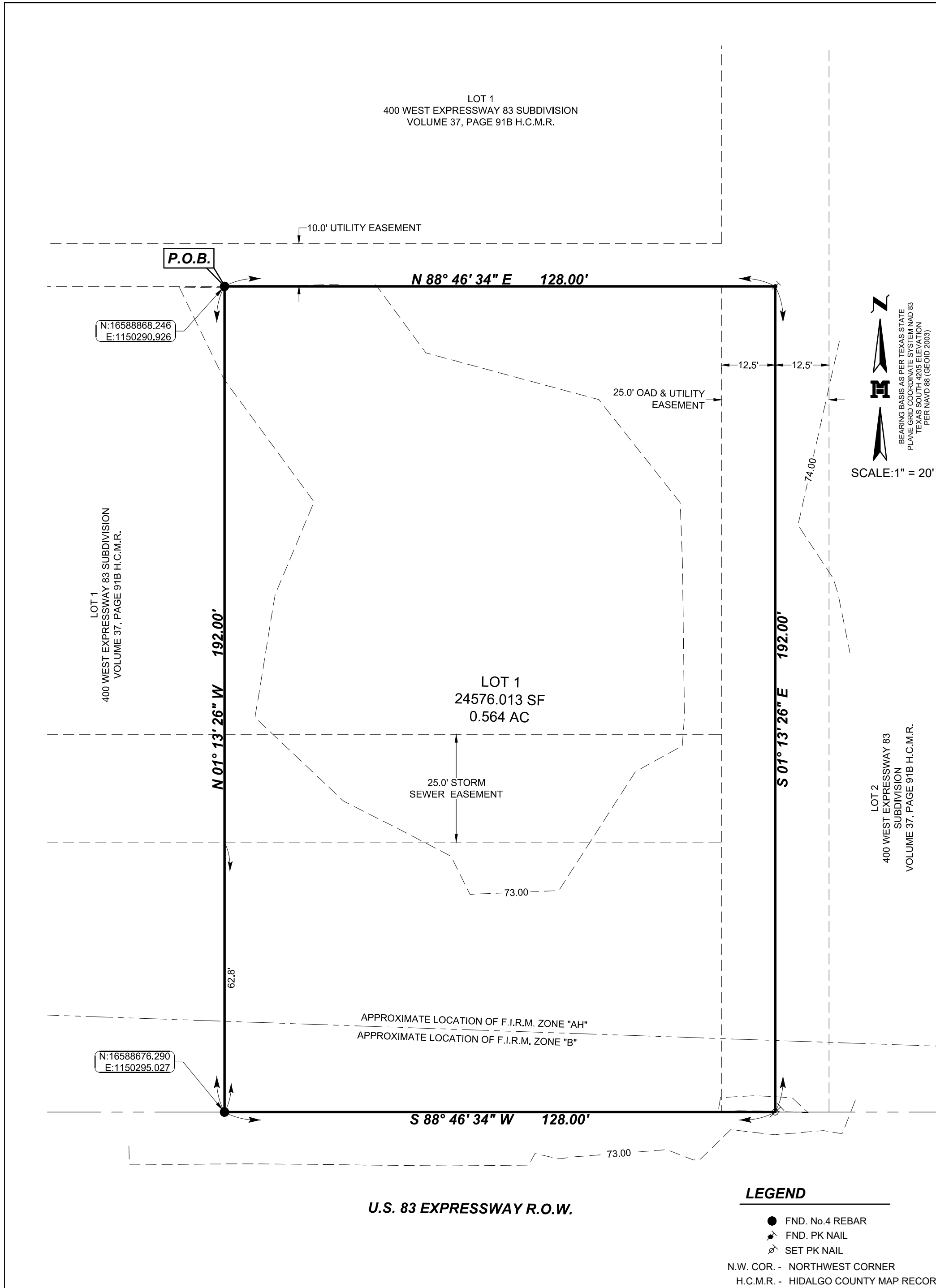
Google earth

©2016 INEGI
©2016 Google

900 ft







DRAWN BY: EM DATE: 09-29-16
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

TBPE FIRM # F-1435

M **MELDEN & HUNT INC.**
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE 227 N. F.M. 5167
EDINBURG, TX 78541 RIO GRANDE CITY, TX 78862
PH: (956) 381-0981 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	EXTREME NUTRITION, LLC	539 S. TEXAS BLVD.	WESLACO, TX 78596	N / A	N / A
ENGINEER:	KELLEY A. HELLER-VELA	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

MAP OF
EXTREME NUTRITION SUBDIVISION
BEING A RESUBDIVISION OF 0.564 OF ONE ACRE (24,576.013 SQ.FT.)
BEING ALL OF RESERVE TRACT B
OF 400 WEST EXPRESSWAY 83 SUBDIVISION
VOLUME 37, PAGE 91B, H.C.M.R.
CITY OF WESLACO, HIDALGO COUNTY, TEXAS

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "AH" AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 74 . BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
- ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- COMMUNITY-PANEL NUMBER: 480349 0005 B
EFFECTIVE DATE: MARCH 4, 1980
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE FRONT CENTER OF LOT.
- MINIMUM SETBACKS SHALL BE AS FOLLOWS :
FRONT: - 40' OR EASEMENT, WHICH EVER IS GREATER
REAR: - 10' OR EASEMENT, WHICH EVER IS GREATER
SIDE: - 10' OR EASEMENT, WHICH EVER IS GREATER
- THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 2.705 C.F. OF STORM SEWER RUNOFF AS PER APPROVED DRAINAGE REPORT.
- BENCH MARK: SET PK NAIL AT THE FOLLOWING COORDINATE AND ELEVATION:
N: 16588679.024, E: 1150422.998 AT ELEVATION = 73.38
- NO BUILDING IS ALLOWED OVER ANY EASEMENT.
- A 5 FT WIDE SIDEWALK IS REQUIRED ALONG THE NORTH SIDE OF U.S. EXPRESSWAY 83. DURING THE BUILDING PERMIT PROCESS.
- DRAIN SWALE(S) ARE TO BE MAINTAINED BY PROPERTY OWNER.
- STREET LIGHTS TO BE INSTALLED BY DEVELOPER, AS PER CITY ORDINANCE.
- A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.
- LANDSCAPING TO BE PROVIDED, AS PER CITY ORDINANCE.

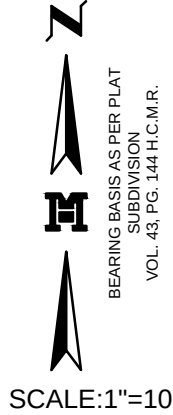
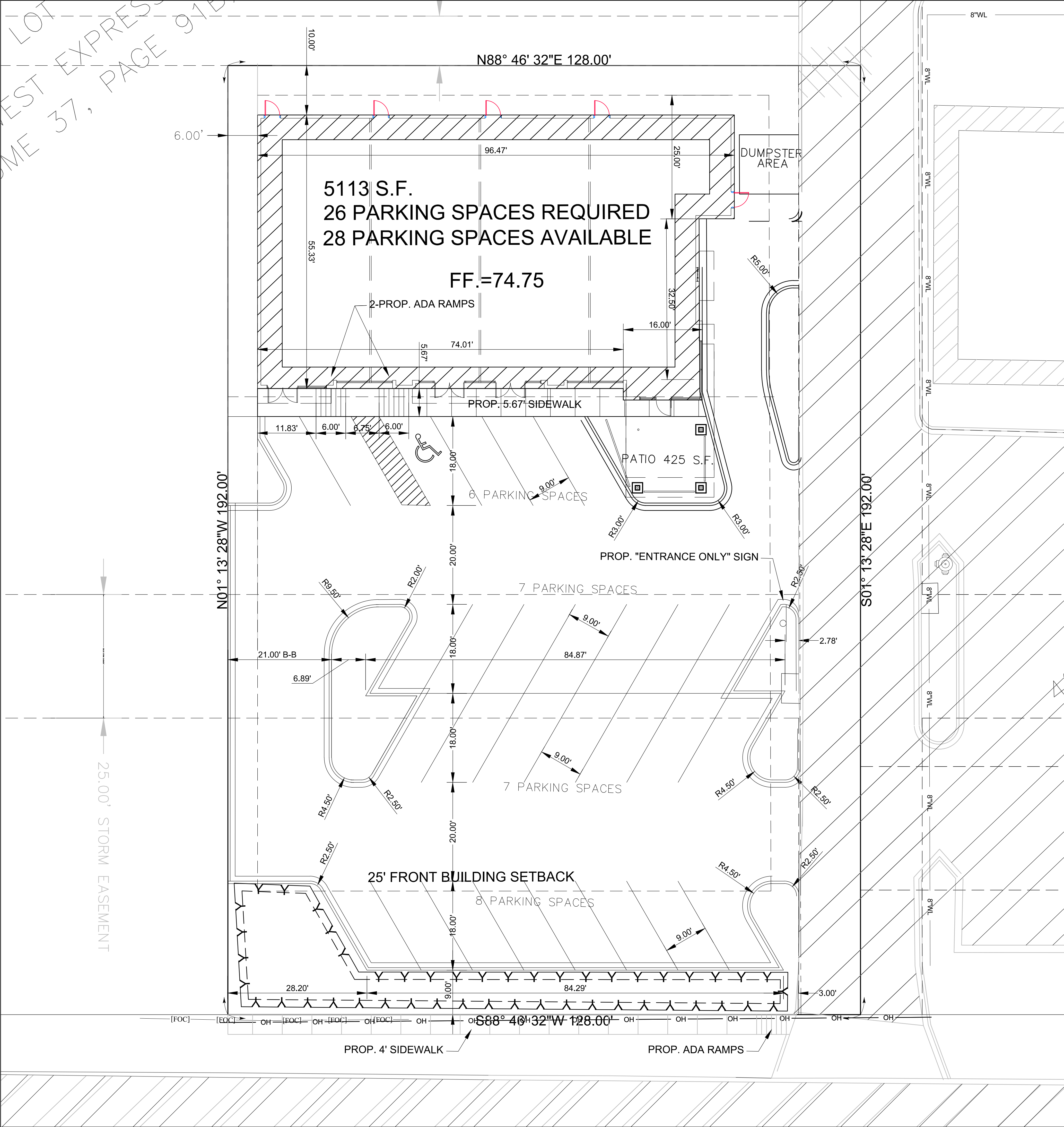
METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 0.564 OF ONE ACRE [24,576.00 SQUARE FEET] SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, BEING ALL OF RESERVE TRACT B OF 400 WEST EXPRESSWAY 83 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 37, PAGE 91B, HIDALGO COUNTY MAP RECORDS; SAID 0.564 OF ONE ACRE [24,576.00 SQUARE FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [NORTHING: 16588668.246, EASTING: 1150290.926] AT THE NORTHWEST CORNER OF SAID RESERVE TRACT B, FOR THE NORTHWEST CORNER OF THIS TRACT;

- THENCE, N 88°46'34" E [EAST MAP CALL] ALONG THE NORTH LINE OF SAID RESERVE TRACT B, AT A DISTANCE OF 115.50 FEET PASS THE WEST LINE OF A 25 FOOT UTILITY EASEMENT AND THE EXISTING WEST RIGHT-OF-WAY LINE OF A ROAD AS SHOWN ON SAID 400 WEST EXPRESSWAY 83 SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 128.00 FEET TO A PK NAIL FOUND AT THE N

LOT
EST EXPRESS
ME 37, PAGE 91E



GENERAL CONSTRUCTION NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE. HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OALTONS IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINES PRIOR TO EXCAVATION OPERATIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.
3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUTES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM O.S.H.A. AT 611 EAST 6TH STREET, ROOM 303, AUSTIN, TEXAS.
4. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.
5. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
6. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER AND/OR THE CITY OF WESLACO. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW THE TESTING PERSONAL ACCESS TO THE WORK AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.
7. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.
8. THE DRAWINGS DO NOT ALWAYS INDICATE ALL VERTICAL BENDS AND TRANSITIONS. WHEN NECESSARY, MAKE VERTICAL TRANSITIONS BY A DEFLECTION AT THE JOINTS OR THE INSTALLATION OF FITTINGS. DO NOT DEFLECT PIPE JOINTS MORE THAN 80% OF THE MANUFACTURERS RECOMMENDATION.
9. ALL PIPING MUST BE INSTALLED WITH A MINIMUM OF 36-INCHES OF COVER UNLESS OTHERWISE NOTED ON THE PLANS.
10. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.
11. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
12. PIPE SHALL BE BACKFILLED WITH JOINTS EXPOSED FOR TESTING, BEFORE NEW JOINTS ARE COVERED. PRESSURE LINES ARE TO BE HYDROSTATICALLY TESTED AT NOT LESS THAN 150 PSIG FOR A PERIOD OF TWO HOURS. THE OWNER SHALL OBSERVE AND APPROVE OR REJECT THE TEST. REPAIRS, IF REQUIRED, SHALL BE MADE AND THE LINE SHALL BE RE-TESTED UNTIL APPROVED. TEST SHALL NOT BEGIN UNTIL THRUST BLOCKS HAVE AGED A MINIMUM OF 24 HOURS.
13. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY THE PERMANENT STRUCTURE SHALL BE BACKFILLED.
14. WHERE WATER LINE INTERSECTS SANITARY SEWER SYSTEM MAINS AT LESS THAN 9.0 FEET SEPARATION, THE CONTRACTOR SHALL INSTALL A 20 FOOT SECTION OF C-900 PVC PRESSURE PIPE CENTERED ON THE POINT OF INTERSECTION.
15. CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS IN WAY OF THE WORK.
16. CONTRACTOR SHALL REPAIR ALL OPEN CUTS OF PAVED AREAS BACK TO BETTER THAN "AS-IS" CONDITION WITH LIKE MATERIALS.
17. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.
18. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.
19. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-165, GRADE 60 ALL BARS SHALL CONFORM TO ASTM SPECIFICATION A-305.
20. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.
21. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES, UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.
22. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY OR ALL OF THE CONSTRUCTION, AS PROVIDED FOR IN THE PLANS AND SPECIFICATIONS, AND ACCEPTANCE BY THE PROPER UTILITY PROVIDER, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, OF ALL THE DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS ACCEPTANCE.
23. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
24. ALL WATERLINE TAPS AND WATER METERS SHALL BE INSTALLED BY CONTRACTOR. COORDINATE WITH THE CITY OF WESLACO BEFORE COMMENCING ANY UTILITY WORK.
25. COORDINATE ALL UTILITY WORK WITH THE PLUMBING PLANS BEFORE COMMENCING ANY UTILITY WORK. REFER TO PLUMBING PLANS FOR CONTINUATION.
26. COORDINATE WITH GRADING PLANS FOR WATER LINE, STORM AND SANITARY SEWER LINES INSTALLATION.
27. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING THOSE FROM THE CITY OF WESLACO, PRIOR TO START OF CONSTRUCTION.
28. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED PAVEMENT GRADE. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN GRASSED AREAS SHALL BE SIX INCHES ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED ON PLANS).
29. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS.
30. REFER TO GEOTECH REPORT BEFORE INSTALLATION OF DRIVES AND PARKING AREAS.
31. BOTH SITE AND BUILDING CONTRACTORS TO VERIFY EXISTING SITE ELEVATIONS PRIOR TO POURING CONCRETE TO VERIFY ACESIBILITY.
32. PERMIT NEEDED FROM CITY OF WESLACO BUILDING DEPARTMENT AND PRE-CONSTRUCTION CONFERENCE NEEDED WITH CITY OF WESLACO.
33. CONTRACTOR TO LEAVE OPENINGS IN CURB AT SIDEWALK RAMPS LOCATIONS.
34. CONSULT WITH PROPERTY OWNER BEFORE RELOCATING EXISTING FENCES THAT MIGHT BE IN THE WAY OF THE CONSTRUCTION AREA AND/OR CONSTRUCTION PLANS.

JOB No.

14039.04

REVISION

DATE

BY

CONSULTANTS • ENGINEERS • SURVEYORS

MELDEN & HUNT INC.

115 W. McINTYRE
EDINBURG, TX 78541
TEL: (936) 381-1838 FAX: (936) 381-1839
www.meldenhunt.com
ESTABLISHED 1947

115 W. McINTYRE
EDINBURG, TX 78541
TEL: (936) 381-1838 FAX: (936) 381-1839
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ESTABLISHED 1947

MH

TECH. No. 1006900

ENG. TECH. CIRD

PROJECT ENG.

T-BOOK

PG.

1. RELEASE DATE

2. RELEASE DATE

3. RELEASE DATE

SCALE

1" = 10'

MELDEN & HUNT, INC.

TEXAS REGISTRATION F-1435

THE SEAL APPEARING ON
THIS DOCUMENT WAS
AUTHORIZED BY
MARIO A. REYNA, P.E. 117368

ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION
TO THE RESPONSIBLE ENGINEER
IS AN OFFENSE UNDER THE
TEXAS ENGINEERING PRACTICE LAW

400 W. EXPRESSWAY 83

WESLACO, TX.

DIMENSION PLAN

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File Name: XXXXXXXXXX

SHEET 1 OF 5



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. 2016-07

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.

