



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JANUARY 17, 2017**

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, January 17, 2017 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 Lynnette Rodriguez for a Conditional Use Permit to operate a daycare at 915 E. Sugarcane Dr., also being 0.37 acres S200.88'-E80'-W211' out of Farm Tract 58, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Attachment

- B. To solicit input on behalf of T-Mobile with Eco-Site represented by SSC to rezone 131 S. Pleasantview Dr., also being Lot 1, Rev. M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Attachment
- C. To solicit input on behalf of Ivan Garcia P.E. R.P.L.S. to rezone 1411 N. Westgate Dr., also being a 0.9426 acre tract of land out of Farm Tract 146, Block 179, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. 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 following:
 - 1) Minutes of the Regular Meeting on January 3, 2017 and
 - 2) Record of the Workshop Meeting on January 3, 2017 (Staffed by City Secretary's Office.). Attachment
- B. Approval on second and final reading of the following:
 - 1) Approval of Ordinance 2017-01, a budget amendment in an amount not to exceed \$25,000.00 from Court Technology Fund, for E-Citation equipment. Possible action. (First reading held on January 3, 2017; staffed by Municipal Court.) Attachment
- C. Approval of the renewal of the lease agreement with the Weslaco Mid Valley Civic Theatre now known as the ITheatre effective January 1 - December 31, 2017 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment
- D. Approval of the renewal of the Professional Services Contract for Emergency Medical Services Director in an amount not to exceed \$40,000.00 per year for a two-year term and authorize the Mayor to execute any related documents. (Staffed by Fire Department.) Attachment
- E. Approval for the Mayor Joe V. Sanchez Public Library to advertise and solicit

prospective vendors to submit Request for Proposals (RFPs) for internet access services within the confines of the Schools and Libraries Program of the Universal Service Fund (E-rate). Possible action. (Staffed by the Library Department.) Attachment

V. OLD BUSINESS

- A. Discussion and consideration to approve the request from the Boys & Girls Club for additional funding in an amount not to exceed \$25,000.00 for furniture. Possible action. (This item was tabled on January 3, 2017; Requested by Boys & Girls Club.) Attachment
- B. Discussion and consideration to authorize the solicitation for the Request for Qualifications for Architectural Design Services for a New Fire Station and Combined Police Station / Central Fire Station. Possible action. (This item was tabled on January 3, 2017; Staffed by City Manager's Office.) Attachment

VI. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Lynnette Rodriguez to approve Conditional Use Permit to operate a daycare at 915 E. Sugarcane Dr., also being 0.37 acres S200.88'-E80'-W211' out of Farm Tract 58, West Tract Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning and Code Enforcement Department.) Attachment
- B. Discussion and consideration after public hearing on behalf of T-Mobile with Eco-Site represented by SSC to approve Ordinance 2017-02 rezoning 131 S. Pleasantview Dr., also being Lot 1, Rev. M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2017-02. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- C. Discussion and consideration after public hearing on behalf of Ivan Garcia P.E., R.P.L.S. to approve Ordinance 2017-03 rezoning 1411 N. Westgate Dr., also being 0.9426 acre tract of land out of Farm Tract 146, Blk 179, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2017-03. Possible action. (Staffed by Planning and Code Enforcement.) Attachment

- D. Discussion and consideration to approve the Final Plat for The Villages at Westgate Subdivision, being a 39.87-acre tract of land out of Farm Tract 131, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas located along the west right-of-way of Westgate Drive and approximately 1445 feet North of Interstate 2 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning and Code Enforcement Department.) Attachment
- E. Discussion and consideration to adopt Ordinance 2017-04 to reduce a detention pond easement line by 66 feet on Lot 2, Bonita Homes Subdivision. First reading of Ordinance 2017-04. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- F. Discussion and consideration to approve Ordinance 2017-05, amending Ordinance 2016-26, codified as Article V Section 134-259 Designation of Truck Routes to include Bridge Avenue from Business Highway 83 to Witmer Street. First Reading of Ordinance 2017-05. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- G. Discussion and consideration to direct staff to prepare an annexation plan for the New Fire Station property on north F.M. 88. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- H. Discussion and consideration to approve a Professional Services Agreement with Montalvo Insurance Agency for Loss Control and Risk Management Services related to Workers Compensation and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.) Attachment
- I. Discussion and consideration to extend or solicit proposals for the 125 Cafeteria Plan (short/long term disability (UNUM), vision (Eyetopia), and cancer, accident, hospital indemnity, critical illness, with inclusion of flexible spending account (Colonial), dental and basic life & AD&D (Lincoln Financial) for the City of Weslaco employees for an additional year at no cost to the City, effective April 1, 2017 to March 31, 2018, and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Human Resources Department.) Attachment
- J. Discussion and consideration to award the lowest and most advantageous bidder for Street Materials Request for Bid Number 2016-17-10 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department). Attachment

- K. Discussion and consideration to nominate a member of the Weslaco community who has made significant civic contributions and achievements to the Rio Grande Valley Walk of Fame as part of BorderFest 2017 and authorize the Weslaco City Commission to sign the nomination form. Possible action. (Requested by City Manager's Office.) Attachment

- L. Discussion and consideration to approve the renewal of the lease agreement with Weslaco Little League for use of Isaac Rodriguez Park Multi-Purpose Field and Minor Field and Concession Stands and Harlon Block/Sports Complex Field #1, Field #2 and Concession Stands effective February 1, 2017 through July 31, 2017 and authorize the Mayor to execute any related documents. Possible action. (Requested by Weslaco Little League.) Attachment

- M. Discussion and consideration to approve the renewal of the lease agreement with Weslaco Softball/Baseball League and approve the use of the Softball/Baseball Field 1, 2 and 3 and Concession Stand at Mayor Pablo G. Peña City Park effective February 1, 2017 through July 31, 2017 and authorize the Mayor to execute any related documents. Possible action. (Requested by Weslaco Softball/Baseball League.) Attachment

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. 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.
- C. Economic Development - Discussion regarding Project "Rolling On" as authorized by §551.087 of the Texas Government Code.
- D. Potential Litigation - Consultation with City Attorney regarding Balch Machine Company as authorized by §551.071 of the Texas Government Code.
- E. Economic Development - Discussion regarding Project Smile as authorized by §551.087 of the Texas Government Code.
- F. 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.
- G. Potential Litigation - Consultation with City Attorney regarding Tom Mason as authorized by §551.071 of the Texas 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 13th day of January, 2017 at 5:00 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:



Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2016-686	
From:			
Subject: Certification of Public Notice.			
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral recognition. E. Roll Call.			
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: N/A			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A			
Advisory Review, if any (name of board/committee, date of action, recommendation): N/A			
Elizabeth Walker		Created/Initiated	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor JJ Wickie, First United Methodist Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any: Pledge and Mission			
Responsibilities upon Approval: N/A			

City of Weslaco

"The City on the Grow"



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

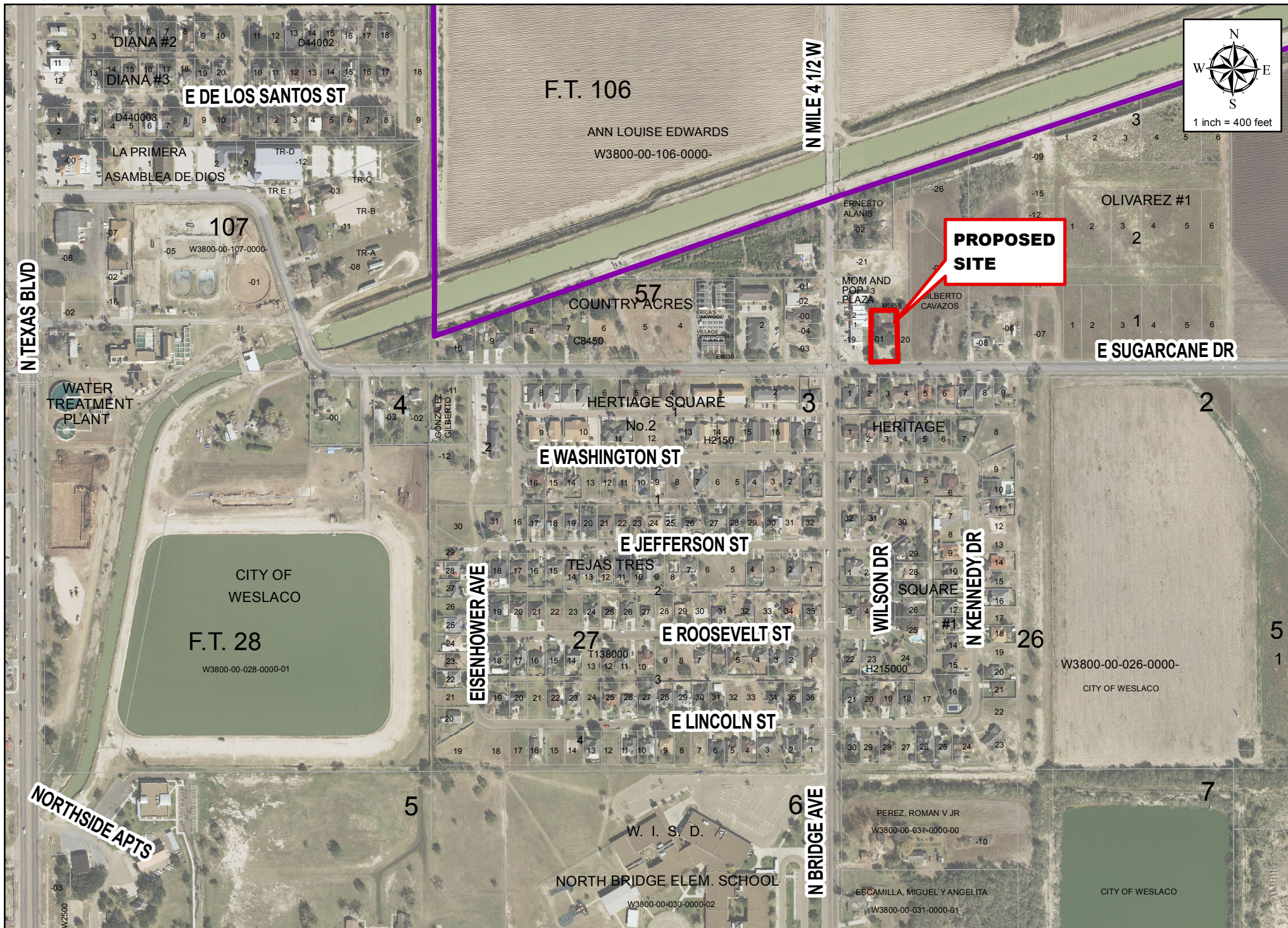
STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

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



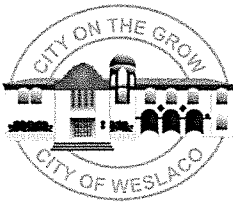
Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2017-3
From: Mardoqueo Hinojosa		
Subject: To solicit input on behalf of Lynnette Rodriguez for a Conditional Use Permit to operate a daycare at 915 E. Sugarcane Dr., also being 0.37 acres S200.88'-E80'-W211' out of Farm Tract 58, West Tract Subdivision, Weslaco, Hidalgo County, Texas.		
Background: The applicant is requesting to obtain Conditional Use Permit to operate a daycare. Fifteen (15) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2016. This daycare has been operational and the CUP is due to a change of ownership.		
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 the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 19, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended approval on January 4, 2017.		
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends approval as this is a change in ownership.		
Attachments, if any: CUP Aerial, Photo, 915 E Sugarcane Dr		
Responsibilities upon Approval: Staff will notify owner.		



**915 E. SUGARCANE DR.
CONDITIONAL USE PERMIT - DAYCARE**





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. 2016-17

PROPOSED PROJECT

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

Lot West tract 5200.88' - E 80' - W 211' Block 1 of F+58 0.32 AC GR 0.31 AC NET A/K/A Track 2

Subdivision Name _____

Street Address 915 E Sugar Cane

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Day Care

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 Lynnette Rodriguez Phone 499-9088 + 648-8269

Address 836 Quail Hollow Fax: 956-464-4787

City Weslaco State TX Zip Code 78596 E-Mail: _____

OWNER

Name Noe Ochoa Phone 956-792-5261

Address 329 E Mile 11 N Fax: 956-464-4787

City Weslaco State TX Zip Code 78599 E-Mail: no8a@msn.com

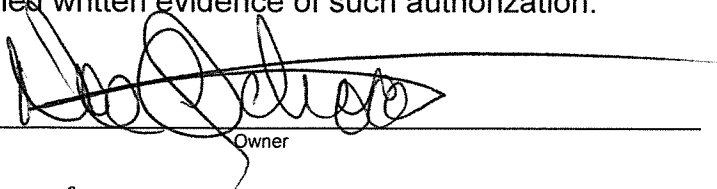
To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

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 _____

12/6/16

Signature _____


Applicant

Date _____

12/6/16

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#: 02202477 12/07/2016 1:58 PM

OPER: KArev TERM: 036

REF#:

ACCT #: XXXX-XXXX-XXXX-3463

AUTH #: 176082

TRAN #: 000000004152

TRAN: 202.0000 CONDITIONAL USE PERM

LYNNETTE RODRIGUEZ

915 E SUGARCANE RD

01 -400-1026

CONDITIONAL USE PER 300.00CR

TENDERED: 300.00 CREDIT CARD

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, January 4, 2017 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, January 17, 2017 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. Lynnette Rodriguez is requesting a Conditional Use Permit to operate a daycare at 915 E. Sugarcane Dr., also being 0.37 acres S200.88'-E80'-W211' out of Farm Tract 58, West Tract Subdivision, Weslaco, Hidalgo County, Texas. T-Mobile with Eco-Site represented by SSC is requesting to rezone 131 S. Pleasantview Dr., also being Lot 1, Rev. M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Ivan Garcia, P.E., R.P.L.S., is requesting to rezone 1411 N. Westgate Dr., also being 0.9426 acre tract of land out of Farm Tract 146, Blk 179, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. 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 January 4, 2017, for the Planning and Zoning Commission and on or before January 17, 2017 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

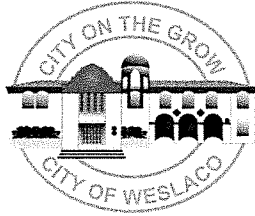
[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 12/19/2016

Powered by: [myPublicNotices.com](http://www.mypublicnotices.com)

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

December 22, 2016

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 4, 2017 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, January 17, 2017 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following request:

CONDITIONAL USE PERMIT:

Lynnette Rodriguez is requesting a Conditional Use Permit to operate a daycare at 915 E. Sugarcane Dr., also being 0.37 acres S200.88'-E80'-W211' out of Farm Tract 58, 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



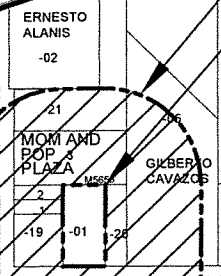
SCALE: 1" = 400'

F.T. 106

ANN LOUISE EDWARDS
W3800-00-106-0000-

200' RADIUS
SITE LOCATION
2

COUNTRY ACRES
C8450



SUGARCANE DR.

WASHINGTON ST.

BRIDGE AVE.

TEJAS TRES

ROOSEVELT STREET.

SQUARE

W3800-00-026-0000-
CITY OF WESLACO

SITE
LOCATION

SUGARCANE DR.

BORDER AVE.

TEXAS BLVD.

BRIDGE AVE.

VO-TECH DR.

INTERSTATE 2

PIKE BLVD.

VICINITY MAP

PEREZ, ROMAN V JR
W3800-00-031-0000-00

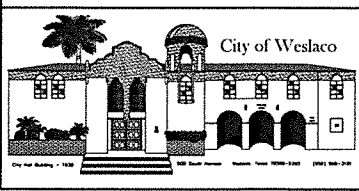
ESCAMILLA, MIGUEL Y ANGELITA
W3800-00-031-0000-01

CAVAZOS, ABRAHAM
& RAMON G S
-02

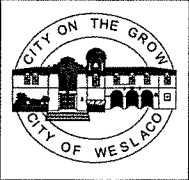
CAVAZOS, ABRAHAM

Z. RAYMUNDO
OF WESLACO -20

F T 31



LYNNETTE RODRIGUEZ
915 E. SUGARCANE DR.
WEST TRACT S200.88'-E80'-W211' OF FT 58 0.37AC
GR 0.31AC NET A/K/A TRACT 2
CUP: DAYCARE



DEC 16, 2016

GONZALEZ REGINO 2503 N BRIDGE AVE WESLACO TX 78599	C8450-00-000-0001-00 COUNTRY ACRES N50'-S168.20' LOT 1 A/K/A N50'-S198.20'-E150' FT 0 SUGAR CANE DR	L: 10800 B: 45027
ALFARO ESTELA 2439 SHARPTAIL HOLT MI 48842	C8450-00-000-0001-01 COUNTRY ACRES N30' LOT 1 & N20' ALLEY A/K/A N50'-S298.20'-E150' 2503 N BRIDGE AVE	L: 10800 B: 4458
GONZALEZ MIGUEL ANGEL 1924 ZENAIDA AVE MCALLEN TX 78504	C8450-00-000-0001-02 COUNTRY ACRES S50'-N100' LT 1 A/ K/A N50'-S248.2'-E150' - FT 57 W 2505 N BRIDGE AVE	L: 10800 B: 16887
CAMPOS JESS GEORGE 3520 N MILE 5 1/2 W WESLACO TX 78599	C8450-00-000-0001-03 COUNTRY ACRES S68.2' LOT 1 A/K/A S98.2'-E150' FT 57 WEST TRACT 0 830 E SUGAR CANE DR	L: 18414 B: 0
UGALDE RAUL 316 W ZACATECAS ST WESLACO TX 78599	M5655-00-000-0001-00 MOM AND POP PLAZA LOT 1 2504 N BRIDGE AVE	L: 6818 B: 29053
UGALDE RAUL 316 W ZACATECAS ST WESLACO TX 78599	M5655-00-000-0002-00 MOM AND POP PLAZA LOT 2 2504 N BRIDGE AVE	L: 6818 B: 29685
CASURB LLC 2504 N BRIDGE AVE WESLACO TX 78599	M5655-00-000-0003-00 MOM AND POP PLAZA LOT 3 2504 N BRIDGE AVE	L: 100172 B: 43940
GOMEZ VICTORIANO 2601 N BRIDGE AVE WESLACO TX 78599	W3800-00-057-0000-01 WEST TRACT 0.81AC-10.45AC FT 57 2601 N BRIDGE AVE	L: 20754 B: 59816
OCHOA NOE 329 E MILE 11 WESALCO TX 78599	W3800-00-058-0000-01 WEST TRACT S200.88'-E80'-W211' O F FT 58 0.37AC GR 0.31AC NET A/K 915 E SUGAR CANE DR	L: 21334 B: 52846
ALANIS JOSE 2600 N BRIDGE AVE WESLACO TX 78599	W3800-00-058-0000-02 WEST TRACT NW1AC FT 58 0	L: 25455 B: 23692
CAVAZOS GILBERTO & PETRA 204 PENA AVE WESLACO TX 78599	W3800-00-058-0000-05 WEST TRACT-S1.84AC AN IRR TR-E3A C-W6.77AC-W9.77AC FT 58 1.84AC G 0 E SUGAR CANE DR	L: 66965 B: 0
KHALID ALI & ASIF IQBAL 107 E 7TH ST MERCEDES TX 78570	W3800-00-058-0000-19 WEST TRACT S140.11'-W131.01' OF FT 58 0.42AC GR 0.25AC NET A/K/A 0	L: 24503 B: 56616

DEC 16, 2016

PENA SILVIA 2901 N TEXAS BLVD WESLACO TX 78599-9696	W3800-00-058-0000-20 WEST TRACT S200.88'-E44.4'-W255. 4' OF FT 58 0.20AC GR 0.17AC NET 0 E SUGAR CANE DR	L: 13500 B: 0
ALANIS JOSE 2600 N BRIDGE AVE WESLACO TX 78599	W3800-00-058-0000-21 WEST TRACT 0.738AC BNG IRR TR-N7 9.45'-S392.45'-W255.40' & -N246' 0	L: 24192 B: 0
CHAPA HORACIO 207 S KANSAS AVE WESLACO TX 78596	C8450-00-000-0001-04 COUNTRY ACRES N50'-S118.2' LOT 1 A/K/A N50'-S148.2'-E150' FT 57 2501 N BRIDGE AVE	L: 10800 B: 0



Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2017-4	
From: Mardoqueo Hinojosa			
Subject: To solicit input on behalf of T-Mobile with Eco-Site represented by SSC to rezone 131 S. Pleasantview Dr., also being Lot 1, Rev. M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-1 Neighborhood Business District.			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2016.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing 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: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 19, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended approval on January 4, 2017.			
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval based on the future land use map.			
Attachments, if any: CUP Aerial, Photo, 131 S. Pleasantview Dr			

Responsibilities upon Approval:

Staff will notify applicant.



**131 S. PLEASANTVIEW DR.
REZONE - R-1 TO B-1**





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. 2014-12

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: PLEASANT VIEW VILLAGE

Location: EAST OF PLEASANT VIEW ROAD (MILE 3 1/2 WEST ROAD)

Legal Description: 8.55 ACRES OF LAND, IN BEING OUT AND PART OF LAND GRANDE EIGHT, SITUATED IN HIDALGO COUNTY, TEXAS

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: R2

Existing Land Use: VACANT Proposed Land Use: DUPLEX & APARTMENTS

Number of Lots Proposed: 28 Gross Acreage: 8.55 ACRES

Title Report Submitted: ☐ Yes ☒ No

OWNER INFORMATION

Owner's Name: MARCOS LUIS GUTIERREZ & ROBERTO SALVIA Telephone: (956) 221-4400

Address: 3710 E. CANTO ROAD Fax: _____

City: EDINBURG State: TX Zip: 78539 E-mail: _____

ENGINEER INFORMATION

Name: JSM ENGINEERING, LLC. Telephone: (956) 789-4143

Address: 1701 FLORA AVE Fax: _____

City: HIDALGO State: TX Zip: 78557 E-mail: jreyes1012@gmail.com

VARIANCE

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

Describe in detail the variance requested and reason why:

PART II CODE OF ORDINANCES CHAPTER 150 - ZONING SECTION 150.5
RZ DUPLEX EAPARTMENT DISTRICT (2)(C) : REAR YARD IS LESS THAN 25%

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: CITY OF WESLACO
☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO
☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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 & rdela Fuente@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 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: Pedro Armando Gutierrez

Owner Signature: [Signature] Date: 12-20-16

_____ is the authorized agent

Authorized Agent Signature: JSM ENGINEERING, LLC Date: DEC 20 2016

Authorized Agent Printed Name: [Signature]

CITY OF WESLACO
956-968-3181

REC#: 02203091 12/09/2016 8:51 AM
OPER: KArev TERM: 036
REF#:

TRAN: 208.0000 SUBDIVISION REVIEW
JSM ENGINEERING LLC
PLEASANT VEIW VILLAGE
01 -400-1025
SUBDIVISION FEES 50.00CR

TENDERED: 50.00 CASH
APPLIED: 50.00-

CHANGE: 0.00

RECEIVED

DEC 21 2016

Planning &
Code Enforcement Dept.

CITY OF WESLACO
956-968-3181

REC#: 02207228 12/21/2016 1:21 PM
OPER: KArev TERM: 036
REF#: 1058

TRAN: 207.0000 SUBDIVISION APPLICAT
pedro gutierrez
pleasant view village
01 -400-1025
SUBDIVISION FEES 350.00CR

TENDERED: 350.00 CHECK
APPLIED: 350.00-

CHANGE: 0.00



CIVIL ENGINEERING

December 20, 2016

Mr. Mardoqueo Hinojosa, P.E.
City Engineer – Planning and Code Enforcement
255 S. Kansas Avenue
Weslaco, Texas 78596

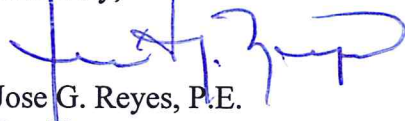
RE: Variance Request – Rear Yard requirement for Pleasant View Village Subdivision.