GENERAL INFORMATION

Name of Subdivision: Extreme Nutrition S/D

Location: 400 W. Expressway 83

Legal Description: Being a resubdivision of 0.564 of one acre being all of Reserve Tract B of 400 W. Expressway 83 S/D

Is subdivision inside city limits? ☒ YES ☐ NO

If subdivision is in the ETJ, indicate? ☐ 2 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: Commercial

Existing Land Use: Open Proposed Land Use: Commercial

Number of Lots Proposed: 1 Gross Acreage: 0.564

Title Report Submitted: ☐ Yes ☒ No (Decl)

OWNER INFORMATION

Owner's Name: Calazas Investment Group LLC Telephone: 409 381-0981

Address: 539 South Texas Blvd. Fax:

City: Weslaco State: TX Zip: 78596 E-mail: clmario@mclindenandhunt.com

ENGINEER INFORMATION

Name: Mclinden & Hunt Inc. Telephone: 381-0981

Address: 115 W. McFadyre St. Fax: 381-1839

City: Edinburg State: TX Zip: 78541 E-mail: Mario@mclindenandhunt.com

VARIANCE

Will proposed subdivision require a variance to the Code? _____ YES ☒ NO

Describe in detail the variance requested and reason why:

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☐ YES ☐ NO Electric Company: _____

☒ YES ☐ NO Phone Utility <u>Verizon</u>	☒ YES ☐ NO Gas Utility	☒ YES ☐ NO Cable Utility
--	---	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District: <u>11</u>	☒ YES ☐ NO Irrigation District: <u>HCC #10 #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 SUBDIVISION REVIEW

☒ Seven (7) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

☒ \$50.00 Subdivision 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

☒ Trip Generation Worksheet

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____ Twelve (12) sets of plans **FOLDED & STAPLED** (24 x 36) with all corrections done
_____ \$350.00 (one time fee for preliminary and final plat)

SUBMITTALS REQUIRED FOR FINAL (P & Z)

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

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
_____ 2% inspection fee
_____ Memo from engineering inspector releasing subdivision
_____ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____ 30 Year Water and 30 Year Sewer Service Agreements
_____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: Mario Reyna Date: 9-29-16

Authorized Agent Printed Name: Mario A. Reyna

MELDEN & HUNT INC.115 W. McINTYRE
EDINBURG, TX 78541OFF: (956) 381-0981
FAX: (956) 381-1839

Check Date: 11/4/2016

028318

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Extreme Nutrition	11/4/2016	0030374	350.00			350.00
City of Weslaco		TOTAL	350.00			350.00
INB Accounts Payable #7797 1		WESLACO CITY OF				

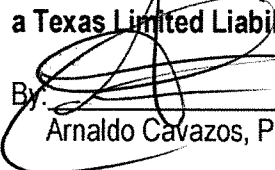
CITY OF WESLACO
956-968-3181REC#: 02191240 11/04/2016 11:07 AM
OPER: KArev TERM: 036
REF#: 028318TRAN: 207.0000 SUBDIVISION APPLICAT
Extreme Nutrition
01 -400-1025
SUBDIVISION FEES 350.00CRTENDERED: 350.00 CHECK
APPLIED: 350.00-

CHANGE: 0.00

OWNER'S AUTHORIZATION

I/We, CAVAZOS INVESTMENT GROUP L.L.C., a Texas Limited Liability Company, hereby authorize Mario A. Reyna, P.E. Project Engineer and Fred L. Kurth, P.E., R.P.L.S., President of Melden and Hunt, Inc. to sign all subdivision, zoning, variance and the necessary paperwork to the City of Weslaco for the proposed commercial development being 0.564 OF ONE ACRE BEING ALL OF RESERVE TRACT B OF 400 WEST EXPRESSWAY 83 SUBDIVISION, Volume 37, Page 91B, H.C.M.R. City of Weslaco Hidalgo County, Texas.

CAVAZOS INVESTMENT GROUP L.L.C.
a Texas Limited Liability Company

By: 

Arnaldo Cavazos, President

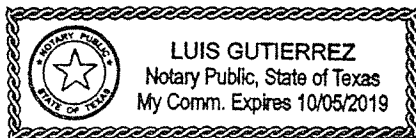
ACKNOWLEDGEMENT

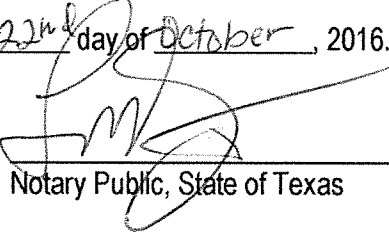
STATE OF TEXAS §

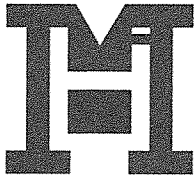
COUNTY OF HIDALGO §

Before me, the undersigned authority, on this day personally appeared Arnaldo Cavazos, President of **Cavazos Investment Group L.L.C.**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this the 22nd day of October, 2016.




Notary Public, State of Texas



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO REYNA

November 3, 2016

City of Weslaco
Mr. Mardoqueo Hinojosa, P.E.
City Engineer/Planning Director
255 S. Kansas Ave
Weslaco, Texas 78596

Re: Variance Request – Extreme Nutrition

Dear Mr. Hinojosa –

On behalf of, Cavazos Investment Group LLC, Melden & Hunt, Inc. is respectfully requesting the following variances from your Zoning/Subdivision Ordinances:

- Setbacks – As part of the subdivision ordinance, a 25.0' rear setback is required along the north property line. At this time, we are respectfully requesting that the rear setback be reduced from 25.0' to 10.0'. Without this variance, meeting The City of Weslaco's parking requirements will not be able to be met and the development of this tract of land will be difficult.

Respectfully,

Mario A. Reyna, P.E.

Vice-President



CITY OF WESLACO
PLANNING & CODE ENFORCEMENT DEPARTMENT
SUBDIVISION REVIEW MEETING

DATE: 10/19/2016

NAME OF SUBDIVISION: EXTREME NUTRITION

SIGN IN SHEET

#	NAME	COMPANY	Phone/email
1	Marloqueo Hinojosa	City of Weslaco	447-3403
2	Melio Zetun	Melton & Hart, Inc	500-2734
3	Efrain Tatalla	City of Weslaco	447-3401
4	Marcelo Cosme	City of Weslaco	532-8392
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			

WESLACO FIRE MARSHAL'S OFFICE
255 S. Kansas
Weslaco, Texas 78596
(956) 447-3415 Fax (956) 969-4921

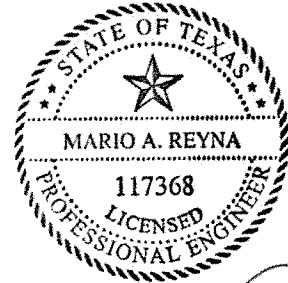
DATE: 10/13/16 OCCUPANCY ASS: Mercantile
 FACILITY NAME: Extreme Nutrition
 PHYSICAL & MAILING ADDRESS: 400 W. Interstate 2
 PHONE #: unknown OWNER/MANAGER: unknown

PLAN REVIEW – CHECK OFF LIST

x		Approved as submitted	x	with notes		
	A	Illuminated exit signs and emergency lighting shall be combination with 90 minute battery pack back-up.				
	B	All restrooms shall have emergency lighting with 90 minute battery pack back-up.				
	C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 50' intervals for non-sprinklered building, 75' intervals for sprinklered building, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2012 Edition, Section 906.				
	D	Shall have fire alarm company submit plans for proposed fire alarm.				
X	E	Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2012 Edition (IF SPRINKLERED)				
X	F	Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2012 Edition. (IF SPRINKLERED)				
X	G	Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2012 Edition, Section 903 & 912 and latest edition of NFPA 13 (IF SPRINKLERED)				
	H	If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2012 Edition, Section 904.				
	I	Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2012 Edition, Section 904.11.5				
x	J	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. (PLANS COMPLY)				
X	K	Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2012 Edition, Section 903.3.7 and all of section 912, IFC, 2012 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5 inch storz with a 30 to 40 degree downward deflection angle adapter (FDC SHOWN ON PLANS)				
x	L	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). (PLANS DO NOT COMPLY WITH MINIMUM 20 FT IN PARKING LOT)				
	M	Fire apparatus access road shall comply with IFC 2012 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)				
	N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2012 Edition, Section 404.				
	O	Shall maintain a clear path for means of egress in the following areas:				
	P	Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.				
	Q	Fire wall shall be minimum 1 hour fire rated all the way to the roof deck.				
	R	Shall maintain 44" clearance between aisles.				
	S	Gated community shall submit specs on gate and shall maintain a 20' clearance on each side of island prior to installation of gate. Shall provide combination for access to subdivision. Shall provide Knox Box Gate Entry System.				
	T	Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.				
	U	Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com				
	V	Shall have Knox FDC 5 inch Storz Caps in place. www.KnoxBox.com				
	W	Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¾" stroke red letters.				
	X	Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.				
	Y	Shall submit a complete set of plans for construction to my office for further requirements.				
X	Z	Shall pay appropriate fees for the following:	X	Plan review (\$75.00)	Fire alarm plan review	Fire alarm trip test
		Sprinkler system plan review		Aboveground hydro test	Underground hydro test	Suppression system trip test
X		FDC still shown on plans, if building is to be sprinklered, it shall comply with all requirements for sprinkler system installation.				

Fire Marshal Chris Sanchez
FIRE MARSHAL/FIRE INSPECTOR

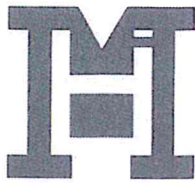
FIRM NAME: MELDEN & HUNT, INC. – #F1435
TITLE: EXTREME NUTRITION SUBDIVISION
PREPARED BY: MARIO A. REYNA P.E.
DATE: 09-29-2016



Mario Reyna

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- 2. Drainage Calculations**
- 3. Time of Concentration Determination Table**
- 4. Location Map**
- 5. Subdivision Plat**
- 6. Drainage Layout**
- 7. USGS Topographical Map**
- 8. Nomograph Map**
- 9. Rainfall Intensity Table**
- 10. Street Velocities & Capacities Flowing Curb Full Table**
- 11. USDA Soils Map**
- 12. USDA Soils Legend & Description**
- 13. FEMA FIRM with site location**



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO REYNA

DRAINAGE STATEMENT

EXTREME NUTRITION SUBDIVISION

Project No.: 16159.00 Revised Date: September 26, 2016

EXTREME NUTRITION SUBDIVISION is a tract of land containing 0.564 acres of land situated in the City of Weslaco, Hidalgo County, Texas, being all of reserve tract B, 400 West Expressway 83 Subdivision, according to the plat thereof recorded in Volume 37, Pages 91B, Hidalgo County Map Records. The property is located approximately 800 feet west of the intersection of F.M. 88 (Texas Boulevard) and US Expressway 83. The property will be subdivided to multi-family lot. This property is located in Zone "B" shaded in FEMA's Flood Insurance Rate Map, Community Panel No. 480349 0005 B, March 4, 1980 and Community Panel No. 480334 0525 B, January 2, 1981: Zone "B" shaded is an "area between limits of the 100-year flood and 500-year flood; or certain acres subject to 100-year flooding with average depths less than 1 foot or where the contributing drainage area is less than one square mile; and areas protected by levees from a base flood".

The soils are sandy clay loam, which are in Hydrologic Group "B". Soil Group "B" is moderately pervious with a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is by surface flow in a southerly direction and has a runoff of .73 c.f.s. during the 10-year storm frequency as per the attached calculations.

The proposed drainage for **EXTREME NUTRITION SUBDIVISION** shall sheet flow south flowing into proposed type behive inlet, "8" bleeder line and discharges into an existing drain ditch. The existing drain ditch system flows northeast ultimately discharging into the Mercedes Lateral.

In accordance with the City of Weslaco drainage policy, the peak rate of runoff in the subdivision will not be increased during the 25-year rainfall event due to the improvements in this subdivision. Therefore, as per attached calculations, 2,705 cubic feet of detention will be provided by widening the existing drainage ditch within this subdivision. 2,950 cubic feet of detention is available. The drainage and detention plan will be reviewed by the City prior to the issuance of the building permit by the City.



By:

Mario Reyna
Mario A. Reyna, P.E.
Vice President

9-26-16
DATE

DRAINAGE REPORT

PROJECT NAME: **EXTREME NUTRITION SUBDIVISION**
 PROJECT NUMBER: **16159.00**
 DATE: **September 26, 2016**

I. Existing Condition (10 Year)

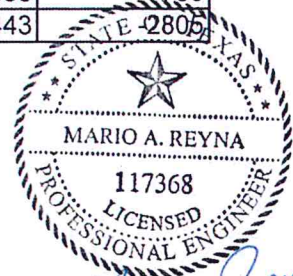
Ex. Area: **24576.013** sf
 0.56 ac
 Imp. Area: **0** sf
 % Imp. : 0.00
 Slope : **0.15** % SCS Curve Number: **61**
 tc : **21.33** min
 Rainfall Intensity (10yr) 6.086 in/hr
 c factor (from Nomograph) 0.211
 Q peak existing condition: 0.73 cfs

II. Future Condition (25 Year)

Future area: 24576.013 sf
 0.56 ac
 Estimated Imp. Area: **17991.5** sf
 % Imp. : 0.73
 Slope : 0.15 % SCS Curve Number: **88**
 tc : **13.59** min
 Rainfall Intensity (25yr) 8.799 in/hr
 c factor (from Nomograph) 0.675
 Q future cond. = $Aci = i^*$ = 3.35 * 0.68
 0.38105 i

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	12.67	4.83	1448	0.73	218	1231
10	0.17	10.04	3.83	2296	0.73	435	1861
15	0.25	8.40	3.20	2881	0.73	653	2228
20	0.33	7.27	2.77	3323	0.73	870	2453
25	0.42	6.43	2.45	3678	0.73	1088	2590
30	0.50	5.79	2.21	3973	0.73	1305	2667
35	0.58	5.28	2.01	4225	0.73	1523	2702
40	0.67	4.86	1.85	4445	0.73	1741	2705
45	0.75	4.51	1.72	4641	0.73	1958	2683
50	0.83	4.22	1.61	4818	0.73	2176	2643
60	1.00	3.74	1.42	5126	0.73	2611	2515
90	1.50	2.83	1.08	5825	0.73	3916	1909
120	2.00	2.31	0.88	6335	0.73	5222	1113
180	3.00	1.72	0.66	7082	0.73	7833	750
240	4.00	1.39	0.53	7638	0.73	10443	2805

Storage Required: 2705 cf
 Storage Required: 0.062 Ac.-Ft.
 w/ release rate of: 0.73 cfs
 Storage per lot: **2705** cf per lot
 Storage / Ac. Development: 0.110 Ac.Ft. per Ac.



Mario Reyna
 9-26-16

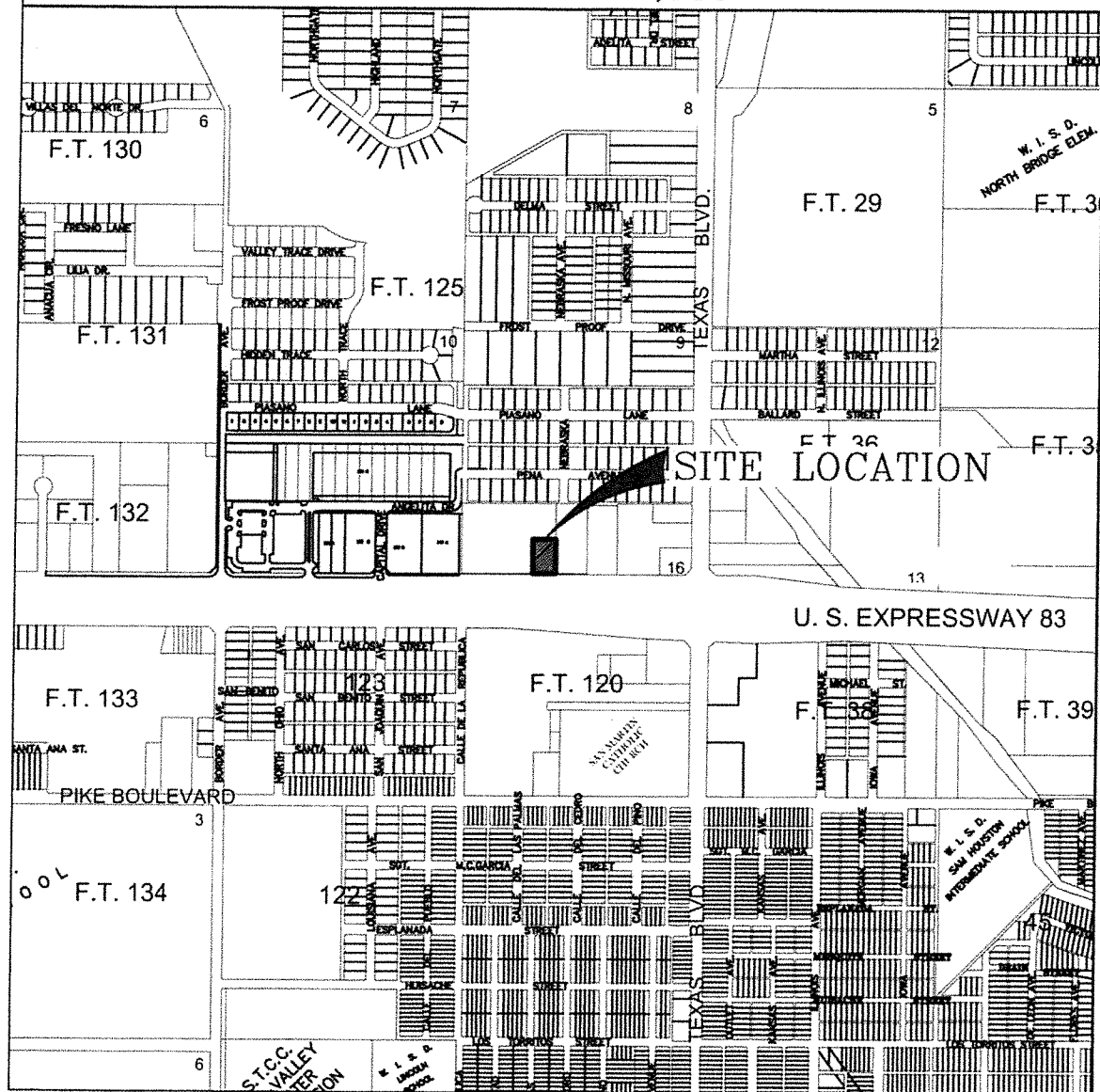
TABLE I
TIME OF CONCENTRATION DETERMINATION
EXTREME NUTRITION SUBDIVISION

$$T_c = \frac{L}{(V \times 60)}$$

TABLE IA
FLOWRATE DETERMINATION
EXTREME NUTRITION SUBDIVISION

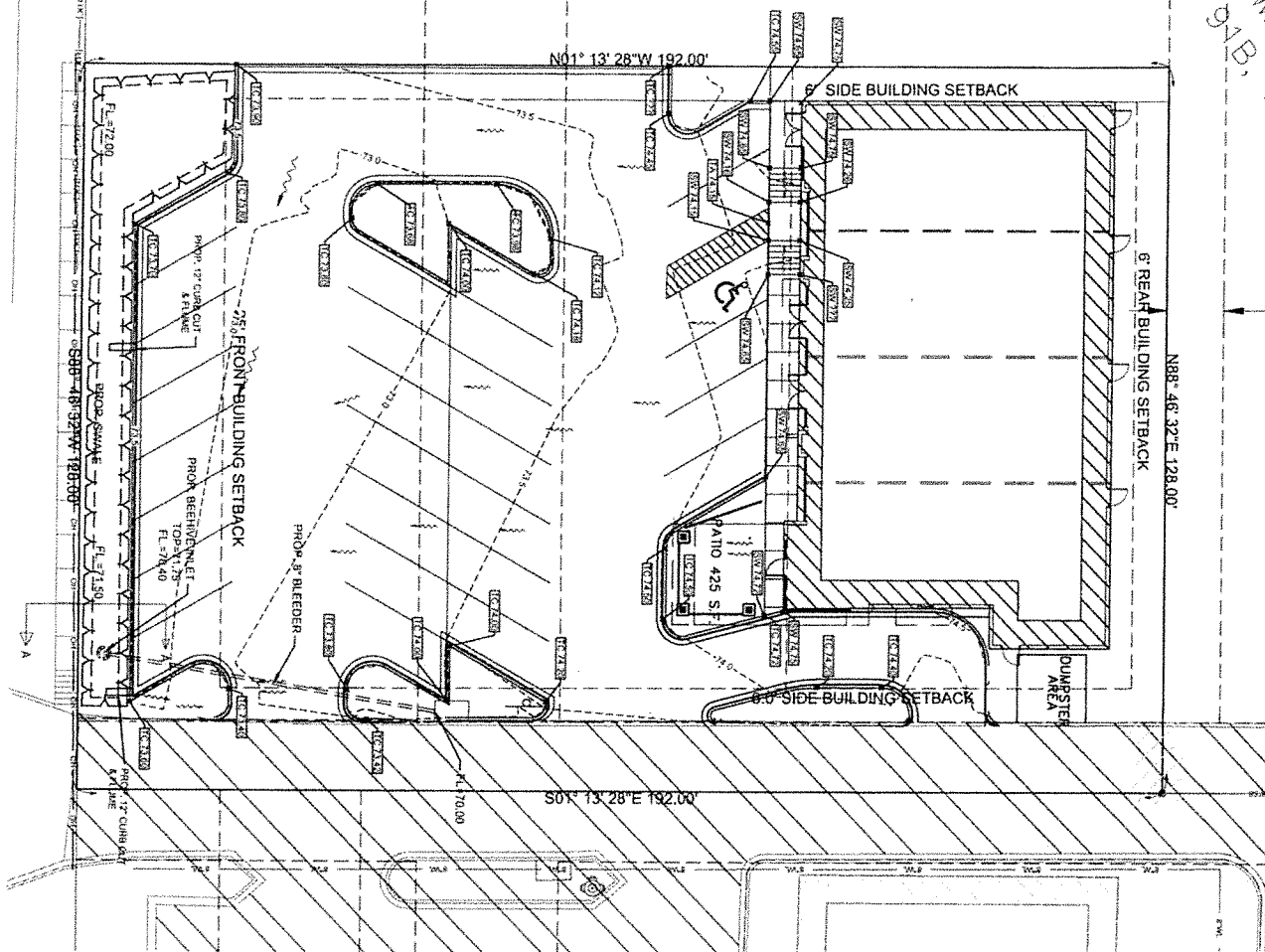
[illegible]
$$I = \frac{b}{(Tc + d)^e}$$

SCALE: 1" = 1,000'

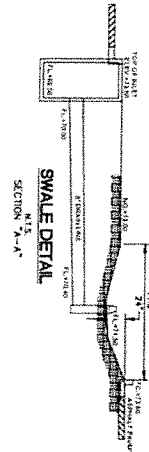


25.00' STORM EASEMENT

EXPRESSWAY
PAGE 94B



SCALE 1/8" = 1'-0"



GRADING PLAN

400 W.
EXPRESSWAY 83
WESLACO, TX.

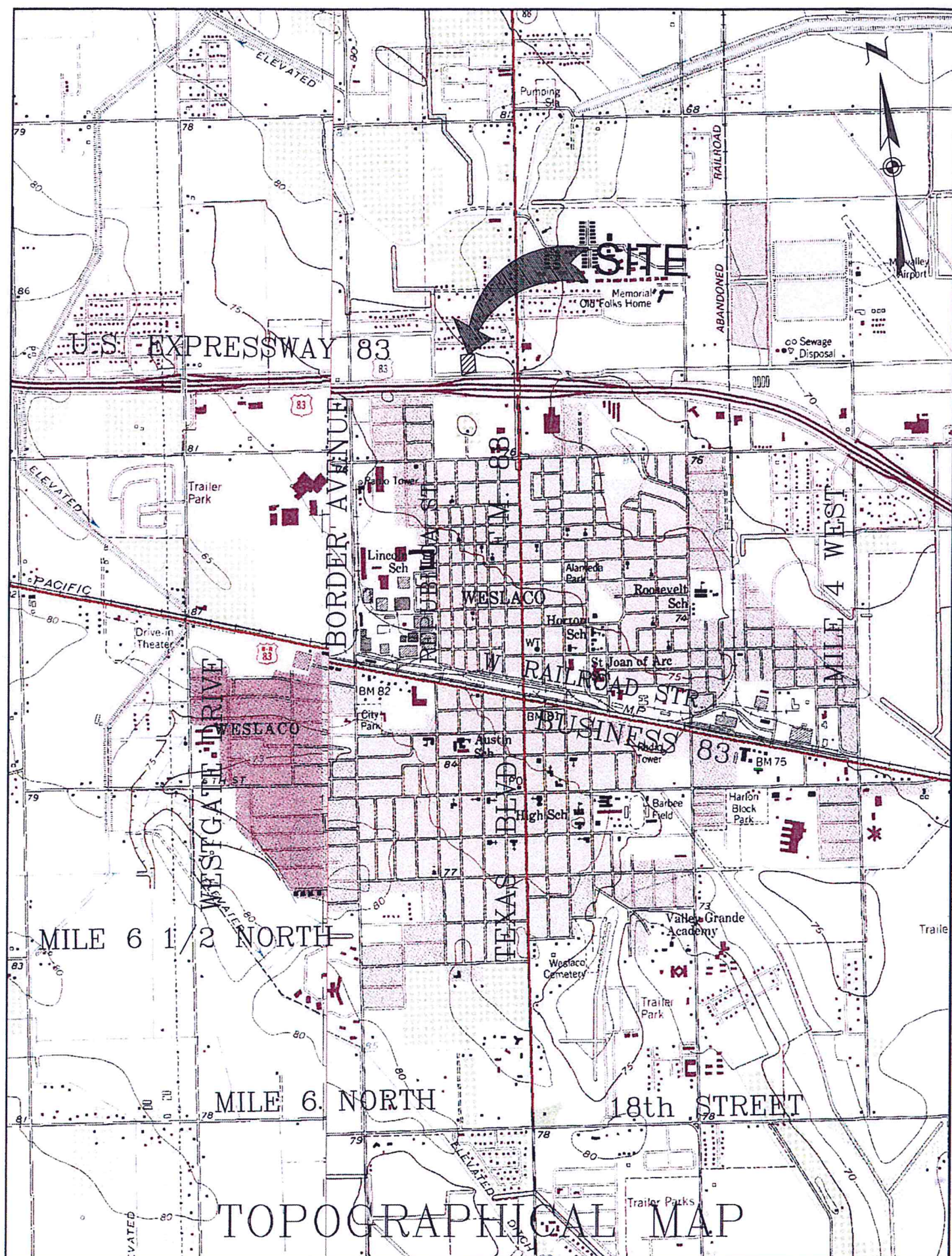


PROJ. NO. 14039.04
SHEET 3 OF 5

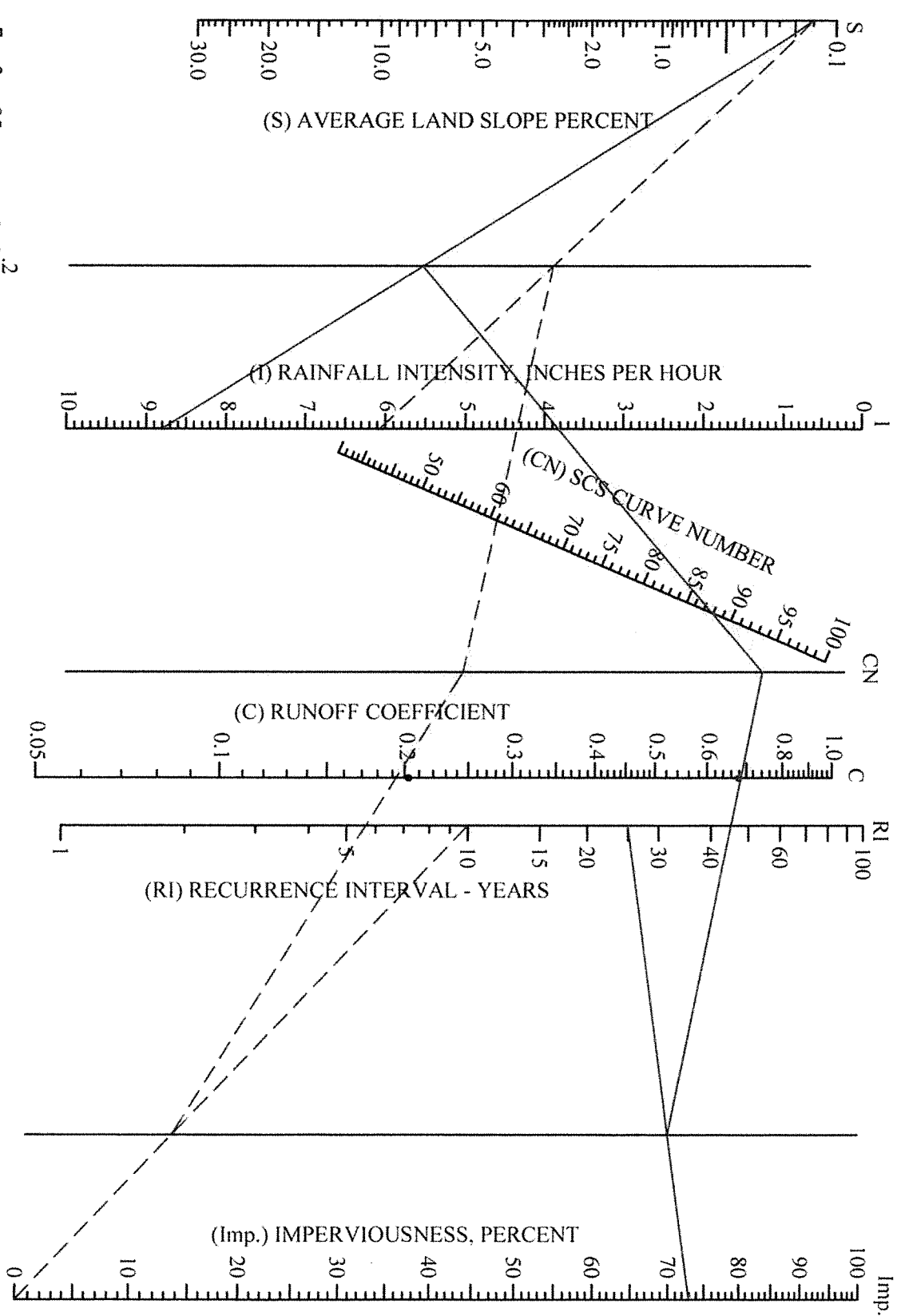


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14039.04



NOMOGRAPH for Estimating "C" EXTREME NUTRITION SUBDIVISION



$$C = 7.2(10)^{-7} CN^3 RI^{.05} ((.01CN)^{.6} S^{-.2})^{.6} (.001CN)^{1.48} (.15 + .11 (Imp+1)/2)^{.7}$$

Nomograph for Estimating C in the Rational Formula

- DENOTES EXISTING CONDITION (C) = 0.211
- DENOTES FUTURE CONDITION (C) = 0.675

CN = Curve Number (SCS Method) = 98(imperious) + x(1 - imperious)
where x = Hydraulic Soils Group

A	39
B	61
C	74
D	80

Appendix 1.0

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

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

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

25yr	50yr	100yr
0.771	0.749	0.740
98	99	103
9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.)

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

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

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898
120	1.299	1.677	1.981	2.309	2.596	2.815
125	1.259	1.628	1.924	2.242	2.523	2.737
130	1.221	1.581	1.870	2.180	2.455	2.665
135	1.186	1.537	1.819	2.122	2.391	2.596
140	1.153	1.496	1.771	2.067	2.331	2.532
145	1.122	1.457	1.727	2.015	2.274	2.471
150	1.093	1.421	1.684	1.966	2.220	2.413
155	1.065	1.386	1.644	1.919	2.169	2.359
160	1.039	1.354	1.606	1.876	2.121	2.307
165	1.014	1.323	1.570	1.834	2.075	2.258
170	0.991	1.293	1.536	1.794	2.032	2.211
175	0.968	1.265	1.504	1.757	1.990	2.167
180	0.947	1.239	1.473	1.721	1.951	2.124
185	0.927	1.213	1.443	1.686	1.913	2.084
190	0.907	1.189	1.415	1.654	1.877	2.045
195	0.889	1.166	1.388	1.622	1.842	2.008
200	0.871	1.144	1.362	1.592	1.809	1.972
205	0.854	1.122	1.337	1.564	1.778	1.938
210	0.838	1.102	1.313	1.536	1.747	1.906
215	0.823	1.082	1.290	1.510	1.718	1.874
220	0.808	1.063	1.268	1.484	1.690	1.844
225	0.793	1.045	1.247	1.460	1.663	1.815
230	0.780	1.028	1.227	1.436	1.637	1.787
235	0.766	1.011	1.207	1.413	1.611	1.759
240	0.754	0.995	1.189	1.392	1.587	1.733
245	0.741	0.979	1.170	1.370	1.564	1.708
250	0.729	0.964	1.153	1.350	1.541	1.684
255	0.718	0.950	1.136	1.330	1.519	1.660
260	0.707	0.936	1.119	1.311	1.498	1.637
265	0.696	0.922	1.103	1.293	1.477	1.615
270	0.686	0.909	1.088	1.275	1.458	1.594
275	0.676	0.896	1.073	1.257	1.438	1.573
280	0.666	0.884	1.059	1.241	1.420	1.553
285	0.657	0.872	1.045	1.224	1.402	1.533

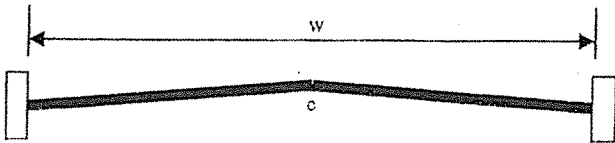
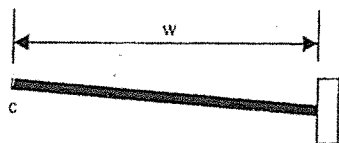
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.647	0.860	1.031	1.209	1.384	1.514
295	0.639	0.849	1.018	1.193	1.367	1.496
300	0.630	0.838	1.005	1.178	1.350	1.478
305	0.622	0.828	0.992	1.164	1.334	1.460
310	0.614	0.817	0.980	1.150	1.319	1.444
315	0.606	0.807	0.969	1.136	1.303	1.427
320	0.598	0.797	0.957	1.123	1.288	1.411
325	0.591	0.788	0.946	1.110	1.274	1.395
330	0.583	0.779	0.935	1.097	1.260	1.380
335	0.576	0.770	0.924	1.085	1.246	1.365
340	0.570	0.761	0.914	1.073	1.233	1.351
345	0.563	0.752	0.904	1.061	1.220	1.337
350	0.556	0.744	0.894	1.050	1.207	1.323
355	0.550	0.736	0.885	1.039	1.195	1.309
360	0.544	0.728	0.875	1.028	1.182	1.296
365	0.538	0.720	0.866	1.017	1.171	1.284
370	0.532	0.713	0.857	1.007	1.159	1.271
375	0.526	0.705	0.849	0.997	1.148	1.259
380	0.521	0.698	0.840	0.987	1.137	1.247
385	0.515	0.691	0.832	0.977	1.126	1.235
390	0.510	0.684	0.824	0.968	1.115	1.224
395	0.504	0.677	0.816	0.958	1.105	1.212
400	0.499	0.671	0.808	0.949	1.095	1.201
405	0.494	0.664	0.800	0.940	1.085	1.191
410	0.489	0.658	0.793	0.932	1.075	1.180
415	0.485	0.652	0.786	0.923	1.066	1.170
420	0.480	0.646	0.779	0.915	1.056	1.160
425	0.475	0.640	0.772	0.907	1.047	1.150
430	0.471	0.634	0.765	0.899	1.038	1.140
435	0.466	0.628	0.758	0.891	1.029	1.131
440	0.462	0.623	0.751	0.883	1.021	1.121
445	0.458	0.617	0.745	0.876	1.012	1.112
450	0.454	0.612	0.739	0.869	1.004	1.103
455	0.450	0.607	0.733	0.861	0.996	1.094
460	0.446	0.602	0.726	0.854	0.988	1.086

where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

25yr	50yr	100yr
0.771	0.749	0.740
98	99	103
9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.