Dear Mr. Hinojosa

As per City of Weslaco's, Part II Code of Ordinance Chapter 150 -Zoning -Section 150.5 R-2 Duplex and Apartment District (3) C., with regards to rear yard. The depth of the rear yard shall be at least 25 percent of the depth, but such depth need not be more than 25 feet. The proposed lots for Pleasant View Village Subdivision will not be meet the rear yard requirement of 25 percent of the depth. Instead, the Subdivision lots will be have a rear yard of 10.5 percent of the depth and would like to request a variance to the City of Weslaco's Code of Ordinance.

Should you have any questions or need additional information please feel free to call me at (956) 789-4143 or email at jreye7072@gmail.com

Sincerely;



Jose G. Reyes, P.E.
President
JSM Engineering, LLC

JSM ENGINEERING, LLC
1701 FLORA AVE
HIDALGO TEXAS 78557
TEL. 956-789-4143
FIRM REG No. F-16191



CITY OF WESLACO

PLANNING & CODE ENFORCEMENT DEPARTMENT

SUBDIVISION REVIEW MEETING

DATE: 12/16/2016

NAME OF SUBDIVISION: PLEASANT VIEW VILLAGE

SIGN IN SHEET

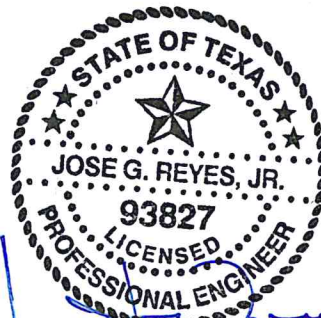
#	NAME	COMPANY	Phone/email
1	Rebekah dela Fuente	COW CONCRETE	447-3401
2	Jose G. Reyes	JSM Enterprises LLC	789-4143/ jreyes7672@gmail.com
3	Rolando Garza	City of Weslaco	742-7000 / rogarza@weshco.tx.gov
4	Mike Swinner	Weslaco FMO	447-1998
5	Efrain Tafolla	City of Weslaco	956 447-3401
6	Marcelo Cosme	City of Weslaco	532-8392
7	Israel Gacera	City of Weslaco	447-3403
8	Mardoqueo Hinojosa	City of Weslaco	447-3403
9			
10			
11			
12			
13			
14			

**DRAINAGE STATEMENT
FOR
PLEASANT VIEW VILLAGE
SUBDIVISION
WESLACO, TEXAS**

Prepared by

JSM ENGINEERING, LLC
CIVIL ENGINEERING
TBPE# F-16191

1701 Flora Ave
Hidalgo, Texas 78557
Ph: 956-789-4143



[Handwritten signature] P.E.
DEC 8. 2016

DRAINAGE STATEMENT

Pleasant View Village Subdivision City of Weslaco

December 5, 2016

I. PROJECT LOCATION

Pleasant View Village Subdivision is an 8.55 Acres of land, in being out and part of Llano Grande Grant, situated in Hidalgo County, out of Farm Tract 709, Block 136 of the West and Adams Tract Subdivision as per map recorded in Volume 2 Pages 36 of Hidalgo County Map Records. This property is within City limits of Weslaco City Limits.

II. FLOOD PLAIN

The property is located within one Flood Zone area. Zone "X", (shaded) which is described as "Areas of 500-year flood; areas of 100-year flood with average depths less than one (1) foot with drainage areas less than one square mile; and areas protected by levees from 100-year flood." F.I.R.M. community panel No. 480334 0450 C Dated: June 6, 2000. F.I.R.M's community-panel number 480334 0450 C Dated: June 6, 2000 has been revised by Letter of Map Revision (LOMR) dated May 30, 2002 (Attached).

III. SOIL CONDITIONS

The Soil survey of Hidalgo County indicates the subject property lies in two different soil units.

Raymondville - Urban land complex, slopes are mainly less than 0.5 percent but range from 0 to 1 percent. Typically, the surface layer is gray clay loam about 13 inches thick. The next layer, from 13 to 39 inches is light brownish gray clay loam. The layer extending from 39 to 65 inches is very pale brown clay loam. The soil is calcareous throughout. Although the Raymondville soil and Urban land are used for urban structures, their potential for this use is low. The main limitations are high shrink-swell potential, high corrosivity of the soil to uncoated steel, and slow permeability. Potential is medium for landscaping and gardening because of the high clay content of this soil and slow permeability. The soil is listed in Hydrologic Group D. (see excerpts from "Soil Survey of Hidalgo County, Texas).

Willacy - Urban land complex, 0 to 3 percent slopes. Typically, the surface layer is dark grayish brown fine sandy loam about 13 inches thick. The upper layer of the subsoil layer, from 13 to 38 inches, is brown sandy clay loam. The lower layer extending from 38 to 49 inches is pale brown sandy clay loam. The layer extending from 49 to 65

inches is very pale brown sandy clay loam. This soil is noncalcareous to a depth of 38 inches. Potential is high for urban uses. Potential is medium for landscaping and gardening. The soil is listed in Hydrologic Group B. (see excerpts from "Soil Survey of Hidalgo County, Texas).

IV. EXISTING CONDITION

The subject property is currently undeveloped and vacant. Existing runoff is by surface flow in the southerly direction. The site topography is irregular with elevations ranging from 0 to 1 feet in some areas. In accordance with the drainage policies of the City of Weslaco and County of Hidalgo, the Rationale Method, 10-year frequency storm event was utilized to determine the existing storm water runoff for this site. The total contributing 10-year existing storm water runoff from this site is approximately **4.60 cfs**, as per the attached calculations.

IV. PROPOSED CONDITION

The proposed conditions for this subject tract will consist of 29 Lots Residential Subdivision. Development in the form of impervious pavement and duplex residential buildings will increase the ultimate storm water runoff. A storm drainage conveyance system comprised of curb and gutter, roadway section, storm drainage pipe and detention ponds will capture and convey the storm water runoff offsite to the existing Hidalgo and Cameron Counties Water District #9 ditch located in the southeast of this property. In accordance with the City of Weslaco, the Rationale Method, 25-Year frequency storm event was utilized to determine the proposed storm water runoff from this site. The total contributing 25-Year developed storm water runoff from this site is approximately **8.404 cfs**.

The peak rate of runoff will not be increased during the 10-year frequency storm event due to the improvements in this subdivision. Therefore, as per attached calculations, **53,550.82 cubic-feet (1.22936 Ac.-Ft.)** of post-development run-off will be required to be detained within detention ponds. A drainage plan shall be approved by the City of Weslaco at the time of issuance of building permit.

By:  P.E. **DEC. 8. 2016**
Jose G. Reyes, P.E. Date



DRAINAGE CALCULATIONS (25-year)

PROJECT NAME: Pleasant View Village Subdivision

PROJECT LOCATION: S. Pleasant View Road

DATE: December 5, 2016

EXISTING CONDITION

Total Area

A= 372438.00 ft²
8.550 ac

Existing Runoff Coefficient (Weighted)

C_{ex} = 0.20

Time of Concentration

T_c = $\frac{L}{60V}$ 78 min

where:

L= 500 ft

V= $Ku * k * S^{1/2}$ 0.107 feet/second

where:

Ku= 3.28

k= 0.103

Slope= 0.10 %

Rainfall Intensity

I= $\frac{b}{(T_c + d)^e}$ 2.69 in/hr

where:

IDF Coefficients for Hidalgo County (10-year)

b= 87

d= 9.2

e= 0.778

Q_{ex} = (C_{ex})IA 4.600 cfs

FUTURE CONDITION (25 Year)Area

A= 372438.00 ft²
8.550 ac

Time of Concentration

T_c= $\frac{L}{60V}$ 4 min Grassed waterway
10 min (Minimum)

where:

L= 500 ft
V= 2.000 feet/second

Time of Concentration (Total - Developed)

T_c= 10 min

Future Runoff Coefficient (Estimated)

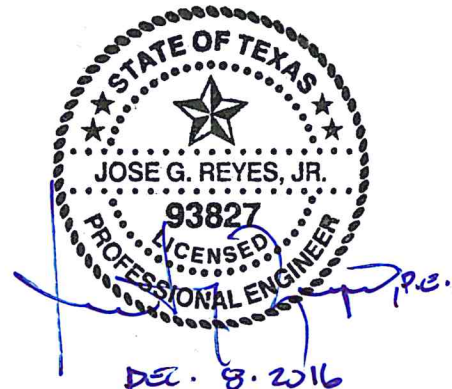
C_{fut} 0.50

IDF Coefficients for Hidalgo County (25-year)

b= 98
d= 9.2
e= 0.771

Calculations for V_{max}:

Dur	I	Q _{fut}	V _{fut}	Q _{ex}	V _{ex}	V _{max}
80	3.073	13.135	63048.118	4.60	12420.76	50627.36
90	2.831	12.102	65349.979	4.60	13800.85	51549.13
100	2.629	11.238	67428.545	4.60	15180.93	52247.62
110	2.457	10.504	69326.159	4.60	16561.01	52765.14
120	2.309	9.871	71074.088	4.60	17941.1	53132.99
130	2.180	9.320	72696.072	4.60	19321.18	53374.89
140	2.067	8.835	74210.562	4.60	20701.27	53509.29
150	1.966	8.404	75632.177	4.60	22081.35	53550.82
160	1.876	8.018	76972.705	4.60	23461.44	53511.27
170	1.794	7.671	78241.788	4.60	24841.52	53400.27
Storage Required (25-yr)			53550.82 ft ³	1.229358 Ac-Ft		
w/ release rate of (10-yr)			4.60 ft ³ /s			



WEIGHTED RUNOFF COEFFICIENT, C

Total Area (S.F.) = 372438.00

Pre-Development

Type of Drainage Area	Runoff Coefficient C	Area (S.F.)	% Area	Weighted "C"
Impervious	0.95	0.00	0.00	0.00
Pervious	0.20	372438.00	100.00	0.20
			100.00	0.20

Post-Development

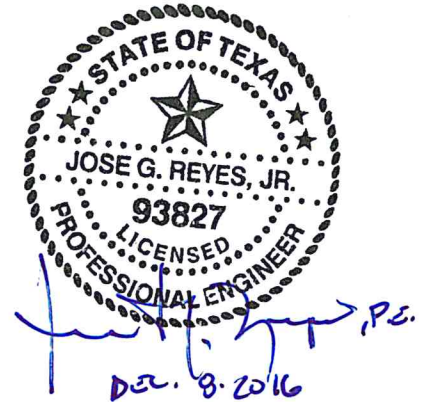
Type of Drainage Area	Runoff Coefficient C	Area (S.F.)	% Area	Weighted "C"
Impervious	0.95	148975.20	40.00	0.38
Pervious	0.20	223462.80	60.00	0.12
			100.00	0.50

Pleasant View Village Subdivision

Drainage Area Calculations

EXISTING DATA

Total Area 8.550 ac
 Existing Runoff Coefficient - "C" 0.20 Table 3.24 *
 Overland Flow Length - "L" 500.00 ft
 Overland Slope - "S" 0.10 %
 Existing Time of Concentration - "T" 78 min. **
 Intensity of Rainfall - "I" 2.69 in/hr (10 year event)
 Existing - "Q" 4.60 cfs



DATA FOR PROPOSED IMPROVEMENTS

Proposed Runoff Coefficient - "C" 0.50 Rational Method Runoff Coefficients ***
 Proposed Time of Concentration - "T" 10 min.
 Proposed "I" 10.04 in/hr (25 year event)
 Proposed - "Q" 42.93 cfs

Time		I	Q in	V in	Q out	V out	Req'd V	Req'd V
min	hr	in/hr	cfs	cf	cfs	cf	cf	ac-ft
10.00	0.17	10.04	42.93	25757	4.60	2759	22997	0.53
20.00	0.33	7.27	31.07	37285	4.60	4139	33146	0.76
30.00	0.50	5.79	24.76	44567	4.60	5518	39048	0.90
40.00	0.67	4.86	20.78	49873	4.60	6898	42975	0.99
50.00	0.83	4.21	18.02	54053	4.60	8278	45776	1.05
60.00	1.00	3.74	15.97	57510	4.60	9657	47853	1.10
70.00	1.17	3.37	14.40	60464	4.60	11037	49427	1.13
80.00	1.33	3.07	13.14	63048	4.60	12416	50632	1.16
90.00	1.50	2.83	12.10	65350	4.60	13796	51554	1.18
100.00	1.67	2.63	11.24	67429	4.60	15175	52253	1.20
110.00	1.83	2.46	10.50	69326	4.60	16555	52771	1.21
120.00	2.00	2.31	9.87	71074	4.60	17935	53139	1.22
130.00	2.17	2.18	9.32	72696	4.60	19314	53382	1.23
140.00	2.33	2.07	8.83	74211	4.60	20694	53517	1.23
150.00	2.50	1.97	8.40	75632	4.60	22073	53559	1.23
160.00	2.67	1.88	8.02	76973	4.60	23453	53520	1.23
170.00	2.83	1.79	7.67	78242	4.60	24833	53409	1.23
180.00	3.00	1.72	7.36	79447	4.60	26212	53235	1.22
190.00	3.17	1.65	7.07	80596	4.60	27592	53005	1.22
200.00	3.33	1.59	6.81	81694	4.60	28971	52723	1.21

$$T_c = \frac{1.8(1.1 - C)\sqrt{L}}{S^{1/3}}$$

PROJECT SITE

ZONE X

MILE 7 NORTH ROAD

JOINS PANEL



APPROXIMATE SCALE

2000
0
2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)**

(SEE MAP INDEX FOR PANELS NOT PRINTED)



Federal Emergency Management Agency

COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:
JUNE 6, 2000

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

PROJECT SITE

ZONE X

MILE 7 NORTH ROAD

JOINS PANEL 052



APPROXIMATE SCALE

2000 0 2000 FEET

LEGEND

 SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually three feet or more); base flood elevations determined.

ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevation determined.

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

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or less than 1 foot of water above the 100-year flood; and areas protected by levees from 100-year flood.

OTHER AREAS

ZONE X Areas determined to be outside 500-year flood plain.

ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS

Identified 1989

Identified 1990

Other areas protected

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

Floodplain boundary

Floodway boundary

Zone D boundary

Boundary, Dividing Special Flood Hazard Zones and Boundary, Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

Base Flood Elevation Line; Elevation in Feet

Cross Section Line

Base Flood Elevation in Feet Where Uniform Within Zone

BM 74 Elevation Reference Mark

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



Federal Emergency Management Agency

Washington, D.C. 20472

MAY 30 2002

CERTIFIED MAIL,
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case Number: 02-06-715P

The Honorable Jose E. Pulido
County Judge, Hidalgo County
100 E. Cano St.
Edinburg, TX 78539

Community Name: Hidalgo County, Texas
(Unincorporated Areas)
Community Number: 480334
Panel Affected: 480334 0450 C
Effective Date of
This Revision: **MAY 30 2002**
102-I-A-C

Dear Judge Pulido:

The Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) for Hidalgo County, Texas (Unincorporated Areas) have been revised by this Letter of Map Revision (LOMR) to reflect revised hydrologic and hydraulic analyses for a portion of East Lateral Drain. The subject area is located along East Lateral Drain from approximately 2,650 feet downstream of Mile 2 West Road to approximately 25,500 feet upstream of Mile 2 West Road. This revision was initiated by [REDACTED] Floodplain Administrator, Hidalgo County, in a letter dated January 14, 2002.

We received hydrologic and hydraulic analyses, floodplain mapping, an annotated FIRM representing the revised conditions, and all applicable forms/certifications, prepared by [REDACTED] Chief Engineer, of J.F. Thompson, Inc., in support of this revision.

We received all of the data required to perform a technical review of the LOMR request as of April 29, 2002.

Because this revision was initiated to improve upon data shown on the effective FIRM, fees were not required for the review of this LOMR.

Based on our review of the submitted data, we are issuing this LOMR to reflect revised hydrologic and hydraulic analyses for a portion of East Lateral Drain. This LOMR revises the 1% annual chance (100-year) water surface elevations (WSELs), the 1% and 0.2% (500-year) annual chance floodplains, and floodway along East Lateral Drain, as shown on the enclosed annotated portions of the FIRM panel. There are no increases in the 1% annual chance WSELs and a maximum decrease of 6.41 feet occurs approximately 18,925 feet upstream of Mile 2 West Road. There are no increases in the 1% annual chance floodplain and a maximum decrease of 11,390 feet occurs approximately 18,060 feet upstream of Mile 2 West Road. The revised 1% annual chance floodplain is designated as Zone AE with Base (1% annual chance) Flood Elevations (BFEs) determined without a designated floodway, and replaces the effective

1% annual chance floodplain designated as Zone AE with BFEs and a designated floodway. In addition, the area which is designated as a detailed studied Zone AE for the effective FIRM and FIS have been extended to include the area from approximately 19,500 feet upstream of Mile 2 West Road to approximately 25,500 feet upstream of Mile 2 West Road. The maps accompanying this LOMR reflect the removal of the designated floodway and the extension of detailed studied area for FIRM number 480334, panel 0450 C, along East Lateral Drain.

We have enclosed a copy of the public notification of the revised BFEs, which will be published in *The Monitor* on or about June 20, 2002, and June 27, 2002. In addition, we will publish a notice of changes in the *Federal Register*. However, we will not print and distribute this LOMR to users, such as insurance agents or lenders. Your community will serve as a repository for the new data. Therefore, we encourage you to supplement the notification to appear in *The Monitor* by preparing a news release for publication in your community newspaper that describes the revision and explains how your community will provide data and help interpret the National Flood Insurance Program (NFIP) maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

Within 90 days of the second publication in *The Monitor*, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. This revision is effective as of the date of this letter. However, until the 90-day period elapses, the revised BFEs presented in this LOMR may be changed.

We based this determination on the 1% annual chance discharges computed in the revised hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and, therefore, could establish greater flood hazards in this area.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

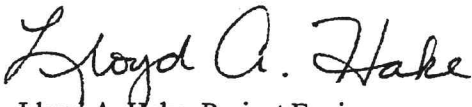
Use the map panel listed above and revised by this letter for flood insurance policies and renewals issued in your community.

We have enclosed an updated version of a document titled *List of Current Flood Insurance Study Data*, which includes this letter, to help your community maintain all information for floodplain management and flood insurance. If any of the items in this document are not filed in your community's map repository, please contact the Federal Emergency Management Agency (FEMA) Map Assistance Center at the telephone number listed below for information on how to obtain those items.

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR ~~Part~~ 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management ordinances that meet or exceed minimum NFIP criteria. These criteria, including adoption of the FIS and FIRM, and modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State or local requirements to which the regulations apply.

If you have any questions regarding this LOMR, please contact the FEMA Map Assistance Center, toll free, at 1-877-FEMAMAP (1-877-336-2627).

Sincerely,



Lloyd A. Hake, Project Engineer
Hazards Study Branch
Federal Insurance and
Mitigation Administration

For: Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and
Mitigation Administration

Enclosures

cc: Floodplain Administrator, Hidalgo County
Chief Engineer, J.F. Thompson, Inc.
Community Map Repository, Hidalgo County

LIST OF CURRENT FLOOD INSURANCE STUDY DATA

This list is provided to document all information currently effective for your community for insurance and floodplain management.

Date: **MAY 30 2002**

Community: Hidalgo County, Texas (Unincorporated Areas)

Community Number: 480334

Page Number: 1 of 2

CURRENT EFFECTIVE FLOOD INSURANCE STUDY DATE:

FLOOD INSURANCE RATE MAP

Map Index
480334IND0

Effective Date
June 6,2000

Panel Numbers
0025 B, 0050 B, 0075 B, 0100 B,
0125 B, 0150 B, 0175 B, 0200 B,
0225 B, 0250 B, 0275 B, 0375 B,
0475 B, 0500 B, and 0525 B

Effective Date
January 2, 1981

0400 C and 0425 C

November 16,1982

0290 D, 0295 D, 0300 D, 0325 D,
0350 C, and 0450 C

June 6,2000

LETTERS OF MAP REVISION

Panel Numbers
0325 D

Effective Date
May 17,2001

0350 C

May 17,2001

0375 B

September 21, 1998

0400 C

January 31,2001

0450 C

MAY 30 2002

LETTERS OF MAP AMENDMENT AND MAP REVISION BASED ON FILL

<u>Panel Numbers</u>	<u>Effective Date</u>
0200 B	November 13,1996
0275 B	February 21,2001
0290 D	October 25,2000 December 20,2000 January 17,2001 February 21,2001 March 7,2001 January 11,2002 April 12,2002
0295 D	December 20,2000 January 17,2001 March 7, 2001 September 19,2001
0325 D	May 15,2001 May 17,2001 August 3,2001 March 15,2002 April 17,2002
0350 C	April 18,2001
0400 C	April 15,1998
0425 C	November 2,1998 March 23,1999 December 14, 1999 December 20,1999 April 12,2000
0450 C	August 9,2000

BEST AVAILABLE DATA LETTERS

None

CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR
THE HIDALGO COUNTY, TEXAS (UNINCORPORATED AREAS), UNDER THE
NATIONAL FLOOD INSURANCE PROGRAM

On June 6, 2000, the Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the unincorporated areas of Hidalgo County, Texas, through issuance of a Flood Insurance Rate Map (FIRM). The Federal Insurance and Mitigation Administration has determined that modification of the elevations of the flood having a 1% chance of being equaled or exceeded in any given year (base or 100-year flood) for certain locations in this community is appropriate. The modified Base Flood Elevations (BFEs) revise the FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate revised hydrologic and hydraulic analyses and has resulted in the removal of the floodway delineation, a reduction in SFHA, and lower BFEs for East Lateral Drain. The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source cited above.

Location	Existing BFE (feet)*	Modified BFE (feet)*
Approximately 2,650 feet downstream of Mile 2 West Road	60	59
Approximately 25,500 feet upstream of Mile 2 West Road	None	64

*National Geodetic Vertical Datum, rounded to nearest whole foot

Under the above-mentioned Acts of 1968 and 1973, the Federal Insurance and Mitigation Administration must develop criteria for floodplain management. For the community to participate in the National Flood Insurance Program (NFIP) the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

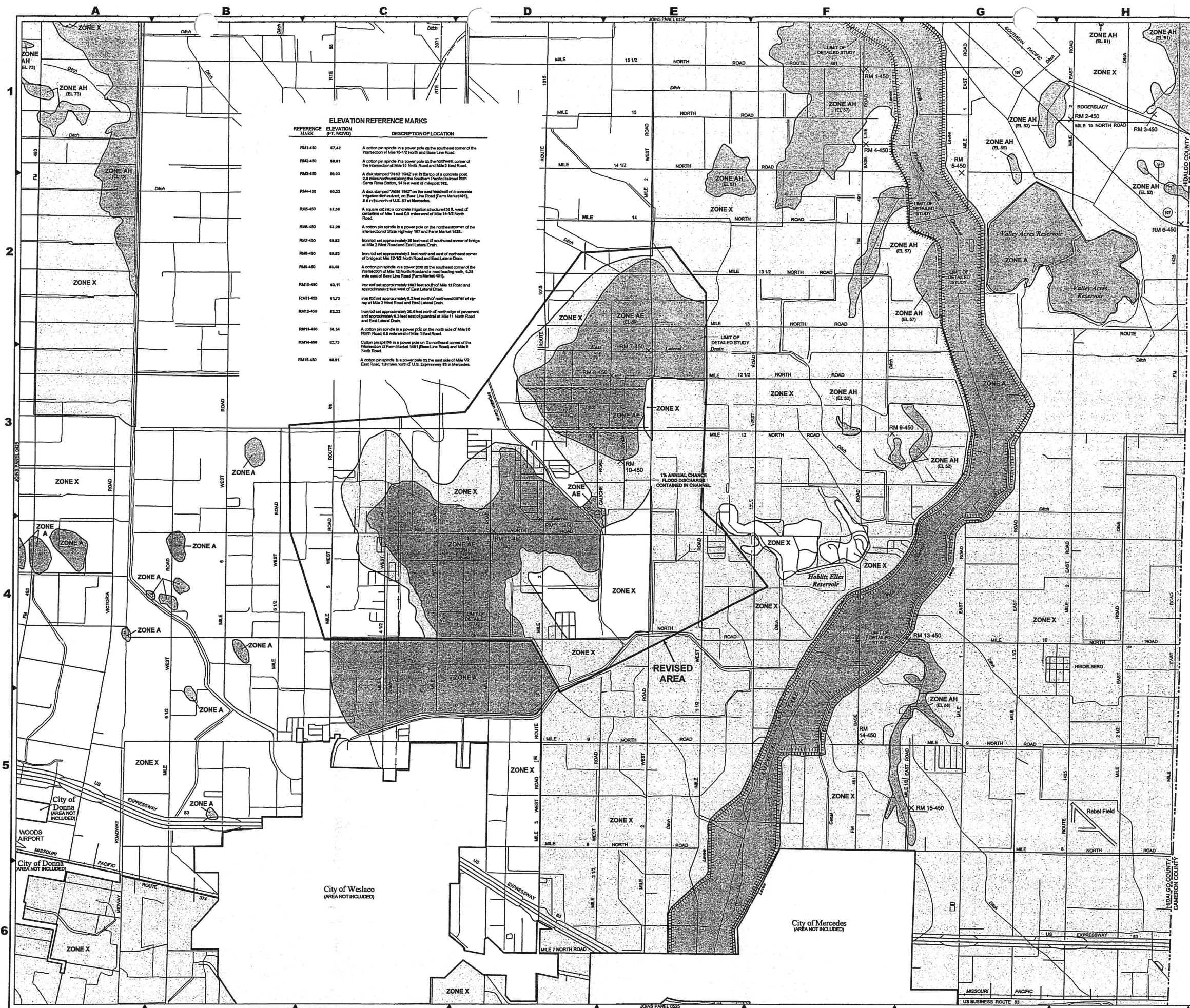
Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Federal Insurance and Mitigation Administration reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical

data. All interested parties are on notice that until the 90-day period elapses, the Federal Insurance and Mitigation Administration 's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Jose E. Pulido
County Judge, Hidalgo County
100 E. Cano St.
Edinburg, TX 78539

REGION VI
TEXAS
HIDALGO
COUNTY
02-06-715P



REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM41-450	87.42	A cotton gin spindle in a power pole on the southwest corner of the intersection of Mile 10-1/2 North and Base Line Road
RM42-450	88.81	A cotton gin spindle in a power pole on the northwest corner of the intersection of Mile 15 North Road and Mile 2 East Road
RM43-450	86.00	A disk stamped "7687 1042" set in the top of a concrete post, 2.8 miles north of the Southern Pacific Railroad from Santa Rosa Station, 14 feet west of milepost 982.
RM44-450	88.33	A disk stamped "A686 1942" on the east head of a concrete irrigation ditch, on Base Line Road (Farm Market 487), 4.8 miles north of U.S. 83 at Mercedes.
RM45-450	87.34	A square set into a concrete irrigation structure 438 ft. west of the intersection of Mile 12 North Road and a road leading north, 4.2 miles east of Base Line Road (Farm Market 487).
RM46-450	83.28	A cotton gin spindle in a power pole on the northeast corner of the intersection of State Highway 167 and Farm Market 1425.
RM47-450	88.82	Iron rod set approximately 28 feet west of southwest corner of bridge at Mile 2 West Road and East Lateral Drain
RM48-450	88.82	Iron rod set approximately 3 feet north and east of northwest corner of bridge at Mile 12-1/2 North Road and East Lateral Drain
RM49-450	83.48	A cotton gin spindle in a power pole on the southwest corner of the intersection of Mile 12 North Road and a road leading north, 4.2 miles east of Base Line Road (Farm Market 487).
RM410-450	83.11	Iron rod set approximately 1987 feet south of Mile 12 Road and approximately 2 feet west of East Lateral Drain
RM411-450	83.72	Iron rod set approximately 8.2 feet north of northwest corner of sign at Mile 3 West Road and East Lateral Drain
RM412-450	83.22	Iron rod set approximately 36.4 feet north of north side of pavement and approximately 8.2 feet west of guardrail at Mile 11 North Road and East Lateral Drain
RM413-450	86.34	A cotton gin spindle in a power pole on the north side of Mile 10 North Road, 6.8 miles west of Mile 1 East Road
RM414-450	82.73	Cotton gin spindle in a power pole on the northeast corner of the intersection of Farm Market 5491 (Base Line Road) and Mile 9 North Road
RM415-450	88.91	A cotton gin spindle in a power pole on the east side of Mile 12 East Road, 1.8 miles north of U.S. Expressway 83 in Mercedes.

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A No base flood elevations determined.
- ZONE AH Base flood elevations determined.
- ZONE AE Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of substantial flooding, velocities also determined.
- ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of 1 to 1.5 feet with drainage areas less than 1 square mile; and areas protected by levees from 500-year flood.

OTHER AREAS

- ZONE X Areas determined to be outside 500-year floodplain.
- ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

Floodplain Boundary
Floodway Boundary
Zone D Boundary
Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

Base Flood Elevation Line, Elevation in Feet
cross Section Line
Base Flood Elevation in Feet Within Uniform Within Zone
Elevation Bench Mark (See notes below)
1/2 MILE
Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all potential features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on BFAs, and for any information on floodway delineations, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, A1-A30, AH, AO, A99, V, VE and V1-V30.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data Table where floodway width is shown at 1/20 inch.

Coastal base flood elevations apply only to landward of 0.0 NGVD, and include the effects of wave action; these elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Corporate limits shown are current as of the date of this map. The user should contact appropriate community officials to determine if corporate limits have changed subsequent to the issuance of this map.

For adjoining panels, see separately printed Map Index.

MAP REPOSITORY
City of Edinburg
1304 South 25th Street
Edinburg, Texas 78540
(Maps available for reference only, not for distribution.)

INITIAL IDENTIFICATION
MAY 23, 1978

FLOOD HAZARD BOUNDARY MAP REVISIONS:
JANUARY 2, 1981

FLOOD INSURANCE RATE MAP EFFECTIVE:
NOVEMBER 16, 1982

Map revised June 6, 2000 to update corporate limits, to add base flood elevations, to add roads and road names, to incorporate previously issued letters of map revision, and to incorporate previously issued letters of map amendment.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.

SCALE 1" = 2000'