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

										
	Local Street		Local Street		Collector Street		Secondary Street (half-section)		Primary Street (half-section)	
	w = 30'		w = 40'		w = 44'		w = 24'			
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

Hydrologic Soil Group—Hidalgo County, Texas



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/26/2016
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)		Soils	
	Area of Interest (AOI)		A
	Area of Interest (AOI)		A/D
			B
			B/D
			C
			C/D
			D
			Not rated or not available
Soil Rating Polygons		Water Features	
	A		Streams and Canals
	A/D		Transportation
	B		Rails
	B/D		Interstate Highways
	C		US Routes
	C/D		Major Roads
	D		Local Roads
	Not rated or not available		
Soil Rating Lines		Background	
	A		Aerial Photography
	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: <http://websoilsurvey.nrcs.usda.gov>
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 12, Sep 22, 2015

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

Date(s) aerial images were photographed: Dec 10, 2010—Jan 25, 2011

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

Hydrologic Soil Group— Summary by Map Unit — Hidalgo County, Texas (TX215)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	B	0.7	100.0%
Totals for Area of Interest			0.7	100.0%

Description

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

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

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

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

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

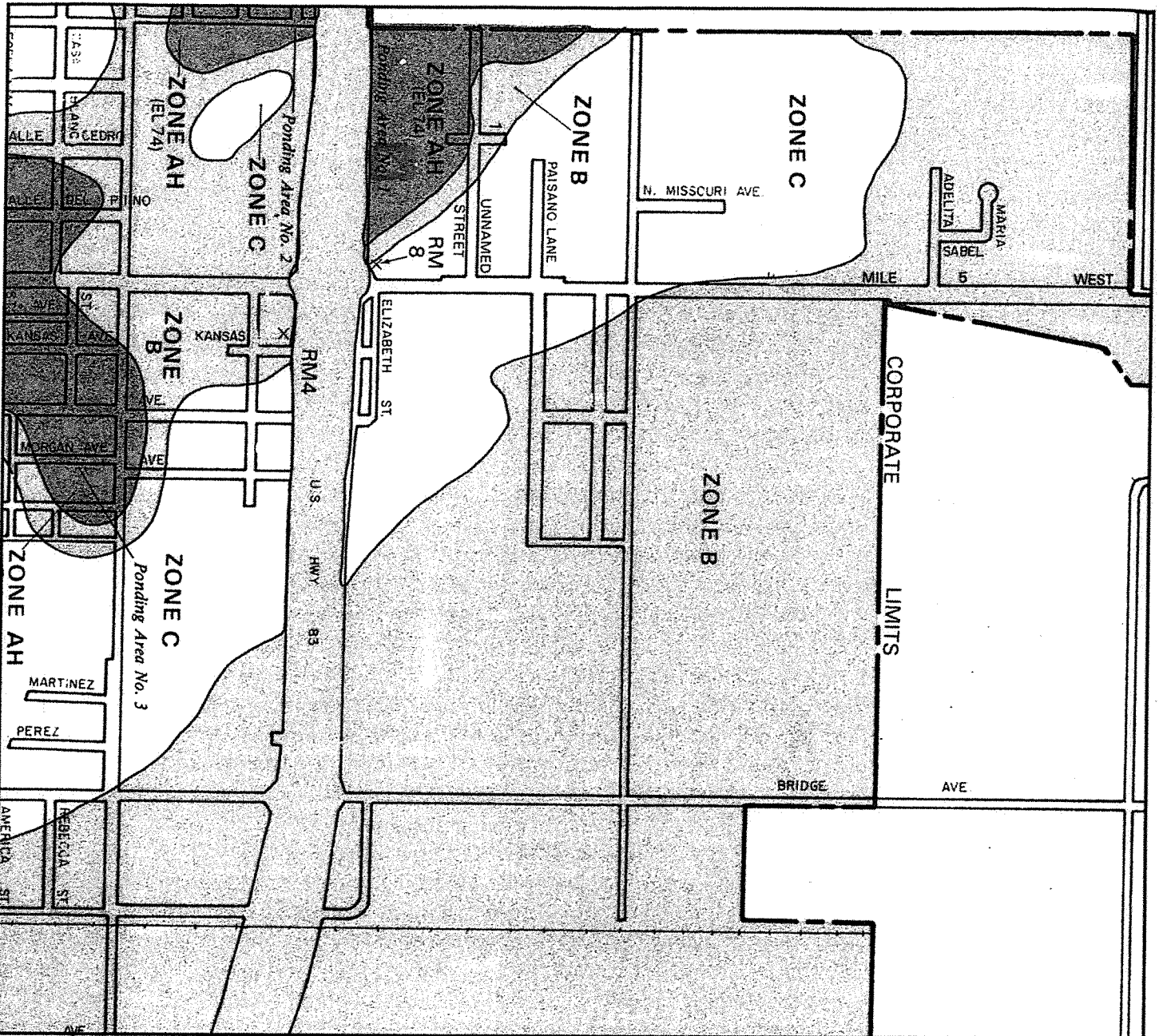
Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over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

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

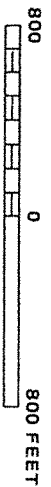
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CITY OF
WESLACO, TEXAS
HIDALGO COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
480349 0005 B
EFFECTIVE DATE:
MARCH 4, 1980

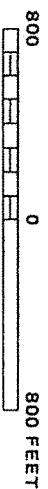


U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

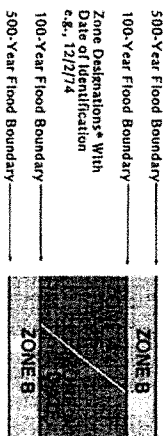
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



APPROXIMATE SCALE



KEY TO MAP



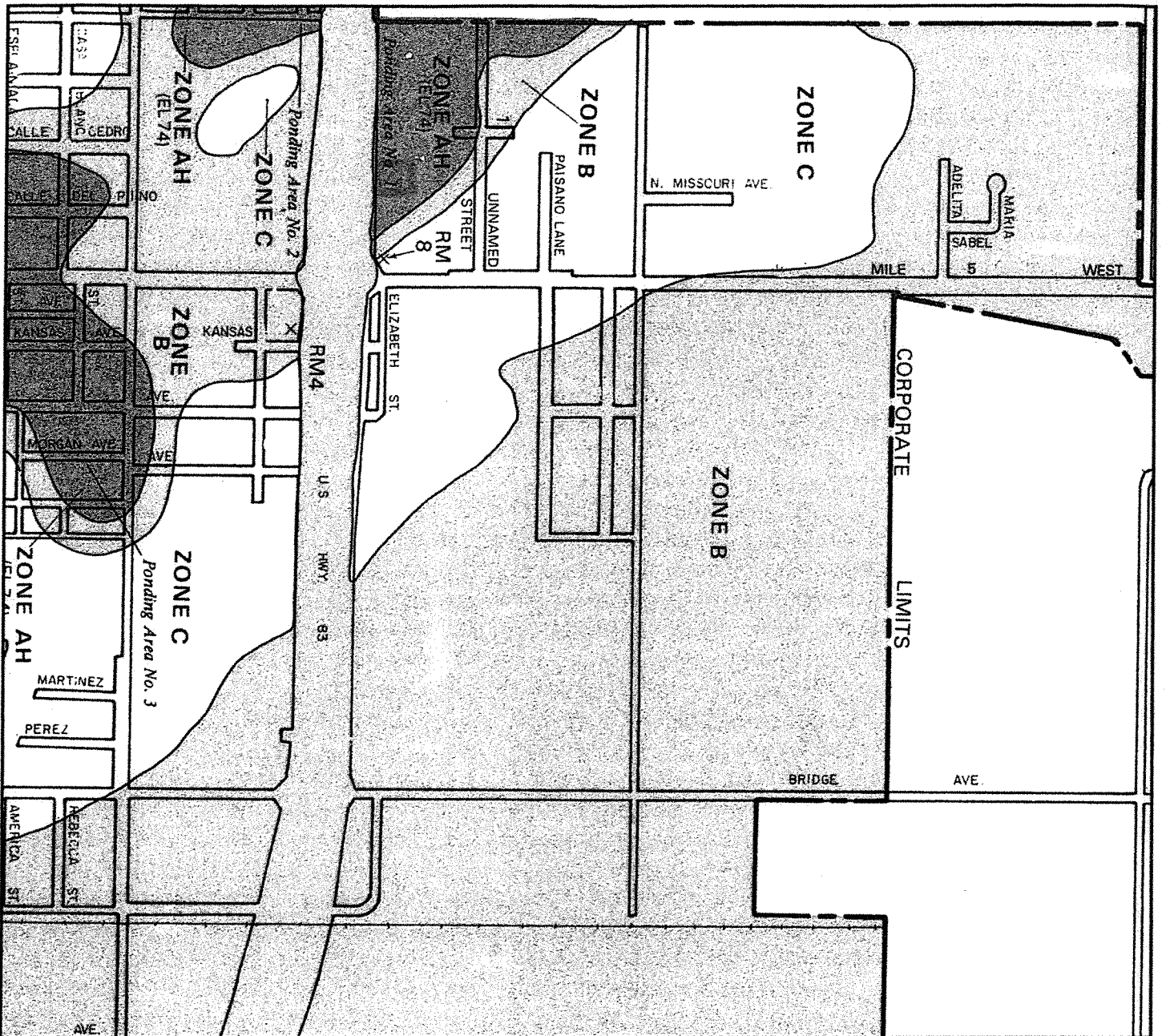
**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

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

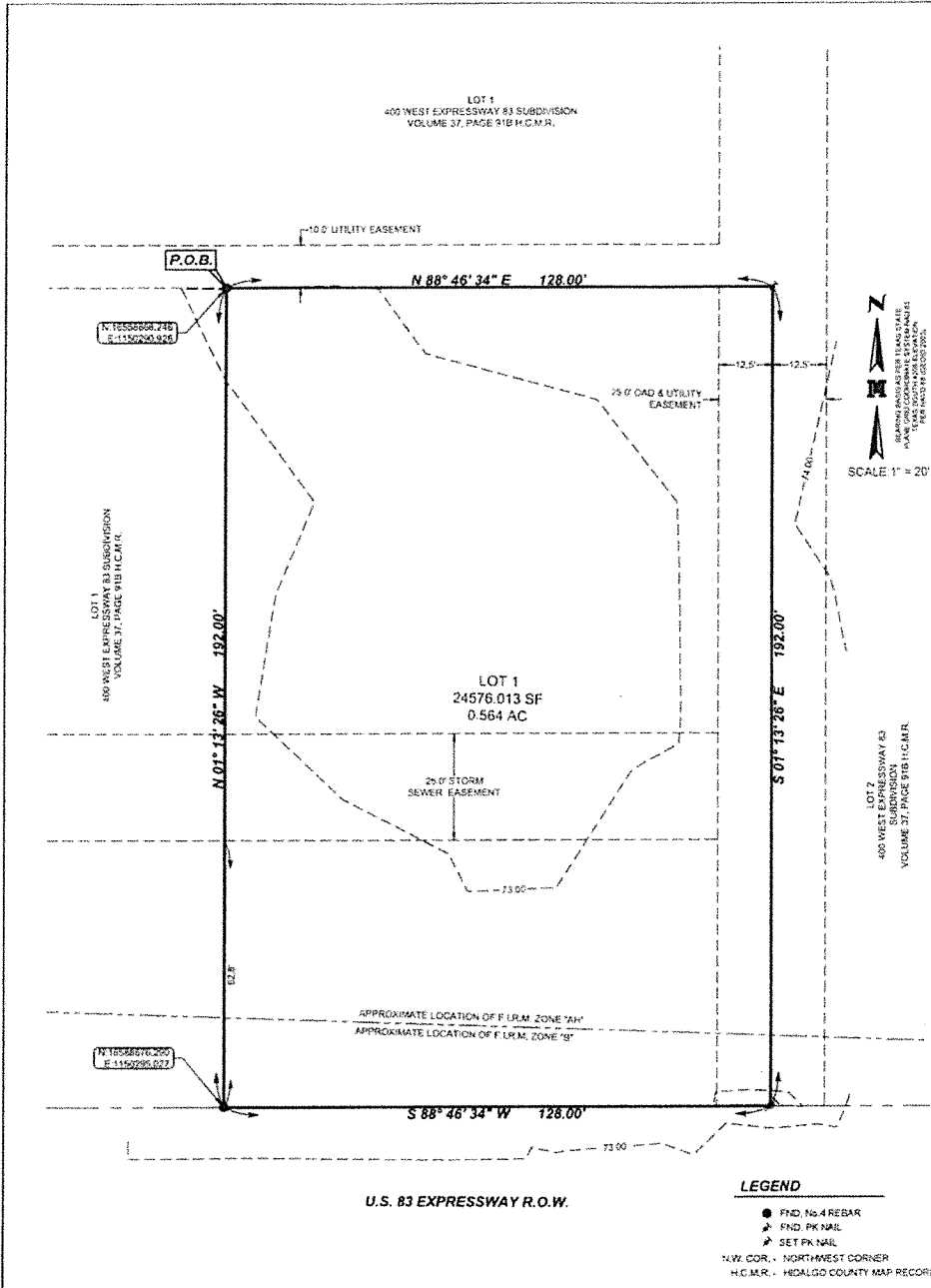
NOTES TO USER.

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



EXTREI
BEING A RESU

OF
CITY



GENERAL NOTES:

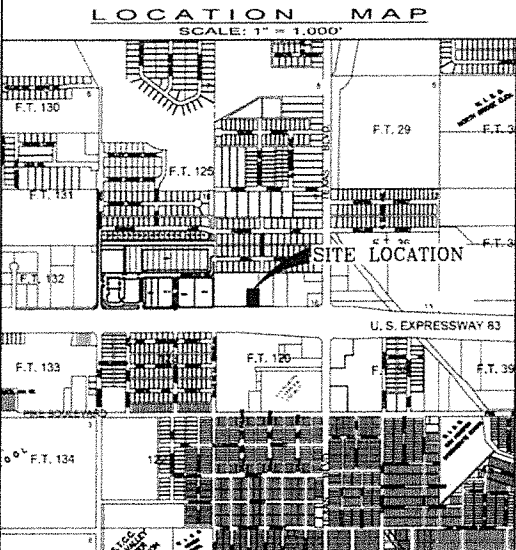
1. THIS SUBDIVISION IS IN FLOOD ZONE "AH" AREAS OF 100-YEAR SHALLOW FLOOD ARE BETWEEN ONE(1) AND THREE(3) FEET, BASE FLOOD ELEVATION HAS BEEN DET BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE FRONT CENTER OF
3. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
FRONT - 47' OR EASEMENT, WHICHEVER IS GREATER
REAR - 10' OR EASEMENT, WHICHEVER IS GREATER
SIDE - 10' OR EASEMENT, WHICHEVER IS GREATER
4. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 2.705 C.F. OF STORM SEV APPROVED DRAINAGE REPORT.
5. BENCH MARK, SET PK NAIL AT THE FOLLOWING COORDINATE AND ELEVATION
N 16588676.230, E 1150295.027 AT ELEVATION = 73.39
6. NO BUILDING IS ALLOWED OVER ANY EASEMENT.
7. A 5 FT WIDE SIDEWALK IS REQUIRED ALONG THE NORTH SIDE OF U.S. EXPRESSWAY BUILDING PERMIT PROCESS.
8. DRAIN SWALE(S) ARE TO BE MAINTAINED BY PROPERTY OWNER.
9. STREET LIGHTS TO BE INSTALLED BY DEVELOPER AS PER CITY ORDINANCE.
10. A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTR
11. LANDSCAPING TO BE PROVIDED AS PER CITY ORDINANCE.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 0.564 OF ONE ACRE (24,576.00 SQUARE FEET) CITY OF WESLACO, HIDALGO COUNTY, TEXAS, BEING ALL OF RESERVE TRACT EXPRESSWAY 83 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORD PAGE 918, HIDALGO COUNTY MAP RECORDS, SAID 0.564 OF ONE ACRE [FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [NORTHING 16588686.246, EASTING 11 NORTHWEST CORNER OF SAID RESERVE TRACT B, FOR THE NORTHWEST TRACT:

1. THENCE, N 88° 46' 34" E [EAST MAP CALL] ALONG THE NORTH LINE OF SAID B, AT A DISTANCE OF 115.50 FEET PASS THE WEST LINE OF A 25 FOOT L AND THE EXISTING WEST RIGHT-OF-WAY LINE OF A ROAD AS SHOWN (EXPRESSWAY 83 SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 128 FEET TO A PK NAIL FOUND AT THE NORTHEAST CORNER OF SAID RESERVE TRACT B, FOR THE NORTHEAST CORNER OF THIS TRACT.
2. THENCE, S 01° 13' 26" E [SOUTH MAP CALL] ALONG THE EAST LINE OF SAID B AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID ROAD, A DI FEET TO A PK NAIL SET AT THE SOUTHEAST CORNER OF SAID RESERVE TRACT B, FOR THE SOUTHEAST CORNER OF THIS TRACT.
3. THENCE, S 88° 46' 34" W [WEST MAP CALL] AT A DISTANCE OF 128.00 FEET LINE OF SAID 25 FOOT UTILITY EASEMENT AND THE EXISTING WEST RI OF SAID ROAD, CONTINUING A TOTAL DISTANCE OF 128.00 FEET TO A N [NORTHING 16588676.230, EASTING 1150295.027] AT THE SOUTHWEST CORNER OF THIS TRACT.
4. THENCE, N 01° 13' 26" W [NORTH MAP CALL] ALONG THE WEST LINE (TRACT B, A DISTANCE OF 192.00 FEET TO THE POINT OF BEGINNING 0.564 OF ONE ACRE (24,576.00 SQUARE FEET) OF WHICH 0.555 OF ONE SQUARE FEET LIES WITHIN THE EXISTING WEST RIGHT-OF-WAY OF SA AN EXISTING NET OF 0.559 OF ONE ACRE (22,176.01 SQUARE FEET) OF LESS.



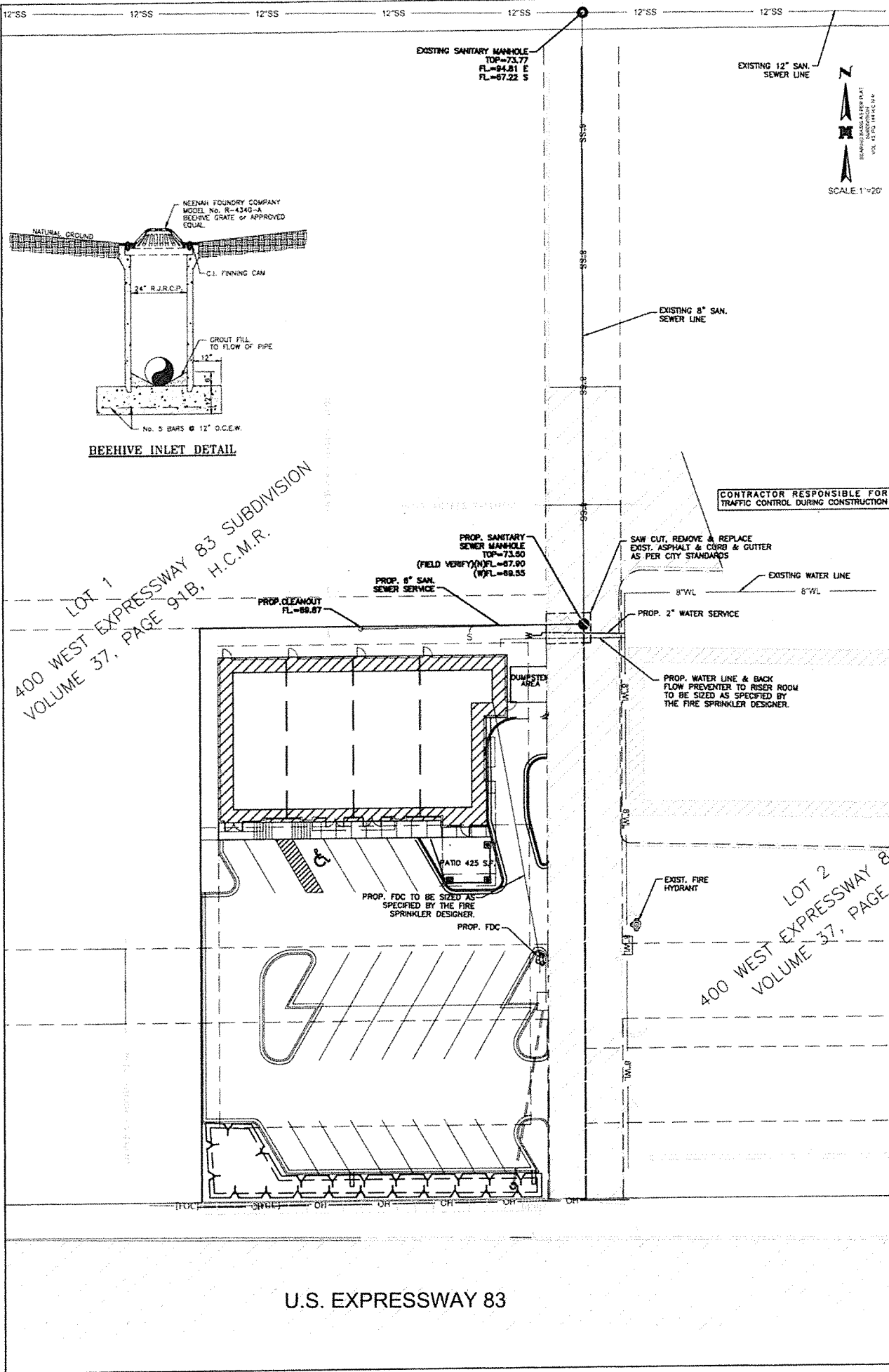
- LEGEND**
- FND. NO. 4 REBAR
 - ▲ FND. PK NAIL
 - ★ SET PK NAIL
- N.W. COR. - NORTHWEST CORNER
H.C.M.R. - HIDALGO COUNTY MAP RECORDS

DRAWN BY: <u>FW</u>	DATE: <u>08-29-16</u>
SURVEYED, CHECKED: _____	DATE: _____
FINAL CHECK: _____	DATE: _____

TYPE FIRM # F-1425

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE 227 N. F.M. 3167
CONRO, TX 77541 40 ROAD CITY, TX 78002
PH: (956) 381-0281 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 488-6591
ESTABLISHED 1947 www.meldenandhunt.com

PRINCIPAL CONTACTS		NAME	ADDRESS	CITY & ZIP
OWNER		EXTREME NUTRITION LLC	539 S. TEXAS BLVD.	WESLACO, TX 77580
ENGINEER		KELLEY A. HELLERVELLA	115 W. MCINTYRE	CONRO, TX 77541
SURVEYOR		FRED L. KURTH	115 W. MCINTYRE	CONRO, TX 77541





Standardized Agenda Request Form

Date of Meeting: November 15, 2016		Agenda Item No. (to be assigned by CSO): 2016-618
From: Mardoqueo Hinojosa		
Subject: Discussion and consideration to approve Ordinance 2016-43 amending Ordinance 69-9 "An Ordinance Establishing a First Zone and a Second Fire Zone, and Fixing the Boundaries of Each Such Zone," excluding certain zones from First and Second Fire Zones and authorize the Mayor to execute any related documents. First Reading of Ordinance 2016-43. Possible action. (Staffed by Planning and Code Enforcement Department).		
Background: Whataburger is renovating its facility located on US Business Highway 83 between Airport Drive and Utah Avenue. Area is in a Fire District, as determined by Ordinance 69-9. Owner is requesting to be excluded from this area as separation between their property and adjacent properties have significant separation. In addition, Whataburger will comply with any fire prevention measures needed for their use.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Request, Site Plan, Fire Zone Map, Ordinance Exhibit, Ordinance 2016-43		

Responsibilities upon Approval:

Staff will advise applicant who will proceed with platting and building permit.

911 Central Parkway North, Suite 425
San Antonio, TX 78232
Phone: (210) 494-0088
Fax: (210) 494-4525

Date November 2, 2016

To Mardoqueo Hinojosa
City Engineer for the City of Weslaco
255 S Kansas Ave.
Weslaco, TX 78596

From Kevin Hunt, P.E.

Subject Amend Fire Zone at 1520 East Business Highway 83

Dear Mr. Hinojosa,

The City of Weslaco currently has two fire zones that were established in 1969 for the purpose of regulating construction within the Weslaco Business District and avoid fires between buildings that are in close proximity. The proposed Whataburger at 1520 East Business Highway 83 is within the Second Fire Zone.

Listed below are supporting arguments to remove the proposed Whataburger from the existing fire zone.

1. The Second Fire Zone was set up prior to the current development in the area which does not include closely built structures.
2. The proposed site improvements will not be a warehouse or industrial-type use as other areas within the Fire Zone that justify the more stringent construction requirements. In addition, the area in general has faded away from warehouses and closely-built structures.
3. The proposed Whataburger structure will be sprinklered.
4. The proposed improvements include the extension of public water main and a new public hydrant along Business Hwy 83 to allow more and better fire coverage not only for this site but other sites in the area.

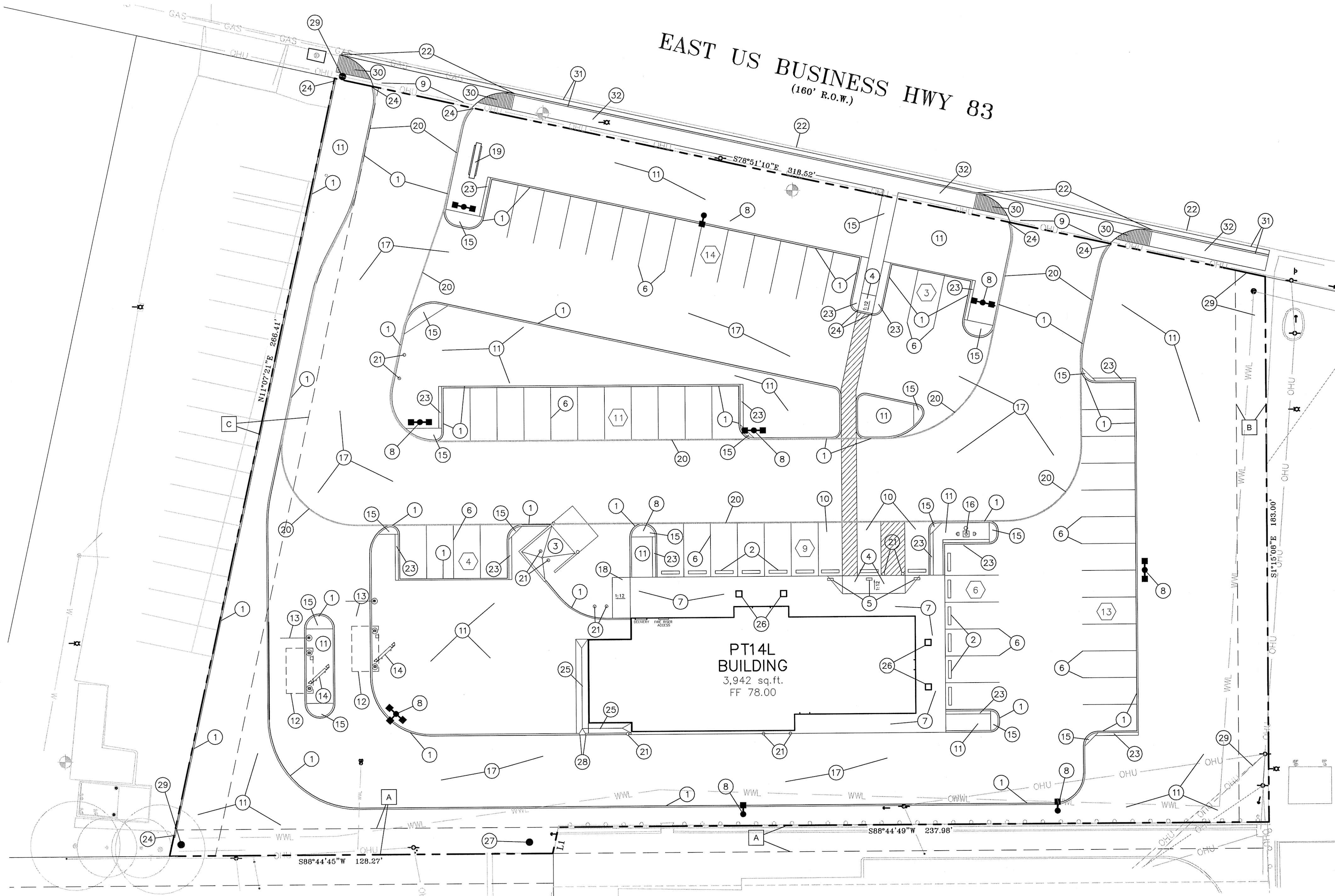
Please consider the previous points in order to remove the proposed structure at 1520 East Business Highway 83 from the Second Fire Zone.

If you should have any other requirements that need to be addressed, please contact me at (210) 403-5538.

Thank you,



Kevin Hunt, P.E.
Project Manager

**LEGEND**

- 7 NUMBER OF PARKING SPACES
- PROPERTY LINE
- EASEMENT LINE
- CONCRETE CURB
- BUILDING
- AREA LIGHT POLE & BASE

SITE DATA TABLE

ZONING	C-3
EXISTING LAND USE	DEVELOPED
PROPOSED LAND USE	NEW WHATABURGER RESTAURANT
LOT AREA	1.736 AC.
BUILDING SLAB	3,942 S.F.
BUILDING HEIGHT	N/A
FRONT SETBACK	25'
SIDE YARD SETBACK	5'
REAR YARD SETBACK	25'
PARKING REQUIRED	39 SPACES
PARKING PROVIDED	60 SPACES
LANDSCAPING (ON-SITE)	27,816 S.F.
ON-SITE PAVING (PARKING AND DRIVES)	40,575 S.F.
OFF-SITE PAVING	633 S.F.
ISLAND PAVING	345 S.F.
CURB (ON-SITE)	2,233 L.F.
CURB (OFF-SITE)	262 L.F.
BUILDING PERIMETER WALK	1,924 S.F.
SIDEWALK (OFF-SITE)	1,180 S.F.
SIDEWALK (ON-SITE)	198 S.F.

NOTES BY SYMBOL

- 6" CONCRETE CURB, SEE SHEET C-7.1, DETAIL 11
- 6' LONG PRECAST CONCRETE WHEEL STOP, SEE SHEET C-3.1, DETAIL 04
- DUMPSTER ENCLOSURE, REF STRUCTURAL PLANS, SEE SHEET S-7.1, DETAIL A3
- ADA CURB RAMP, SEE SHEET C-3.1, DETAIL 05
- ADA SIGNAGE, SEE SHEET C-3.1, DETAIL 02
- 90° PARKING & PAVEMENT STRIPING, SEE SHEET C-3.1, DETAIL 01
- BUILDING PERIMETER SIDEWALK, REF STRUCTURAL PLANS FOR DETAILS
- AREA LIGHT WITH POLE AND BASE, SEE SHEET S-7.1, DETAIL A1
- TXDOT CONCRETE DRIVEWAY, SEE PLANS FOR WIDTH, SEE SHEET C-7.1, DETAIL 09
- ADA PARKING, SEE SHEET C-3.1, DETAIL 01
- LANDSCAPE AREA, REF LANDSCAPING PLANS, SEE SHEET L-1.1 FOR DETAILS
- MENU BOARD CANOPY, SEE SHEET A-0.1, DETAIL C1 AND S-7.1, DETAILS D3
- HEADACHE BAR, SEE SHEET S-7.1, DETAIL D4
- EXTERIOR MENU BOARD, REF ARCH. PLANS, SEE SHEET A-0.1, DETAIL B4
- CONCRETE SIDEWALK/ISLAND NOSE (TYP), SEE SHEET C-7.1, DETAIL 06

FLAGPOLE WITH GROUND MOUNTED LIGHTS, UNITED FLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" BUTT ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINIAL. INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGSNAPS AND HALYARDS, ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS.
SEE SHEET S-7.1, DETAIL A2 FOR FOUNDATION DETAILS
SEE SHEET E.3.1, DETAIL 4 FOR LIGHT DETAILS

- CONCRETE PAVEMENT, SEE SHEET C-7.1, DETAIL 01
- LOADING RAMP, SEE SHEET C-3.1, DETAIL 06
- PLYON SIGN, REF SIGNAGE PLANS FOR DETAILS
- FIRE LANE STRIPING, SEE SHEET C-3.1, DETAIL 03
- 6" STEEL BOLLARD, SEE STRUCTURAL SHEET S-7.1, DETAIL C1. FINAL LOCATION OF THE 2 BOLLARDS NEAR ELECTRICAL CONNECTION TO BE COORDINATED WITH ELECTRICAL PURVEYOR.
- PAVEMENT TRANSITION, SEE SHEET C-7.1, DETAIL 08 AND 16
- 1' DECOMPOSED GRANITE STRIP, REFER TO LANDSCAPE PLANS FOR DETAILS
- CURB TERMINAL, SEE SHEET C-7.1, DETAIL 02
- CONCRETE SWALE, SEE SHEET C-7.1, DETAIL 07
- COLUMNS, SEE SHEET A.1.1 FOR MORE INFORMATION
- NEW POWER POLE WITH MOUNTED TRANSFORMER. CONTRACTOR TO COORDINATE WITH A.E.P.
- 2' CURB CUT, SEE SHEET C-7.1 DETAIL 12
- PROPOSED POWER POLE, CONTRACTOR TO COORDINATE WITH A.E.P.
- TXDOT TYPE 10 RAMPS. SEE SHEET C-7.1, DETAIL 13
- TXDOT CURB AND GUTTER. SEE SHEET C-7.1 DETAIL 15.
- TXDOT CONCRETE SIDEWALK. SEE SHEET C-7.1 DETAIL 17

EXISTING EASEMENTS

- A RIGHT-OF-WAY EASEMENT; VOL. 1043, PG. 188, VOL. 1043, PG. 192 ITEM (10a & b)
- B RIGHT-OF-WAY EASEMENT VOL 1043, PG. 188; VOL ITEM (10a)

PROPOSED EASEMENTS

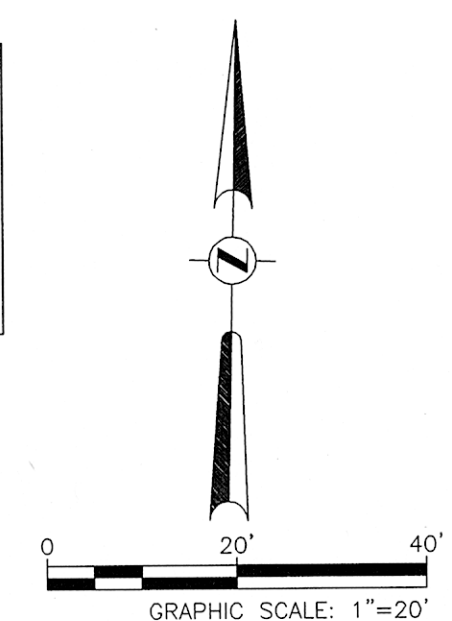
- C 15' WATER & ELECTRIC EASEMENT BY PROPOSED AIRPORT CROSSING PLAT

LEGAL DESCRIPTION

1.736 ACRES OF LAND BEING ALL OF THE REMAINDER OF A CALLED 1.12 ACRES OF LAND CONVEYED TO MARGO SUNDERLAND IN DOCUMENT NO. 1125327, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS ALSO BEING ALL OF THE REMAINDER OF A CALLED 0.93 ACRE TRACT CONVEYED TO TOMMY E. AND MARY L. DOBSON IN VOLUME 2403, PAGE 235, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.