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450 C

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

(SEIZURE INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000

REVISED TO REFLECT LOMR
DATE: 6/6/00

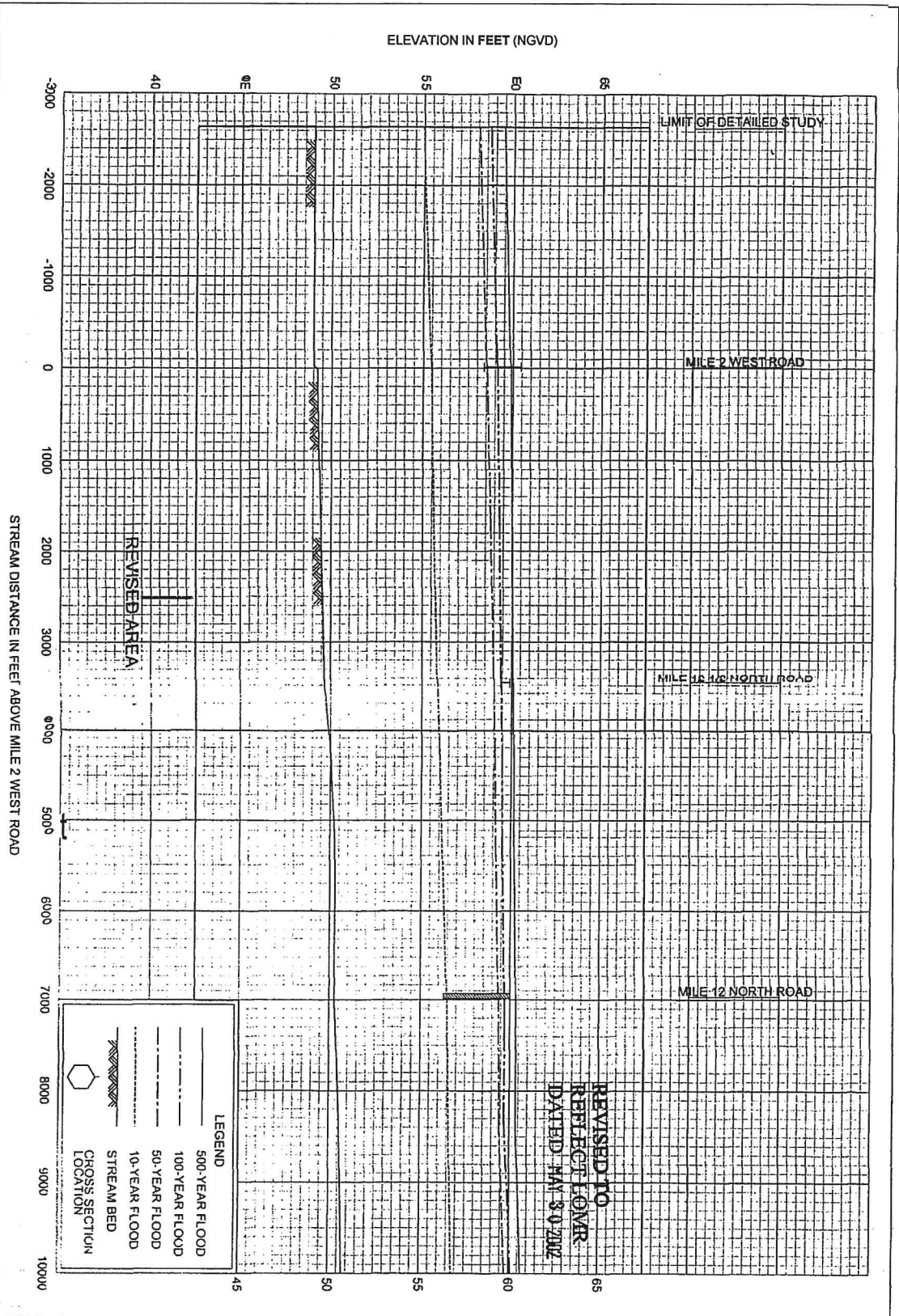
Federal Emergency Management Agency

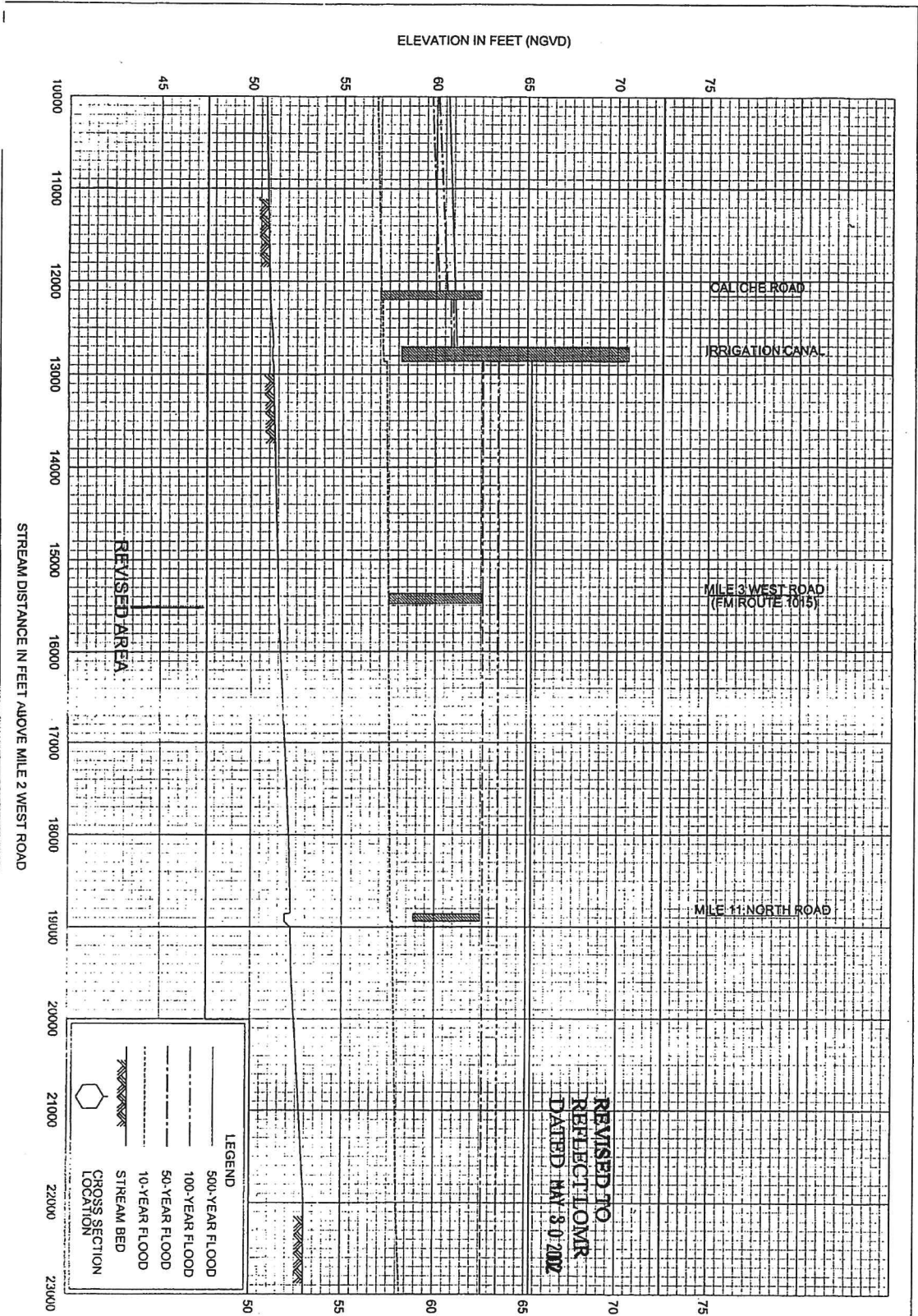
REVISED AREA

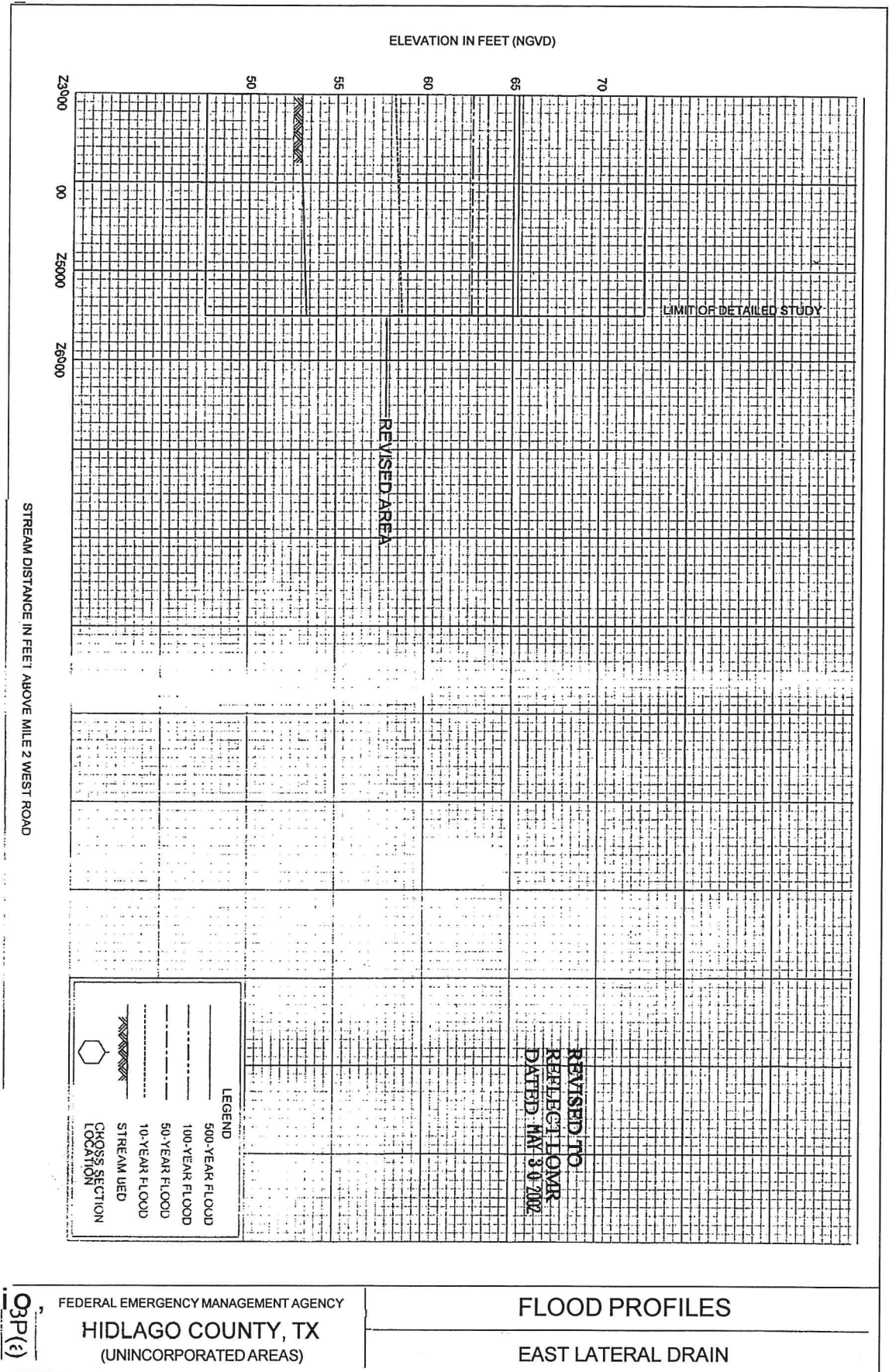
Table 1. Summary of Discharges

Flooding Source and Location	Drainage Area (Square Miles)	10-Year	50-Year	100-Year	500-Year
East Lateral Drain					
At outfall to IBWC floodway	30.53	413	975	1360	2547
At Mile 2 West Road	24.94	322	1128	1476	2445
At elevated canal crossing	13.96	195	606	720	934
At Mile 11 North Road	7.36	152	576	847	1743
North Main Drain					
At downstream Junction of North and South Main Drains	318.10	653	2,565	4,001	10,034
At Doolittle Road	288.78	554	2,258	3,818	10,010
At Ingle Road	277.30	555	2,215	3,804	9,926
At Seminary Road	264.72	527	2,355	4,178	10,347
At FM 1925	208.28	484	1,985	3,435	8,788
At upstream junction of North and South Main Drains	105.61	158	1,051	1,858	4,804
West Main Drain					
At junction of West Main Canal and Mission-McAllen Lateral	92.88	1,081	3,336	4,809	7,700
At confluence of United Irrigation Canal	28.22	148	727	1,128	2,072
At Brushliner Road	18.40	85	468	731	1,346

REVISED TO
REFLECT LOMR
DATED MAY 30 2002









Soil Map—Hidalgo County, Texas



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/24/2016
Page 1 of 3

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

Map Unit Legend

Hidalgo County, Texas (TX215)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	6.0	77.9%
70	Willacy fine sandy loam, 0 to 1 percent slopes	0.4	5.5%
71	Willacy fine sandy loam, 1 to 3 percent slopes	1.3	16.6%
Totals for Area of Interest		7.7	100.0%

pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of tumblegrass, threeawn, ragweed, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for quail, doves, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitation for urban uses is the high corrosivity for uncoated steel. Low strength is a limitation for local roads and streets.

This Hidalgo soil is in capability subclass IIe, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

27—Hidalgo fine sandy loam, 3 to 5 percent slopes. This deep, gently sloping soil is on convex uplands. Areas are small and irregular in shape and range from 5 to 175 acres.

Typically, the surface layer is dark grayish brown fine sandy loam about 16 inches thick. The upper part of the subsoil, from 16 to 27 inches, is grayish brown sandy clay loam. The lower part, from 27 to 37 inches, is brown sandy clay loam. The layer extending from 37 to 65 inches is pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is medium. Permeability is moderate, and the available water capacity is medium. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is severe, and the hazard of soil blowing is moderate.

Included with this soil in mapping are small areas of Brennan, Delfina, and Willacy soils. The included soils make up less than 15 percent of this map unit.

This Hidalgo soil is used mostly as nonirrigated cropland, pastureland, or rangeland. A few areas are irrigated.

This soil has medium potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. When the soil is bench leveled, it has medium potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, controlling erosion, and conserving soil moisture are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth, reduce evaporation, control soil blowing, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Bench leveling reduces

the depth of required land leveling cuts. Subsurface tile drainage lowers the high water table that can develop from irrigation if the soil is bench leveled. If the soil has not been leveled, a properly designed sprinkler system helps to conserve water. When this soil is not irrigated, contour farming helps reduce soil losses from erosion. Stripcropping helps control soil blowing. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps to offset the loss of organic matter from land leveling.

Potential is medium for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristleglass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristleglass decrease in the plant community. These plants are replaced by less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are high corrosivity to uncoated steel and low strength for local roads and streets.

This Hidalgo soil is in capability subclass IIle, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

28—Hidalgo sandy clay loam, 0 to 1 percent slopes. This deep, nearly level soil is on convex uplands. Areas are mostly broad and irregular in shape and range from 25 to more than 900 acres.

Typically, the surface layer is dark grayish brown sandy clay loam about 17 inches thick. The next layer, from 17 to 28 inches, is brown sandy clay loam. The next layer, from 28 to 38 inches, is pale brown clay loam. The layer extending from 38 to 80 inches is very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water

capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, in a few areas it has a thick surface layer because of filling; and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of Raymondville and Willacy soils and Hidalgo soils that have a fine sandy loam surface layer. The included soils make up less than 20 percent of this map unit.

This Hidalgo soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and providing adequate surface drainage are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth and provide organic matter. Land leveling reduces runoff and permits a better distribution of irrigation water. Surface drainage is useful

in removing excess water after heavy rainfall. Subsurface tile drainage lowers the high water table that can develop from irrigation. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses (fig. 8). Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash,



Figure 8.—Irrigated Coastal bermudagrass on Hidalgo sandy clay loam, 0 to 1 percent slopes.

pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIc, nonirrigated and in class I, irrigated; it is in the Gray Sandy Loam range site.

29—Hidalgo sandy clay loam, 1 to 3 percent slopes. This deep, gently sloping soil is on convex uplands. Areas are small and irregular in shape and range from 5 to 150 acres.

Typically, the surface layer is dark brown sandy clay loam about 14 inches thick. The next layer, from 14 to 36 inches, is brown sandy clay loam. The layer extending from 36 to 72 inches is pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is moderate, and the hazard of soil blowing is slight.

Included with this soil in mapping are small areas of Willacy soils and Hidalgo soils that have a fine sandy loam surface layer. The included soils make up less than 15 percent of this map unit.

This soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and controlling erosion are necessary. Cropping systems that include high residue crops help maintain or improve soil tilth, reduce evaporation, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Bench leveling reduces the depth of required land-leveling cuts. Subsurface tile drainage lowers the high water tables that can develop from irrigation when the soil is leveled. When this soil is not irrigated, contour farming helps reduce soil erosion. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land

leveling. Applying mulch or manure helps offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristleglass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristleglass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIe, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

30—Hidalgo sandy clay loam, saline, 0 to 1 percent slopes. This deep, nearly level saline soil is on convex uplands. Areas are small and irregular in shape and range from 25 to 100 acres.

Typically, the surface layer is saline, dark grayish brown sandy clay loam about 15 inches thick. The next layer, from 15 to 25 inches, is saline, brown sandy clay loam. The next layer, from 25 to 36 inches, is saline, pale brown clay loam. The layer extending from 36 to 65 inches is saline, very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is low. This soil is moderately saline to strongly saline as a result of overirrigation and evaporation of slightly saline water. A high water table that is saline occurs at depths from 1 1/2 to 4 1/2 feet below the surface. A few areas of this soil have been altered by land leveling for irrigation. In these areas, the soil has a thin surface layer because of cutting; in a few areas, it has a thick surface layer because of filling; and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

years this soil is saturated or covered with water during the growing season. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thick surface layer from fill material. The root zone is deep but is not easily penetrated by plant roots. The hazard of water erosion is moderate, and the hazard of soil blowing is slight.

Included with this soil in mapping are small areas of Rio, Ramadero, and Racombes soils. Also included are a few areas that have sandy overwash material from 3 to 10 inches thick on the surface. The included soils make up less than 15 percent of this map unit.

This Tiocano soil is idle or is used as pastureland, rangeland, or wetland wildlife habitat. This soil is not suitable for use as cropland.

Potential is medium for pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed on this soil. If the pasture is grazed when the surface is wet, this soil puddles. Surface drainage is needed to remove surface water after a heavy rainfall.

Potential is low for rangeland. In open grassland, the dominant grasses in the potential plant community consist of Hartweg paspalum, white tridens, and switchgrass; woody plants include sesbania; and there are a few annual forbs.