REVISIONS	SYMBOL	DATE	DESCRIPTION

PROJECT:
PT14L BUILDING TYPE
UNIT #28 REBUILD
1520 E. BUS. HWY. 83
WESLACO, TX 78596

JACOBS
JACOBS ENGINEERING GROUP INC.
TEXAS REGISTRATION #0966
911 CENTRAL PARKWAY NORTH,
SUITE 425
SAN ANTONIO, TEXAS 78232
TEL (210) 494-1000
FAX (210) 494-4525
COPYRIGHT © 2014
JACOBS ENGINEERING GROUP INC.



WHATABURGER

300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

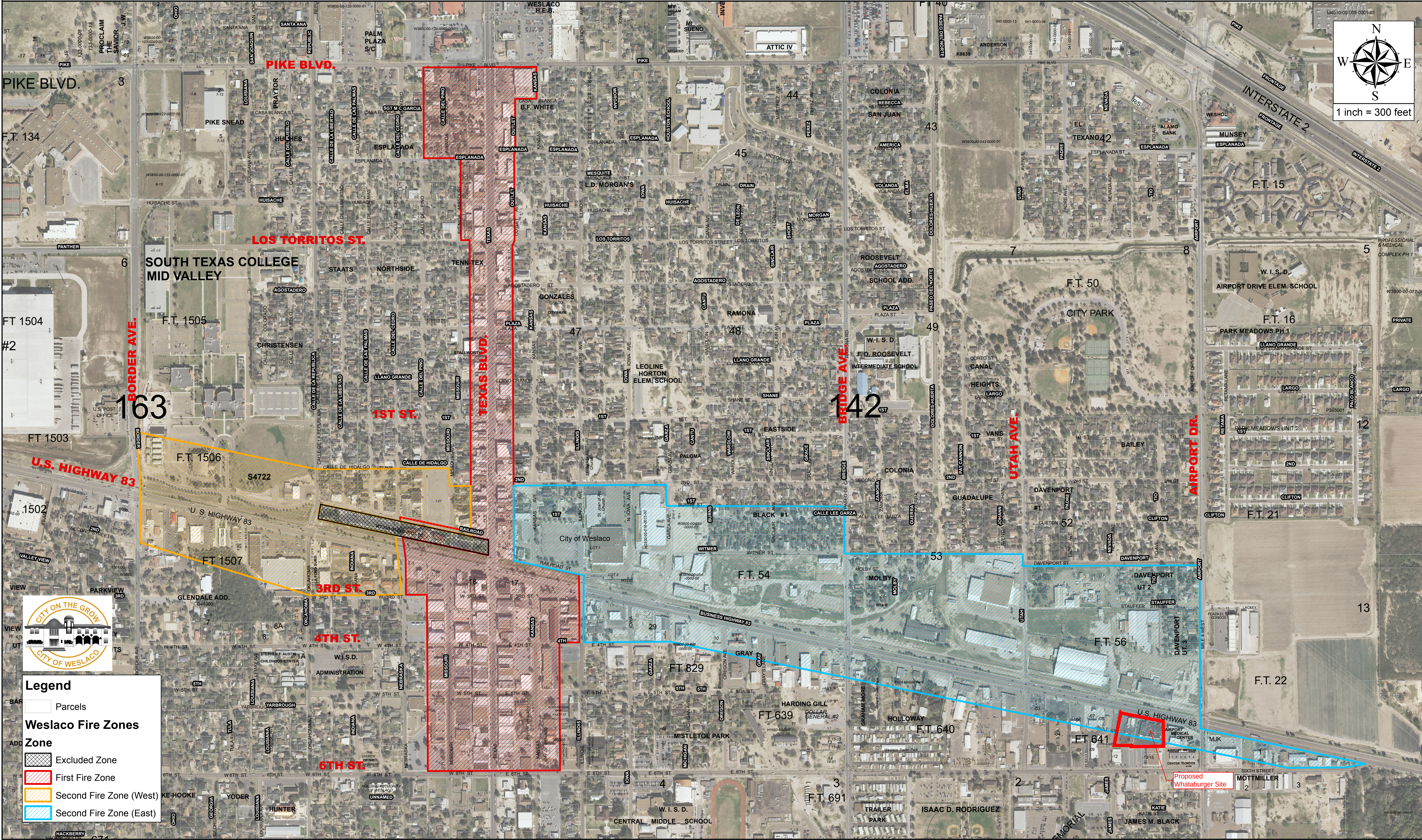
THIS DRAWING IS THE PROPERTY OF
WHATABURGER, SAN ANTONIO,
TEXAS AND MAY NOT BE USED OR
REPRODUCED IN WHOLE OR IN PART
WITHOUT THE EXPRESSED WRITTEN
CONSENT OF WHATABURGER.

SHEET TITLE:
CIVIL SITE
PLAN

PROJECT NO. 2102391
DATE: DATE:
SCALE: -
DRAWN BY: JR
APPROVED BY: KPH

SHEET NO:
C-3.0





FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE J.J. HINOJOSA SURVEY, ABSTRACT 54, SITUATED IN HIDALGO COUNTY, TEXAS, SAID TRACT OF LAND BEING ALL OF THE REMAINDER OF A CALLED 1.12 ACRE TRACT OF LAND CONVEYED TO MARGO SUNDERLAND IN DOCUMENT NUMBER 1125327, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF THE REMAINDER OF A CALLED 0.93 ACRE TRACT CONVEYED TO DOBSON PROPERTIES IN VOLUME 2403, PAGE 226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS SAID 1.736 ACRE (75,631 SQUARE FEET) TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an 80d nail found for the northeastern corner of said remainder of 1.12 acre tract, also being the northwestern corner of Lot 1, Airport Medical Center, a subdivision recorded in Vol. 34, Pg. 185, Map Record of Hidalgo County, Texas, conveyed to SDI Southern Real Estate LLC in Document No. 2356328, Official Records of Hidalgo County, Texas, also being in the southern right-of-way line of East US Highway 83 (160' R.O.W.), for the northeastern corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said remainder of 1.12 acre tract and said Lot 1, S01°15'08"E, a distance of 183.00 feet to a 5/8" capped iron rod set marked "JACOBS PROP COR" for the southeastern corner of the herein described tract, also being in the eastern line of said remainder of 1.12 acre tract, also being in the western line of said Lot 1 and now being the northeastern corner of a 0.11 acre tract conveyed to Paul S. Moxley in Document No. 604369, Official Records of Hidalgo County, Texas,

THENCE, with the northern boundary line of said 0.11 acre tract, S88°44'49"W, a distance of 237.98 feet to an "X" cut in concrete for a southern corner of the herein described tract, also being in the western boundary line of said remainder of 1.12 acre tract, also being the northwestern corner of said 0.11 acre tract and also being in the eastern boundary line of said remainder of 0.93 acre tract,

THENCE, with the common boundary line of said 0.11 acre tract and said remainder of 0.93 acre tract, S11°07'25"W, a distance of 9.03 feet to an X found cut in concrete for a southern corner of the herein described tract, also being a western corner of said 0.11 acre tract, also being the southeastern corner of said remainder of 0.93 acre tract and also being the northeastern corner of a called 0.89 acre tract conveyed to Knapp Medical Center in Document No. 2495496, Official Records of Hidalgo County, Texas,

THENCE, with the common boundary line of said remainder of 0.93 acre tract and said 0.89 acre tract, S88°44'45"W, a distance of 128.27 feet to a 5/8" iron rod set marked "JACOBS PROP COR", for the southwestern corner of said remainder of 0.93 acre tract, also being the southeastern corner of a called 0.312 acre tract conveyed to Sujata G. Krishnan in Deed No. 2663215 and Document No. 2015-2663215, Official Records of Hidalgo County, Texas, and also being in the northern line of said 0.89 acre tract,

THENCE, with the common boundary line of said remainder of 0.93 acre tract and said 0.312 acre tract, N11°07'25"E, a distance of 266.41 feet to a cotton spindle found, for the northwestern corner of the herein described tract, also being the northwestern corner of said remainder of 0.93 acre tract and also being the northeastern corner of said 0.312 acre tract, and also being in the southern right-of-way line of said East Business 83,

THENCE, with the common boundary line of said remainder of 0.93 acre tract said remainder of 1.12 acre tract and of said East Business 83, S78°51'10"E, a distance of 318.52 feet to the **POINT OF BEGINNING** and containing 1.736 acres (75,631 Square Feet) of land more or less.

The property herein described is the same as the subject property described in Commitment for Title Insurance No. 4311028134, issued Chicago Title, dated effective as of March 25, 2016, issued April 13, 2016.

Surveyed by:

 11-3-16

ROBERT J. GERTSON, R.P.L.S. NO. 6367

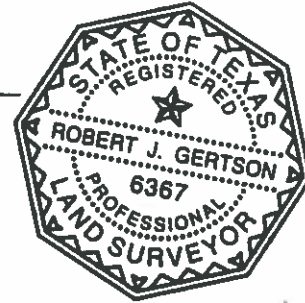
Jacobs Engineering Group, Inc.

2705 Bee Cave Road, Ste. 300

Austin, TX 78746

Ph: 512-314-3100

robert.gertson@jacobs.com



Bearings are based on the Texas State Plane Coordinate System (SPCS), South Zone (4205), North American Datum of 1983 (NAD83), 2011 Adjustment. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.00004 exactly.

ORDINANCE 2016-43

AN ORDINANCE AMENDING ORDINANCE 69-9 "AN ORDINANCE ESTABLISHING A FIRST FIRE ZONE AND A SECOND FIRE ZONE, AND FIXING THE BOUNDARIES OF EACH SUCH ZONE" AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

BE IT ORDAINED BY THE CITY OF WESLACO BY OFFICIAL ACTION OF THE WESLACO CITY COMMISSION THAT:

SECTION I

Ordinance 69-9 passed and approved on April 15, 1969 as "Fire Zones Ordinance" and Codified as Article II Fire Limits of the Weslaco Code of Ordinances is hereby amended to the following metes and bounds description is the boundary of the subject area which is proposed to be excluded by this proposed amendment from the First and Second Fire Zones as described in Ordinance No. 69-9:

SECTION II

See attached Exhibit.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 15th day of November, 2016.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2015.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: November 15, 2016		Agenda Item No. (to be assigned by CSO): 2016-609	
From: Pete Garcia			
Subject: Discussion and consideration to award Request For Proposals No. 2016-17-03 to the most advantageous bidder, Mid-Valley Equipment, for the trade-in value of the Caterpillar CS54B Paving & Compaction Pad-foot Shell Kit for a 2001 Caterpillar 924G Loader and a 2007 Case 580N SMII Backhoe, at no cost to the City. Possible action. (Staffed by Public Works Department.)			
Background: Commission approved for the department to solicit bids on September 6, 2016.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Lucy Espinoza		Created/Initiated	
Pete Garcia		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval for the above mentioned.			
Attachments, if any: Mid-Valley Equipment Bid, H&V Equipment Bid, Bid Tabulation			
Responsibilities upon Approval: Upon approval, City Secretary's office will forward a copy to the Public Works Department.			

To fit 771 DU-O-VUE® Envelope, fold along bottom of shaded strip

VECO PRINTING (956) 969-1589

PRODUCT 108

MID-VALLEY EQUIPMENT

P.O. Box 8294
3209 West Expressway 83
WESLACO, TX 78599

09236

(956) 969-0806 Fax (956) 969-0067

TO City of Weslaco
1912 Joe Stephens ave,
Weslaco Tx, 78599

DATE

10/28/2016

CUSTOMER ORDER NO.

SALESPERSON

VIA

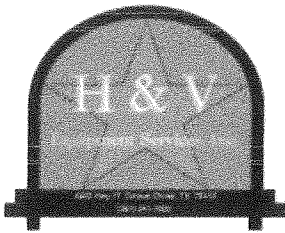
TERMS:

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	2001 Caterpillar 924G Loader S/N 9SW01125	\$55,000.00	\$55,000.00
1	2007 Case 580 SM II Backhoe S/N N6C418950	\$ 38,000.00	\$ 38,000.00
	4x4 With Extendahoe		
		Total	\$93,000.00
	Less Trade In 2013 Caterpillar CS54B Compactor S/N CATCS54BKL4R00343		-93,000.00
		Tax	Exempt
	DISCLAIMER OF WARRANTIES ANY WARRANTIES ON THE PRODUCTS SOLD HEREBY OR BY THE SELLER, MID-VALLEY EQUIPMENT, HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND MID-VALLEY EQUIPMENT NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF SAID PRODUCTS.	Balance	\$0 00
		Total	\$

Thank You!

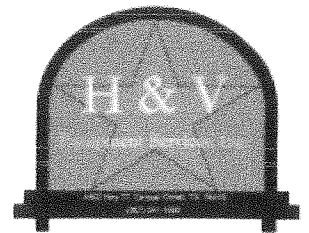
EXT
ANY

OR
SSI



H & V Equipment Services, Inc.

5627 E. Hwy 281
Progreso, TX 78579
(956) 565-3788 Fax: (956) 565-2252
www.hvequipment.com



28-October-16

City of Weslaco
255 S. Kansas Avenue
Weslaco, Tx 78596

Attn: Homer Rhodes

H & V Equipment Services, Inc is pleased to bid the following two machines out of our rental fleet. **Both machines are in stock, and will carry a 30 day full machine warranty.**

1. 2013 Terex TLB840B Backhoe	
4 x 4	
OROPS	
1.3 cu yd Loader Bucket	
24" Backhoe Bucket	
Extend-a-Hoe	
Pilot Controls	
Power Shift Transmission	
253 Hours	\$ 58,500.00
2. 2010 TL210 Terex Wheel Loader	
OROPS	
Hydraulic Quick Coupler	
2.75 cu yd Bucket	
Set of Forks	
1,765 Hours	<u>\$ 87,900.00</u>
Total Both Machines	\$146,400.00
Less Trade of 2013 Cat CS54B (28 hrs)	<u>\$111,777.00</u>
Total Both Machines After Trade	<u>\$ 35,623.00</u>

Thank you for the opportunity to bid these machine's, and for the business you have given us in the past. We look forward to doing business with The City in the future.

Yours Truly,

Thad R. Moore

CITY OF WESLACO

Equipment Trade-In / RFP No.: 2016-17-03

PROPOSAL FORM

The H & V Equipment Services, Inc. (Proposer), having read the specifications, proposes to furnish the below noted quantity as Trade-In, within the delivery time designated below, in full compliance with the specifications.

Complete Units Delivered to: Weslaco Public Works Dept., 1912 Joe Stephens, Weslaco, Texas

Respectfully submitted this 18th day of October, 2016.

The undersigned affirms that they are duly authorized to execute this contract, that this company, corporation, firm, partnership or individual has not prepared this proposal in collusion with any other proposer, and that the contents of this proposal, terms or conditions of said proposal have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this proposal.

Estimated Delivery Time Frame upon acceptance of Trade-In: In Stock

Description/Year/Make/Model

TRADE-IN NO.: 1 2013 Terex TLB840B Backhoe, 4x4, OROPS, 1.3 yd Loader Bucket,
24" Backhoe Bucket, x-tend-a hoe, Pilot Controls, 4x2 Power Shift, 253 Hours

TRADE-IN NO.: 2 2010 Terex TLB210 Loader, OROPS, Hydraulic Quick Coupler,
2.75 yd Bucket, Set of Forks, 1,765 Hours

SEE ATTACHED BID INFORMATION

Delivery Date: In Stock

Company: H & V Equipment Services, Inc

Address: P.O.Box 909 City/State/Zip: Progreso, Tx 78579

Phone Number: 956-565-3788 Fax Number: 956-565-2252

Authorized Signature: Thad R. Moore Title: Territory Manager

E-mail: tmoore@hvequipment.com

Thad R. Moore

Please print above signature

City of Weslaco
 Bid Tabulation Summary
 RFB No.: 2016-17-03



Date: 11/10/2016

Mid Valley Equipment Duane Cotter P.O. Box 8294 Weslaco, TX 78596 Ph No.: 956.969.0806 Fax No.: 956.969.0067 sales@midvalleyequipment.com			H&V Equipment Services, Inc. Thad Moore P.O. Box 909 Progreso, TX 78579 Ph No.: 956.565.3788 Fax No.: 956.565.2252 tmoore@hvequipment.com		
<u>QTY</u>	<u>Description</u>	<u>Amount</u>	<u>QTY</u>	<u>Description</u>	<u>Amount</u>
1	2001 Caterpillar 924G Loader S/N 9SW01125	\$55,000.00	1	2010 Terex TLB210 Loader Hydraulic Quick Coupler	\$87,900.00
1	2007 Case 580 SM II Backhoe 4X4 w/Extendahoe S/N N6C410950	\$38,000.00	1	2013 Terex TLB840B Backhoe 4X4 w/Extendahoe	\$58,500.00
1	Less Trade-In 2013 Caterpillar CS54B Compactor S/N	-\$93,000.00	1	Less Trade-In 2013 Caterpillar CS54B Compactor S/N CATCS54BKL4H00343	-\$111,777.00
	Balance After Trade-In	\$0.00		Balance After Trade-In	\$34,623.00
Mid Valley Equipment			H&V Equipment Services, Inc.		

RECOMMENDATION:

Based on the bids received: The Public Works Department is recommending to award Mid Valley Equipment for the Equipment Trade-In as stated on RFP No.: 2016-17-03



Standardized Agenda Request Form

Date of Meeting: November 15, 2016	Agenda Item No. (to be assigned by CSO): 2016-605	
From: David Arce		
Subject: Discussion and consideration to approve the purchase of eight (8) new city units in an amount not to exceed \$220,000.00 from the Capital Outlay funds Fiscal Year 2016-2017 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)		
Background: The City unsealed responses to its request for bids 2016-17-05 on November 10 at 3 p.m. for eight trucks or vans to add to the city fleet as budgeted.		
Funding Source (budget code, if applicable): 01-510-4010, 01-540-4010, 01-529-4010, 01-511-4010, 01-524-4010, 01-512-4010		
Amount: \$220,000.00	Term of Impact: current year	Identified in Current Budget: Yes
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
David Arce Mary Barrera David Arce Mike Perez	Created/Initiated Approved Approved Final Approval	
City Manager Comments:		
Staff Recommendation: Approval		
Attachments, if any: TRUCKS AND VANS TAB		
Responsibilities upon Approval:		

75 days

Truck & Van Purchase Request Breakdown
Lowest Bid

A	Building Maintenance	Chevrolet	Caldwell Country	\$ 28,937.00
B	Code Enforcement	Dodge	Lovefield	\$ 23,194.00
C	Police	Chevrolet	Caldwell Country	\$ 18,885.00
D	Parks	Dodge	Lovefield	\$ 27,793.00
		Dodge	Lovefield	\$ 27,793.00
E	N/A			
F	N/A			
G	Public Works	Ford	Caldwell Country	\$ 27,375.00
		Ford	Calwell Country	\$ 27,375.00
H	N/A			
I	Public Works	Chevrolet	Caldwell Country	\$ 20,190.00
				\$ 201,542.00

Truck & Van Purchase Request Breakdown
Recommended By Department

A	Building Maintenance	Chevrolet	Caldwell Country	\$ 28,937.00
B	Code Enforcement	Ford	Boggus	\$ 24,129.60
C	Police	Chevrolet	Caldwell Country	\$ 18,885.00
D	Parks	Ford	Boggus	\$ 28,238.62
		Ford	Boggus	\$ 28,238.62
E	N/A			
F	N/A			
G	Public Works	Ford	Boggus	\$ 27,561.83
		Ford	Boggus	\$ 27,561.83
H	N/A			
I	Public Works	Chevrolet	Caldwell Country	\$ 20,190.00
				\$ 203,742.50

VARIANCE: \$ (2,200.50)



Standardized Agenda Request Form

Date of Meeting: November 15, 2016		Agenda Item No. (to be assigned by CSO): 2016-610	
From: David Arce			
Subject: Discussion and consideration to approve a Mutual Lease Agreement with the Lower Rio Grande Valley Nature Center for the Environmental Education Center at the Valley Nature Center and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation.) Attachment.			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Kayla Arevalo		Created/Initiated	
David Arce		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: APPROVAL			
Attachments, if any: Valley Nature Center Mutual Lease Agreement			
Responsibilities upon Approval:			

THE STATE OF TEXAS

*

*

COUNTY OF HIDALGO

*

MUTUAL LEASE AGREEMENT

*

CITY OF WESLACO

*

THIS LEASE MUTUAL AGREEMENT ("Agreement") is made and executed on this _____ day of _____, 2016 between the Lower Rio Grande Valley Nature Center, hereinafter called LESSEE, and the City of Weslaco, hereinafter called LESSOR.

ARTICLE I

LOCATION AND PURPOSE

- 1.01 LESSOR does hereby and leases to LESSEE real property and improvements known as the Lower Rio Grande Valley Nature Center located in the Gibson Park at 301 S. Border in the City of Weslaco, Hidalgo County, Texas. (Leased Premises) The Lower Rio Grande Valley Nature Center and the Nature Parks facilities are to be used for the sole purpose of developing a nature trail and a center providing environmental materials and services for the public of the City of Weslaco. The above activities shall be subject to the special terms, if any, which may be listed below, and which, may be listed below, and which shall be determined by mutual agreement of both parties.

ARTICLE II

TERMS AND RENT

- 2.01 The term of this Lease shall be for the term of twelve months beginning the 1st day of October 2016 and termination the 31st day of September 2017. The Agreement shall be effective upon signature by both parties.
- 2.02 Provided LESSEE has not defaulted in any of the terms, conditions or provisions hereof, LESSEE may, with Lessor's approval, renew the term hereof for additional twelve (12) months. LESSOR shall have the right to terminate the Agreement, without cause, at the end of the LESSOR's budget period each year.
- 2.03 LESSEE shall give LESSOR notice of the termination of this Agreement in writing at least sixty (60) days prior to the termination date.

- 2.04 If conditions arise to warrant such, the contracting parties can mutually agree to renegotiate this contract prior to the termination date.

ARTICLE III
IMPROVEMENTS TO PROPERTY

- 3.01 It is agreed all improvements made to or furnished by the LESSEE on the leased premises shall belong to LESSOR upon expiration of this Agreement or any extension hereof.
- 3.02 LESSEE may make alterations which might adversely affect the exterior or interior of the leased premises. No alterations shall be made, nor signs erected without the advance written consent of LESSOR.

ARTICLE IV
INSURANCE

- 4.01 LESSOR shall insure the leased premises and all improvements covered by this Agreement against fire, accident, or natural disaster. In the event the leased premises and improvements or any part thereof shall, be destroyed or damaged by fire, accident, or natural disaster shall be rendered unfit for use, LESSOR, shall make diligent effort to restore the premises for use by LESSEE, If the leased premises are unfit for use, this agreement shall be renegotiated and/or terminated at LESSOR's discretion.
- 4.02 LESSEE agrees to hold Lessor harmless for any liability for any accident or other legal cause of action based upon tort which occurs on the leased premises, caused by LESSEE, its agent or employees. LESSEE further agrees that LESSOR shall not become obligated to pay any damages to any third party because of any accident or other loss and caused by the negligence of LESSEE or any of its employee, agent or licenses. LESSEE will reimburse LESSOR for the amount of LESSOR'S actual payments in damages and expenses incident thereto.
- 4.03 During the term of this Agreement LESSEE shall maintain liability insurance to protect LESSOR from any third party claims that may arise as a result of injuries or damages of any type caused to any person upon the premises. The limits of this policy shall be not less than \$1,000,000 liability per

each person and \$100,000 aggregate. **LESSEE agrees to provide a copy of such policy of insurance to LESSOR at time of execution of this agreement and said policy must name LESSOR as an additional insured.**

ARTICLE V

UTILITIES

- 5.01 LESSOR shall pay the charges for water, sewer, and garbage-trash pick-up service, and electricity associated with illuminating the building and grounds. It is agreed and understood that all utilities currently installed and/or connected to the leased building prior to the date LESSEE takes possession shall be paid by the LESSOR. All utilities installed or connected after LESSEE takes possession shall be paid by building shall be paid by LESSEE.

ARTICLE VI

TAXES

- 6.01 The LESSEE shall be responsible for all personal property taxes as assessments on personal property it owns and uses in the demised building.

ARTICLE VII

MAINTENANCE OF PREMISES

- 7.01 LESSEE agrees to maintain the interior Building and all equipment in condition suitable for the use for which this Agreement is intended. LESSOR agrees to maintain the fence surrounding the Nature Park, the road and parking lot leading to the Nature Center, the roof, external building structure, utility lines, and grounds surrounding the building and park in condition suitable for the use for which the Lease is intended. LESSOR will provide at least two (2) days of custodial service per week. LESSEE will supply any other supplies.

ARTICLE VIII

SUBLEASING

- 8.01 The LEASSE shall not sublet or assign either The Lower Rio Grande Valley Nature Center or the Nature Park, or any part thereof to a third party without the written consent of the LESSOR. The Lower Rio Grande Valley Nature Center may not be used for any political event.

ARTICLE IX

MISCELLANEOUS

- 9.01 This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successor.
- 9.02 LESSEE will not suffer to be carried on upon the premises any trade or business, or anything to be done thereon, except that which has been agreed to in this Agreement.
- 9.03 LESSOR shall not discriminate against any employee, applicant for employment, or visitor to the Lower Rio Grande Valley Nature Center because of race, religion, age, disability, sex, or national origin.
- 9.04 LESSEE will permit LESSOR at any reasonable time to make such repairs as it may deem necessary for the protection of the premises.
- 9.05 This agreement shall be construed under and in accordance with the laws of the State of Texas and all obligations of the parties created hereunder are performable in Hidalgo County, Texas.
- 9.06 In case any one or more of the provisions contained in the agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceable shall not affect any other provisions thereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained herein.
- 9.07 Board of Directors. It is agreed between the LESSOR and LESSEE that the Chairman of the Parks and Recreation Advisory Committee for the City of Weslaco or a designated member will be a member of the Board of Directors of the Lower Rio Grande Valley Nature Center. It is also agreed that the Parks and Recreation Director for the City of Weslaco shall be and ex officio member of the Board.
- 9.08 Fund Raising. LESSEE shall be allowed to organize, implement, and/or establish fundraising

Activities and/or services such as but not limited to operation of a gift shop and nursery, which shall be used to sell environmentally related articles. It is understood between the LESSEE and LESSOR that the proceeds of the gift shop and the monies derived from workshop and training Sessions to be presented to the public shall be used for the operation of the Lower Rio Grande Valley Nature Center. LESSEE must comply with all City ordinances.

IN WITNESS HEREOF, the undersigned hereto execute this agreement as of the day and year fist above written.

LESSORS:

CITY OF WESLACO

BY: _____
David Suarez, Mayor

ATTEST:

Elizabeth M. Walker, City Secretary

LESSEE:

APPROVED AS TO FORM:

LOWER RIO GRANDE VALLEY

NATURE CENTER

Juan Gonzalez, City Attorney

BY: _____
Dr. Michael McClure, President

Holley Johnson, Executive Director

COUNTY OF HIDALGO

This instrument was acknowledged before me on the _____ day of _____,
_____ by David Suarez, Mayor of the CITY OF WESLACO, and on behalf of said city.

Notary Public in and for the State of Texas

My Commission Expires: _____

(Printed Name of Notary)

THE STATE OF TEXAS

*

*

COUNTY OF HIDALGO

*

This instrument was acknowledged before me on the _____ day of _____,
_____ by President of the LOWER RIO GRANDE VALLEY NATURE CENTER, and behalf of said
corporation.

Notary Public in and for the State of Texas

My Commission Expires: _____

(Printed Name of Notary)

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

Date: November 9, 2016

To: Mayor and City Commission

CC: Mike R. Perez, City Manager

From: Mary Barrera, Finance Director

Re: RFP for Retail Electric Provider

In October, we put out a Request for Proposals for Retail Energy Provider (REP). Our current contract for retail energy does not expire until November of 2017. However, the prices of gas are currently at their lowest. Thus, it would be advantageous for us to lock in a rate right now, before the possibility that rates will rise in the next year.

Our RFP was in two phases. The first phase involved a questionnaire that allowed us to evaluate the responders to see which ones are most acceptable to move to the second phase. The second phase requires them to provide us with an executable price on Thursday, November 17th at 3:00 p.m. The price quoted must remain good until 3:00 p.m. on Friday, November 18th. This allows us 24 hours to evaluate the energy prices and any other components that make up the total price offered.

We will obtain the lowest price by turning the decision time around within 24 hours. If we require the REP's to offer a price that remains subject to a long response time, they will have to include premiums to cover any potential market risk. If we can get signed documents to them before the market closes, we can lock in at the lowest and best rate.

That is why my recommendation is to authorize the Mayor and City Manager to review the prices received on Thursday at 3:00 p.m., make a decision and execute documents within the 24 hours following, which is by 3:00 p.m. on Friday. The decision will be based solely on the best and most advantageous rate per Kilowatt hour.

Please do not hesitate to contact me if you have any questions on these matters.



**CITY OF WESLACO
Invitation for Proposal**

The City of Weslaco hereby requests sealed Proposals for the following:

Retail Energy Provider / RFP No.: 2016-17-02

Sealed proposals addressed to Homer Rhodes (Purchasing Office, Finance Department), will be accepted at the Weslaco City Hall, 255 S. Kansas Avenue, Weslaco, Texas 78596, until **3:00 p.m.** on **October 25, 2016** at which time they will be opened and read aloud. Please mark envelope, Sealed Proposal

“Retail Energy Provider / RFP No.: 2016-17-02”

Potential Vendors/Respondents are advised that the documents can be downloaded from the City of Weslaco web page address: www.weslacotx.gov, and may also be secured at the Weslaco City Hall Purchasing Office, 255 S. Kansas Avenue, Weslaco, Texas 78596, or by calling 956.447.2240. Be advised that if your company is contemplating on submitting a proposal for this project you must submit a **“VENDOR’S NOTICE OF INTENT TO SUBMIT A PROPOSAL”** form to the Purchasing Office, so that any changes/additions via addendum form can be forwarded to your company. **No electronic / e-mail proposals will be accepted.**

The City of Weslaco reserves the right to accept or reject any or all RFP’s, to waive any informalities, and to accept the vendor to be the best and most advantageous to the City and to hold RFP’s for a period of sixty (60) days without taking action, for the purpose of reviewing and investigation of vendor’s qualifications prior to award. Submissions received past the aforementioned date and time will not be accepted by the Purchasing Office.

City of Weslaco

A handwritten signature in blue ink, appearing to read 'Homer Rhodes', is written over the printed name.

Homer Rhodes,
Purchasing Office / Finance Department
hrhodes@weslacotx.gov



VENDOR'S NOTICE OF INTENT TO SUBMIT A PROPOSAL

If you intend to submit a Proposal for **Retail Energy Provider – RFP No.: 2016-17-02** with the City of Weslaco as outlined in the specifications, please indicate your intention by signing, dating, and returning this form to the address below prior to **October 25, 2016** so that you may receive any addendums to the specifications should the need arise.

**Homer Rhodes
City of Weslaco
Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596
Phone: 956.447.2240
Fax: 956.969.8452
hrhodes@weslacotx.gov**

Name: _____ Signature: _____
(print / contact person)

Title: _____ Company/Agency: _____

Mailing
Address: _____ City/State/Zip: _____

Phone: _____ Fax: _____

Email Address: _____

Proposal No.: 2016-17-02

SECTION 1 INTRODUCTION

1.1 City of Weslaco Description

The City of Weslaco ("City") is a Texas home rule city with a population of approximately 37,601. It is located in ERCOT's South zone. The City uses approximately 12,500,000 kWh of electricity annually.

1.2 Purpose of RFP

The City is issuing this RFP to solicit pricing proposals from retail electric providers (REP's) to meet its power and energy requirements. The requested power supply proposals are to meet the total power and energy requirements, including any load growth occurring during the term of the supply contract.