With continuous heavy grazing by livestock, Hartweg paspalum, white tridens, and switchgrass decrease in the plant community. These are replaced by the less desirable spike lovegrass, knotroot bristlegrass, and curlymesquite. If heavy grazing continues for many years huisache, retama, and sesbania form a dense canopy that has an understory of common bermudagrass, annual forbs, rushes, and sedges.

The potential is low for wildlife habitat including habitat for deer, javelina, doves, and quail; however, the potential is high for habitat for wetland wildlife including ducks, rails, herons, and muskrats.

Potential is low for urban and recreation uses. Ponding, shrinking and swelling of the soil, and the clayey surface layer are main limitations.

This Tiocano soil is in capability subclass VIw, nonirrigated; and is in the Lakebed range site.

68—Urban land. This map unit is mainly in the business sections of the cities of Alamo, Donna, Edinburg, Pharr, McAllen, Mercedes, Mission, and Weslaco.

The unit is made up of extensively built-up areas that are 85 to 100 percent covered by streets, parking lots, buildings, and other structures. The open areas consist mainly of soils that have been disturbed by cutting or grading or are covered with fill material.

Included in mapping are small areas of moderately built-up areas where buildings and other structures cover only 45 to 70 percent of the surface. The included areas make up as much as 25 percent of Urban land.

This unit is not assigned to a capability subclass or to a range site.

69—Ustorthents, loamy. These deep, nearly level soils are on uplands. Slopes are mostly less than 0.5 percent but range from 0 to 1 percent. Areas are irregular in shape and range from 10 to 50 acres.

This map unit consists of soils that have been drastically modified by land leveling for irrigation. About 24 to 60 inches of the original soil has been removed by mechanical means. The modified soils include Delfina, Hidalgo, Hargill, and Willacy soils. Ustorthents, loamy, are firm, mildly alkaline or moderately alkaline, brown, light brown, very pale brown, reddish brown, yellowish red, or pink sandy clay loam or clay loam. In some areas about 6 inches of the original surface layer has been returned as backfill.

These soils are well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is medium. The soils are very low in organic matter and fertility. Because of the high calcium carbonate content, iron chlorosis is a severe problem for plants. The root zone is deep. The hazards of water erosion and soil blowing are slight.

Included in mapping are small areas of Delfina, Hargill, Hidalgo, and Willacy soils. These soils make up less than 15 percent of this map unit.

The soils making up this map unit are used as irrigated cropland, although their potential for this use is low. The best suited crop is cotton, although other crops such as grain sorghum, sugarcane, and cool and warm season vegetables are grown. If these soils are used as cropland, maintaining or improving soil tilth, reducing iron chlorosis, managing irrigation water, and providing surface drainage are necessary. Cropping systems that include high residue crops help to improve soil tilth and provide organic matter. Surface drainage is useful in removing excess water after a heavy rainfall. Subsurface tile drainage lowers the high water table that can develop from irrigation. A well balanced fertilizer program is needed. Applying mulch or manure is needed to help offset the loss of organic matter in the surface and subsurface layers.

These soils are not in rangeland. Potential for wildlife habitat is low because these soils are continuously cropped or fallowed.

Potential is medium for urban and recreation uses. Shrinking and swelling of the soil and high corrosivity of the soil to uncoated steel are the main limitations.

Ustorthents, loamy, are in capability subclass IIIs, irrigated. They are not assigned to a range site.

70—Willacy fine sandy loam, 0 to 1 percent slopes.

This deep, nearly level soil is on convex uplands. These areas are irregular in shape and range from 25 to 200 acres.

Typically, the surface layer is dark grayish brown fine sandy loam about 14 inches thick. The upper part of the subsoil, from 14 to 19 inches, is dark grayish brown sandy clay loam. The lower part, from 19 to 59 inches, is brown sandy clay loam. The next layer, from 59 to 69

inches, is pale brown sandy clay loam. The layer extending from 69 to 80 inches is very pale brown sandy clay loam. The soil is noncalcareous to 42 inches.

This soil is well drained. Surface runoff is medium, and permeability is moderate. The available water capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, in a few areas it has a thick surface layer because of filling, and in some areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is slight, and the hazard of soil blowing is moderate.

Included with this soil in mapping are small areas of Hargill, Hidalgo, Delfina, and Racombes soils. Also included are a few areas of a soil that has secondary lime within a depth of 36 inches. The included soils make up less than 25 percent of this map unit.

This Willacy soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus (fig. 10).

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and conserving soil moisture are necessary. Cropping systems that include high residue crops help to maintain soil tilth, reduce evaporation, provide organic matter, and control soil blowing. Land leveling reduces erosion and runoff and permits better distribution of irrigation water. Subsurface tile drainage lowers the high water table that can develop from irrigation. Temporary field ditches are difficult to maintain.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Improved bermudagrass, buffelgrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and little bluestem; woody plants include desert yaupon and vine ephedra; and forbs include Engelmann-daisy and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and little bluestem decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and fall witchgrass. If heavy grazing



Figure 10.—Citrus orchard on Willacy fine sandy loam, 0 to 1 percent slopes. The lined canal is used for irrigation.

continues for many years, mesquite, blackbrush, condalias, pricklypear, and other woody plants form a dense canopy that has an understory of red lovegrass, red grama, threeawn, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is high for urban and recreation uses.

This Willacy soil is in capability subclass IIc, nonirrigated, and in class I, irrigated; it is in the Sandy Loam range site.

71—Willacy fine sandy loam, 1 to 3 percent slopes.

This deep, gently sloping soil is on convex uplands.

Areas are irregular in shape and range from 10 to 150 acres.

Typically, the surface layer is dark grayish brown fine sandy loam about 16 inches thick. The upper part of the subsoil, from 16 to 34 inches, is grayish brown sandy clay loam. The lower part, from 34 to 43 inches, is pale brown sandy clay loam. The layer extending from 43 to 65 inches is very pale brown sandy clay loam. The soil is noncalcareous to 34 inches.

This soil is well drained. Surface runoff is medium, and permeability is moderate. The available water capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are moderate.

Included with this soil in mapping are small areas of Hargill, Hidalgo, and Delfina soils. Also included are a few areas of soils that contain secondary lime at a depth of less than 36 inches. The included soils make up less than 15 percent of this map unit.

This Willacy soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, conserving soil moisture, and controlling erosion are necessary. Cropping systems that include high residue crops help maintain soil tilth, reduce evaporation, provide organic matter, and control soil blowing. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Subsurface tile drainage lowers the high water table that can develop from irrigation if the soil is bench leveled. Temporary field ditches are difficult to maintain. If the soil is not irrigated, contour farming helps reduce soil losses from erosion. Stripcropping helps control soil blowing.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain pasture grasses. Improved bermudagrass, buffelgrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and little bluestem; woody plants include desert yaupon and vine ephedra; and forbs include Engelmann-daisy and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and little bluestem decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and fall witchgrass. If heavy grazing continues for many years, mesquite, blackbrush, condalias, pricklypear, and other woody plants form a dense canopy that has an understory of red lovegrass, red grama, threeawn, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is high for urban and recreation uses.

This Willacy soil is in capability subclass IIe, nonirrigated and irrigated; it is in the Sandy Loam range site.

72—Willacy-Urban land complex, 0 to 3 percent slopes. This map unit consists of nearly level to gently sloping Willacy soil and Urban land in areas so intricately mixed that it was not practical to separate them because of the scale selected for mapping. Areas are small and irregular in shape and range from 10 to 100 acres. Boundaries commonly coincide with the outer limits of subdivisions, built-up areas, and cities.

Willacy soil makes up 40 to 80 percent of this complex, Urban land 15 to 55 percent, and other soils 5 to 10 percent.

Typically, the surface layer of the Willacy soil is dark grayish brown fine sandy loam about 13 inches thick. The upper part of the subsoil, from 13 to 38 inches, is brown sandy clay loam. The lower part, from 38 to 49 inches, is pale brown sandy clay loam. The layer extending from 49 to 65 inches is very pale brown sandy clay loam. The soil is noncalcareous to a depth of 38 inches.

Urban land consists of soils that are covered by single or multiple-unit dwellings, garages, sidewalks, patios, driveways, streets, schools, churches, shopping centers on less than 40 acres, office buildings, paved parking lots, and industrial sites. In some areas the Willacy soil has been altered by cutting or grading, and in some areas 6 to 24 inches of loamy fill material cover the surface layer.

Included in mapping are areas of Delfina, Hidalgo, and Racombes soils.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
13:*										
Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14-----	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
Falfurrias										
15-----	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
Grulla	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
Hargill	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
Harlingen	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24-----	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
Hebbronville	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27-----	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
Hidalgo	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
Hidalgo	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
60, 61----- Rio	0-12	Clay loam-----	CL	A-6, A-7	95-100	95-100	95-100	70-80	35-45	15-22
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27
62----- Rio Grande	0-8	Silt loam-----	CL, CL-ML	A-4, A-6	100	100	95-100	70-95	20-30	4-12
	8-65	Stratified silt loam to loamy very fine sand.	CL, CL-ML	A-4, A-6	100	100	95-100	70-100	20-33	4-12
63----- Rio Grande	0-8	Silty clay loam	CL	A-6, A-7	100	100	95-100	80-100	30-43	11-18
	8-65	Stratified silt loam to loamy very fine sand.	CL, CL-ML	A-4, A-6	100	100	95-100	70-100	20-33	4-12
64, 65----- Runn	0-55	Silty clay-----	CH, CL	A-7-6	100	100	95-100	85-98	43-62	21-36
	55-65	Silty clay, silty clay loam, silt loam.	CH, CL, CL-ML	A-6, A-7-6, A-4	100	95-100	90-100	70-98	21-62	4-36
66----- Sarita	0-48	Fine sand-----	SM-SC, SP-SM, SM	A-2-4, A-3	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam.	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
67----- Tiocano	0-65	Clay-----	CH	A-7-6	100	100	95-100	85-100	56-76	33-49
68.* Urban land										
69.* Ustorthents										
70, 71----- Willacy	0-14	Fine sandy loam	SC, SM-SC	A-2-4, A-4	100	100	95-100	30-45	20-30	5-10
	14-80	Sandy clay loam, fine sandy loam.	SC, CL	A-4, A-6	95-100	90-100	90-100	36-65	28-40	9-20
72.* Willacy-----	0-14	Fine sandy loam	SC, SM-SC	A-2-4, A-4	100	100	95-100	30-45	20-30	5-10
	14-80	Sandy clay loam, fine sandy loam.	SC, CL	A-4, A-6	95-100	90-100	90-100	36-65	28-40	9-20
Urban land.										
73----- Zalla	0-9	Loamy fine sand	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7
	9-65	Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7
74----- Zalla	0-9	Silt loam-----	CL, CL-ML, ML	A-4, A-6	100	100	90-100	70-80	<30	NP-11
	9-65	Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7

* See description of the map unit for composition and behavior characteristics of the map unit.

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
					<u>Ft</u>			<u>In</u>			
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.

TABLE 18.--SOIL AND WATER FEATURES--Continued

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
					<u>Ft</u>			<u>In</u>			
60**----- Rio	D	Frequent----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
61**----- Rio	D	Frequent----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.
62, 63----- Rio Grande	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
64----- Runn	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
65----- Runn	D	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
66----- Sarita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
67**----- Tlocano	D	Frequent----	Long-----	Sep-May	+3-6.0	Perched	Sep-May	---	---	High-----	Low.
68.* Urban land											
69.* Ustorthents											
70, 71----- Willacy	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
72:* Willacy----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
73----- Zalla	A	Occasional	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
74----- Zalla	A	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.

* See description of the map unit for composition and behavior characteristics of the map unit.

** In the "High water table--Depth" column, a plus sign preceding the range in depth indicates that the water table is above the surface of the soil. The first numeral in the range indicates how high the water rises above the surface. The second numeral indicates the depth below the surface.