SECTION 2 INSTRUCTIONS AND RESPONSE REQUIREMENTS

2.1 Acceptance and Consideration of Proposals

- A. The City reserves the right to accept or reject any or all proposals, to waive informalities and minor technicalities, or to cancel this RFP in part or in its entirety, according to what the City deems is in its best interest. The City will only accept responses from parties who do not receive compensation from Retail Electric Providers (REPs) that is embedded in the energy price charged to the City unless it is explicitly stated as a separate line item in the bill to the City.
- B. Responses to this RFP will be in two stages. Respondents will first be asked to respond to a questionnaire and send a copy of the proposed contract under which service will be provided. After receipt the City will review the responses and contract submissions and ask questions of particular respondents, if necessary. After a thorough review of the contract, the City will then request executable price bids from Respondents. The City may act upon these price bids or defer action and request further price bids at a future date. All price bids must remain open until 12:00 Noon CPT of the business day following the date they are submitted. The City will not disclose bid prices to other Respondents while valid and a Respondent will not be allowed to revise their bid once submitted.
- C. Initial proposal responses should be provided in writing by the deadline specified in the RFP. The City will only solicit executable pricing bids from Respondents who provided an accepted response to the questionnaire and sample contract. These executable pricing bids may be provided via fax or other electronic means, as long as the manner of submission provides a verifiable record of portions of the executable bid prices submitted. Revisions to submitted prices will not be accepted.
- D. Responses and bid price responses received after the stated deadline for submittal will not be accepted under any circumstances.
- E. Unsigned responses to the questionnaires will NOT be considered.

- F. Proposals qualified with conditional clauses, or alterations or irregularities of any kind are subject to disqualification by the City, at its option.
- G. All accepted proposals will become the property of the City upon submission.
- H. All costs incurred in reviewing, analyzing, or responding to this RFP will be borne entirely by the Respondent. The City will not directly reimburse any Respondent or potential Respondent any costs associated with responding to this RFP.
- I. All proposals must be complete and convey all of the information requested to be considered responsive. If the proposal fails to conform to the essential requirements of the RFP, the City alone will determine whether the variance is significant enough to consider the proposal a candidate for further consideration.
- J. The City will evaluate all responses considering the financial standing of the respondent, the extent to which the respondent's goods and services meet the needs of the City, the quality of the goods and services provided and the nature of the charges under the proposed contract and the long term cost to the City.

2.2 Submittal Deadline and Location

- A. All Respondent's Questionnaire Forms, Requested Documentation, and Sample Contracts must be received by the City no later than 3:00 P.M. CPT, **October 25, 2016**. **Electronic submissions are not acceptable.**
- B. Respondent's price bids must be received by the deadline stated in the request for bid prices.
- C. Submit responses to materials requested in A and B. to:

Homer Rhodes
City of Weslaco
Purchasing Office
255 S. Kansas Ave.
Weslaco, Texas 78596
Phone: 956.447.2240
Fax: 956.969.8452
hrhodes@weslacotx.gov

2.3 City Contacts

Any questions or concerns regarding this Request for Proposal shall be directed to same, referenced in 2.2 C. above. The City specifically requires that Respondents restrict all contact and questions regarding this RFP to the above named individual. Violation of this requirement could lead to disqualification from the RFP process.

2.4 Open Records

City will work to keep all replies and bid prices confidential, however, City considers all information, documentation and other materials requested to be submitted in response to this solicitation to be of a non-confidential and/or non-proprietary nature and therefore shall be subject to public disclosure under the Texas Public Information Act (Texas Government code, Chapter 552). Notwithstanding the foregoing, disclosure of information related to this solicitation shall be made only after a contract is awarded.

2.5 Award of Contract

City shall reserve the right to award a contract for all or any of the requirements in this Request for Proposals or to not award any contract, according to what is in the best interest of the City.

2.6 Response Irregularities

Proposals that are qualified with conditional clauses, alterations, and items not requested in the RFP documents, or irregularities of any kind are subject to disqualification by the City at its option.

**SECTION 3
SCOPE AND BACKGROUND**

3.1 Scope

The City is soliciting proposals to meet its electric power requirements for all its facilities that are subject to competition. The City is currently contracted through November 30, 2017. The City is seeking a five year power supply agreement starting on December 1, 2017. The successful respondent must be able to provide a reliable supply of electric power and associated services to enable the City to meet its continuous and instantaneous demands and be able to meet load growth.

3.2 ESID Numbers

[See Exhibit A]

SECTION 4 RESPONDENT QUESTIONNAIRE

The Respondent recognizes that in selecting a provider of the requested services, City will rely, in part, on the answers provided in response to this Section.

4.1 Company Profile

A. Name of Respondent: _____

B. Type of Operation: Individual____ Partnership____ Corporation ____
Government____

C. REP Certification Number: _____

D. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity? If yes, provide details.

E. Provide any details of all past or pending Notices of Violations at the Texas Public Utility Commission naming your company in the past three years.

F. Provide a financial rating of your company (such as a Dun & Bradstreet analysis). Respondents may be required to submit a copy of their most current audited financial statements after initial review of responses.

G. Provide a customer reference list of at least three (3) organizations for which you currently provide your products/services or have provided products/services of the type and scope requested herein in the ERCOT market over the past five years. References must include organization name, contact person, telephone number and length of business relationship.

4.2 Service Questionnaire

A. Is there a Load Swing/Bandwidth restriction in the contract?

_____ Yes _____ No

If yes, please describe below with associated costs

B. Is there a restriction on the number of meter adds/deletes included in the contract?

_____ Yes _____ No

If yes, please describe below with associated costs

C. Does the contract include any billing guarantees or customer protections in addition to those provided by the PUC Substantive Rules?

_____ Yes _____ No

If yes, please describe below

D. Which of the following features do you offer through a customer web portal?

- _____ PDF's of invoices
- _____ Ability to download invoice data into Excel
- _____ Submit add and drop requests electronically
- _____ Other (describe)

4.3 Customer Service / Billing

A. Will you provide a dedicated customer service team specific to this contract (as opposed to a general 1-800 number)?

_____ Yes _____ No

B. Does invoicing occur during a consistent date range each month or on a rolling basis?

_____ Consistent Basis _____ Rolling Basis

C. At the time of invoicing, is a missing meter read omitted from invoicing or billed based on an estimate to be trued up later?

_____ Omitted from Invoice _____ Estimated

D. Can contracted meters be broken out into separate billing groups that can be invoiced separately?

_____ Yes _____ No

If yes, can all groups be invoiced on the same day?

_____ Yes _____ No

4.4 Fee Information

A. Respondent certifies that the energy price submitted does not include any embedded broker fees, aggregation fees, agent fees or other fees that are paid by REP to agents or other parties based on City's energy usage.

B. In addition to the energy rate submitted in our response, Seller shall also be subject to the following additional fees, which will be clearly stated on bills to the City, separate from other charges.

_____ Broker Fees (cents per kWh)
_____ Aggregation Fee (cents per kWh)
_____ Agent Fee (cents per kWh)
_____ Other Fee (cents per kWh)

If any fees are present, please describe the purpose of these fees below and what services the City will receive for these services?

Are these fees fixed for the term of the contract?

_____ Yes _____ No

If no, please describe below

- C. Are there any additional fees for customer services, billing services, or other services provided or offered to City, including those services addressed in 4.2 and 4.3 above?

_____ Yes _____ No

If yes, please describe below

Are these fees fixed for the term of the contract?

_____ Yes _____ No

If no, please describe below

- D. Will Respondent's contract include a regulatory or material changes clause or similar clause that can result in adjusting the fixed energy price provided under the contract or other components of pricing during the term of the agreement?

_____ Yes _____ No

If yes, please describe below

Company Name: _____

Signature of Authorized Representative: _____

Date: _____

SECTION 5 PRICING

- 5-1** The City will evaluate responses to determine which are most acceptable based on the factors indicated in Section 4 of this RFP. Upon completion of evaluations, a short list of the most acceptable companies will be contacted at a later date to provide current executable prices.
- 5-2** All proposal pricing must be presented in a single fixed energy rate expressed per kWh for a discrete period using the form provided. If any portion of the price, including congestion charges (both intra-zonal and inter-zonal), ancillary services, system losses, or other items are not included or subject to adjustment, please provide a detailed explanation of such.
- 5-3** Any pricing information to be provided is to be as of the market close date specified by the City. The proposal must contain fixed energy price proposals for the period commencing on January 1, 2018 for terms of 5 years. All responses that fail to provide pricing in accordance with this section will not be considered.
- 5-4** All energy pricing must be “delivered” pricing to the City for firm, full requirements service and represent the entire charge on a per kWh basis for energy (including ERCOT imposed fees), except for non-bypassable charges levied by the appropriate transmission or distribution service provider and taxes; such charges which shall be passed on to the City on an as-billed basis, including B2B credits, and refunds, if any. Respondent must specify what taxes are not included in their proposal response and if these taxes would be billed separately on the invoice. Respondent agrees to not charge the City any taxes from which the City may be exempt.

City of Weslaco Energy Price Response Sheet

	Calendar Yrs. 2018- 2022 All prices in cents/kWh	Price Subject to Adjustment (Y/N)
Energy Price		
Ancillary Services Costs Price		
Nodal Basis Costs (Congestion) Price		
Losses Price		
Broker Fee		
Aggregation Fee		
Other Fee (Describe)		
Other Fee (Describe)		
Total Price		

Other Information:

Monthly Customer or Fixed Charge _____ per ESIID / Customer
(circle one)

Switching Charge _____ per ESIID / Customer
(circle one)

I certify that the above prices are good until 5 PM on _____, 2016
and that all non-TDSP charges fees are included in the prices stated.

Signature

Printed Name

Company

Date

INTERLOCAL COOPERATIVE AGREEMENT

STATE OF TEXAS

COUNTY OF HIDALGO

This Cooperative Agreement is entered into this _____ day of _____, 2016, by and between the Housing Authority of the County of Hidalgo, and the Weslaco Housing Authority pursuant to the Inter-local Cooperation Act, and Section 392.017, 392.019 and 392.059 of the State of Texas Local Government Code.

The Housing Authority of the County of Hidalgo is a duly constituted housing authority created under the laws of the State of Texas, operating in the County of Hidalgo, Texas, excluding those part of the County of Hidalgo that are within the territorial boundaries of a municipality.

The Housing Authority of City of Weslaco is a duly constituted housing authority created under the laws of the State of Texas, operating within the corporate limits of the City of Weslaco, Texas.

The Housing Authority of the County of Hidalgo Board of Commissioners is the governing body of the Housing Authority of the County of Hidalgo political subdivision.

The Housing Authority of the County of Hidalgo and Weslaco Housing Authority by mutual agreement hereby determine a need for affordable housing in the County of Hidalgo.

The Housing Authority of the County of Hidalgo has been offered an opportunity to manage and operate a proposed multifamily housing project, the "1015 Apartment Complex" in the jurisdiction of the Weslaco Housing Authority.

The Weslaco Housing Authority hereby agrees to approve the management and operation of the proposed "1015 Apartment Complex" by the Housing Authority of the County of Hidalgo within its jurisdiction.

Now, therefore, the parties agree to the following:

PURPOSE

The purpose of this agreement is to authorize the Housing Authority of the County of Hidalgo to manage and operate the "1015 Apartment Complex" which is located within the jurisdiction of the Weslaco Housing Authority.

PRIOR AGREEMENTS SUPERSEDED

This agreement between the PARTIES hereto supersedes all prior understandings or written or oral agreements between the parties respecting written or oral agreement pertaining to this cooperative agreement between the Housing Authority of the County of Hidalgo and the Weslaco Housing Authority.

IN WITNESS THEREOF, this agreement is executed this the ____ day of _____, 2016.

HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO

WESLACO HOUSING AUTHORITY

Eloy Avila
Chairman of the Board

Rolando Noriega
Chairman of the Board

RATIFIED

THE CITY OF WESLACO

David Suarez
Mayor

City of Weslaco, Texas**Investment Report****September 30, 2016****Deposits:**

Cash on Deposit

BBVA Compass

Frost

Tex Pool

Money Market Accounts

Rio Bank

Certificates of Deposit

Lone Star Bank 5/04/2016

Greater Bank of South Texas 4/30/2017

Rio Bank 10/14/2018

Total

4th Quarter
09/30/16
\$ 16,320,871
\$ 24,714
4,747,704
248,823
-
240,537
240,000
\$ 21,582,648

Rates:

Cash - Interest Earning

BBVA Compass

Frost

Tex Pool

Money Market Accounts

Rio Bank

Certificate of Deposits

Lone Star Bank 5/04/2016

Greater Bank of South Texas 4/30/2017

Rio Bank 10/14/2018

4th Quarter
09/30/16
0.460%
-
0.350%
0.870%
0.000%
1.000%
1.210%

Total Interest Earned for Period

Total Interest

Average Return

Benchmark - 3 Month T-Bill Rate

Weighted Average Maturity (Days)

\$ 20,486.30
0.45%
0.32%
7.41

Total Interest Earned Year to Date

\$ 65,402.41

This report is in full compliance with the investment policy and strategy as established for the City of Weslaco, Texas and the Public Funds Investment Act (Chapter 2256, Government Code).

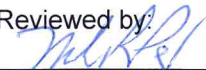
Prepared by:



Maria C. Barrera, CPA

Finance Director

Reviewed by:



Mike R. Perez

City Manager



OCTOBER 2016 TOURISM MARKETING REPORT FOR THE CITY OF WESLACO

OCTOBER ADVERTISING

- Advertising Placed:
 - Billboards promoting Nature (eastbound near Hutto Road) and Shopping (westbound after Premium Outlets) October --- \$2,300
 - Texas Border Business, ¼ page ad promoting ThinkWeslaco App --- \$450

WESLACO VISITOR INFORMATION MOBILE APP - ThinkWeslaco

- App promoted at Weslaco football game, Oct. 21 with 15 second promo on the Jumbo Tron, radio remote, giveaways from local restaurants, ThinkWeslaco keychains and t-shirts given to those that downloaded the app.
- 10,000 direct mail pieces were sent to 8,875 households and 1,190 businesses on October 10, 2016.
- ThinkWeslaco Facebook advertising placed on October 31st.
- The app currently has 458 users. Chamber staff continues to promote on the Chamber Facebook Page, Twitter and Instagram. The Chamber staff continues to solicit businesses for the Deals and Loyalty Card Program on the app. Currently have 11 deals and 8 Loyalty Card businesses.

NATURE TOURISM ADVERTISING

The Weslaco Chamber would like to thank the City of Weslaco for receiving and storing 5 pallets of South Texas Birding Guides. All of the guides have been distributed throughout the Rio Grande Valley, from South Padre, to Willacy County and then west to Rio Grande City and Laredo. All of the Texas Travel Information Centers will also be shipped guides. This is a joint publication published by the South Texas Nature Tourism Cooperative that promotes nature tourism from Southeast Texas to the western portions of South Texas. 65,000 booklets were printed.

MID VALLEY LIGHTED CHRISTMAS PARADE

The Chamber will organize and administer the Mid Valley Lighted Christmas Parade scheduled for Saturday, December 10th at 6:30 pm. The parade will be preceded by the Santa Dash at 5 pm on Texas Blvd. The Weslaco EDC and the City of Weslaco are participating in supporting the cost of the parade. This year's theme is *Christmas South of the Border*.

VISITOR CENTER

- Chamber Visitor Center Director Jason Vargas has begun preparing for Winter Texan season. Eighteen sponsors have been secured for the weekly coffee bar and weekly raffle donations are being solicited.
- Jason Vargas and Laura Espinoza gave a presentation to the Welcome Home RGV RV and Mobile Home Park Managers meeting hosted at the Weslaco Business Visitor Center, 40 attended. They were given Weslaco literature and ThinkWeslaco keychains.
- The Chamber has registered for the Winter Texan Connections Fair to be held November 8th at the McAllen Convention Center.

VISITATION – OCTOBER 2016

Visitors	In State/Out of State
September	560 /48

Visitor Center Events & Meetings	Attendance
16 events/meetings	520

Early Voting 10-24 to 10-30: 5,469



THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

Whether you are launching, expanding or relocation a business, it makes sense to choose Weslaco – it is the Business Center of the Rio Grande Valley!

November 1, 2016

Quality of Life

Alfresco Music & Art Festival – event was held, with over 4,000 attendees and 65 + vendors participated. The theme was “National Night Out” and the Police Department was a huge player. Downtown merchants, schools and many non-profit are participating and making the community event better.

Retail Prospects

The Board and I attend ICSC Texas Conference & Deal Making to meet with retailers, developers and retail tools. Rio South Texas Economic Council is working very closely with Weslaco. We got 15 leads and are following up on the leads.

Workshops

“Basics of Franchising”: WEDC held a seminar, with the Weslaco Chamber and UTRGV Small Business Development office, about the process and were introduce to many of the retail prospects that are franchise opportunities.

Prospects

The City of Weslaco and EDC of Weslaco had a Development Agreement Signing on October 18th with Texas A&M University – Kingsville to grow their program in the Rio Grande Valley. WEDC met with 4 prospects to inquire about their projects and work with them on their proposals.

The UTRGV CIC process is underway – getting contracts signed.

Media & Presentations

The EDC had 18 media promotions, promoting the Texas A&M University- Kingsville event and the “Basic of Franchising” workshops. There were 6 digital billboard ads, including: Mid Valley Truck & Trailer, Inc., El Real Michoacana, Mid Valley Airport, Alfresco and Basics of Franchising seminar.

Summary of Leads List

We have a summary of leads list that shows the prospects interested in expanding or coming to Weslaco. There are 38 leads, and that translates into 1,740 jobs and \$143 million dollars’ worth of investment if they all land in Weslaco. To date the WEDC has a total of 4 projects of WINS that create 79 jobs and \$3,156,326.

275 S. Kansas, Suite #A • Weslaco, Texas • 78596

(956) 969-0838 • (956) 969-8611 Fax

www.weslacoedc.com