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
22, 23, 24----- Hebbronville	Severe: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Soil blowing---	Favorable.
25, 26----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
27----- Hidalgo	Moderate: seepage, slope.	Moderate: piping.	Slope-----	Slope-----	Favorable-----	Favorable.
28, 29----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
30----- Hidalgo	Moderate: seepage.	Moderate: piping, wetness, excess salt.	Excess salt---	Wetness, excess salt.	Wetness-----	Excess salt, droughty.
31:* Hidalgo----- Urban land.	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
32:* Jimenez----- Quemado-----	Severe: cemented pan.	Severe: thin layer.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty.
	Severe: cemented pan.	Severe: seepage.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty, cemented pan.
33----- Laredo	Severe: seepage.	Moderate: piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
34----- Matamoras	Slight-----	Moderate: hard to pack.	Peres slowly, floods.	Slow intake, peres slowly, floods.	Peres slowly---	Peres slowly.
35, 36, 37, 38---- McAllen	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
39----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.
40----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly, excess salt.	Peres slowly---	Excess salt, droughty, peres slowly.
41----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.
42----- Nueces	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
43:* Nueces----- Sarita-----	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
44----- Olmito	Slight-----	Moderate: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
64----- Runn	Moderate: seepage.	Moderate: hard to pack.	Peres slowly---	Slow intake, peres slowly, excess salt.	Peres slowly---	Peres slowly.
65----- Runn	Moderate: seepage.	Moderate: hard to pack, wetness, excess salt.	Peres slowly, excess salt.	Slow intake, peres slowly, excess salt.	Wetness, peres slowly.	Excess salt, erodes easily, peres slowly.
66----- Sarita	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
67----- Tiocano	Slight-----	Severe: hard to pack, ponding.	Ponding, peres slowly, floods.	Ponding, slow intake, peres slowly.	Ponding, peres slowly.	Wetness, peres slowly.
68.* Urban land						
69.* Ustorthents						
70, 71----- Willacy	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
72.* Willacy----- Urban land.	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
73, 74----- Zalla	Severe: seepage.	Severe: seepage, piping.	Floods-----	Droughty, fast intake.	Too sandy-----	Droughty.

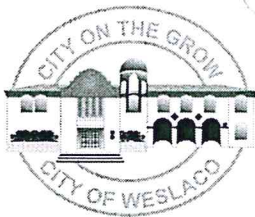
* See description of the map unit for composition and behavior characteristics of the map unit.



Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2017-5	
From: Mardoqueo Hinojosa			
Subject: To solicit input on behalf of Ivan Garcia P.E. R.P.L.S. to rezone 1411 N. Westgate Dr., also being 0.9426 acre tract of land out of Farm Tract 146, Blk 179, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District.			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. Sixteen (16) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2016.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing 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: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 19, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended approval on January 4, 2017.			
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 1411 N. Westgate Dr., Rezone Aerial, Photo			
Responsibilities upon Approval:			

Staff will notify applicant.



APPLICATION FOR REZONING

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. 2016-13

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot TRACT: 146 Block 179

Subdivision Name THE WEST AND ADAMS TRACTS

Street Address 1400 N WESTGATE, WESLACO, TEXAS

Existing Zoning _____ Existing Land Use _____

Proposed Zoning COMMERCIAL Proposed Land Use RETAIL

- ☒ \$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 "The Intent of Zoning Application Instructions".

APPLICANT

Name IVAN GARCIA P.E. R.P.L.S Phone (956) 380-5152

Address 921 S. 10th AVE Fax: (956) 380-5083

City EDINBURG State TX Zip Code 78539 E-Mail: riodelta2004@yahoo.com

OWNER

Name FALARS - V, INC. Phone (956) 778-8689

Address 326 W MILE 11N Fax: _____

City WESLACO State TX Zip Code 78599 E-Mail: felizaptaylor@aol.com

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

Signature FALARS V, INC Date _____

Signature [Signature] Date 12-5-16

Signature [Signature] Date 12-5-16

Authorized Agent

CITY OF WESLACO

956-968-3181

REC#: 02202977 12/08/2016 3:28 PM
OPER: KArev TERM: 036
REF#: 8137

TRAN: 204.0000 REZONING APPL FEE
FALARS-V, INC.
1400 N WEESTGATE
01 -400-1027
REZONING APPLICATIO 300.00CR

TENDERED: 300.00 CHECK
APPLIED: 300.00-

CHANGE: 0.00

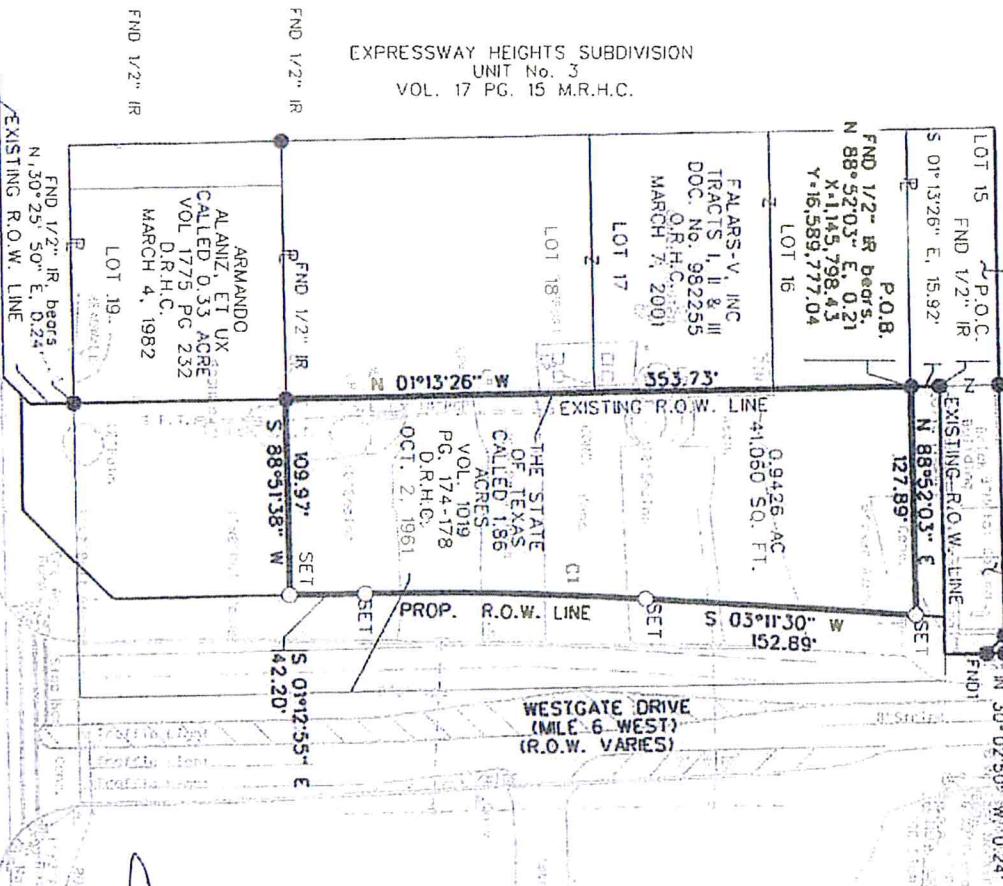
**F.T. 146, Blk. 179
WEST AND ADAMS TRACT SUBD.**
VOL. 2, PG. 34-36 M.R.H.C.

JUANITA MONTES and
Husband, MARTIN MONTES
CALLED 0.17 ACRE
VOL 3364, PG 523
O.R.H.C.
NOVEMBER 4, 1992

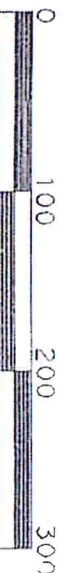
CORPUS CHRISTI DRIVE
(60' R.O.W.)

MARTIN MONTES, ET UX
DOC. NO. 3306457, O.R.H.C.
MARCH 2, 2004

EXPRESSWAY HEIGHTS SUBDIVISION
UNIT No. 3
VOL. 17 PG. 15 M.R.H.C.



CURVE	RADIUS	ARC LENGTH	CH LENGTH	CH BEARING	DELTA ANGLE
C1	2,070.00'	159.21'	S 00°59'16" W	159.17'	04°24'24"



SCALE 1" = 100'

NOTES:

1. This survey was made without the benefit of a current "Title Report", there may be certain easements restrictions or other matters, which are not reflected hereon.
2. Surveyor did not obstruct Title affecting Tract.
3. Bearing Orientation based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by a surface adjustment factor of 1.00004.
4. SET: Denotes a iron rod with a set 5/8" iron rod with IxDOT aluminum cap.
5. FND1: Denotes a 5/8" iron rod with a plastic cap (Rods Surveying, Inc.)
6. Surveyed during November, 2007.
7. M.R.H.C. Indicates Map Records of Hidalgo County, Texas.
8. O.R.H.C. Indicates Official Records of Hidalgo County, Texas.
9. D.R.H.C. Indicates Deed Records of Hidalgo County, Texas.

**SURVEY MAP OF
0.9426 ACRE OF LAND
OUT OF AND A PART OF
FARM TRACT 146, BLOCK 179
WEST AND ADAMS TRACT SUBDIVISION
LLANO GRANDE GRANT, A-54
HIDALGO COUNTY, TEXAS**

1-28-2008

RODS
Surveying, Inc.

5201 8-1/2 MILE LINE ROAD
EDINBURG, TEXAS 78541
TEL (956) 583-8050
FAX (956) 583-6555

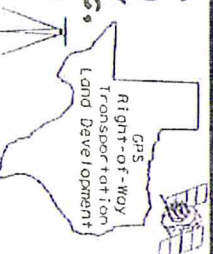


EXHIBIT "A" - METES AND BOUNDS

BEING A 2.116-ACRE TRACT OF LAND MORE OR LESS, OUT OF FARM TRACT 146, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID 2.116-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID FARM TRACT 146, WEST AND ADAMS TRACT SUBDIVISION; THENCE, NORTH WITH THE EAST LINE OF SAID FARM TRACT 146, A DISTANCE OF 120.00 FEET; THENCE, WEST PARALLEL WITH THE SOUTH LINE OF SAID FARM TRACT 146, A DISTANCE OF 71.03 FEET TO A SET NO. 4 REBAR ON THE WEST RIGHT-OF-WAY LINE OF MILE 6 WEST, FOR THE NORTH EAST CORNER OF A 0.298-ACRE TRACT ACCORDING TO DOCUMENT NUMBER 20416186, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED AND ALSO BEING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1) THENCE, WEST, PARALLEL WITH THE SOUTH LINE OF SAID FARM TRACT 146 AND WITH THE NORTH LINE OF SAID 0.298-ACRE TRACT, AND A 0.330-ACRE TRACT ACCORDING TO VOLUME 1775, PAGE 232, DEED RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE 253.97 FEET TO A NO. 4 REBAR FOUND FOR THE NORTH NORTHWEST CORNER OF SAID 0.33-ACRE TRACT AND THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

2) THENCE, NORTH, PARALLEL TO THE EAST LINE OF SAID FARM TRACT 146, A DISTANCE OF 353.50 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF 0.17-ACRE TRACT ACCORDING TO VOLUME 3364, PAGE 523, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

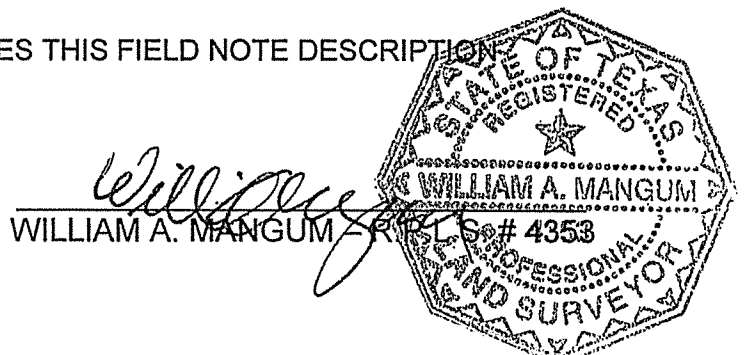
3) THENCE, EAST, PARALLEL WITH THE SOUTH LINE OF SAID FARM TRACT 146, AND WITH THE SOUTH LINE OF SAID 0.17-ACRE TRACT, A DISTANCE OF 272.89 FEET TO A FOUND NO. 4 REBAR WITH AN ALUMINUM CAP, ON THE WEST RIGHT-OF-WAY LINE OF MILE 6 WEST ROAD (WESTGATE DRIVE), FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

4) THENCE, S 04°24'56" W, WITH THE WEST RIGHT-OF-WAY LINE OF MILE 6 WEST ROAD (WESTGATE DRIVE), A DISTANCE OF 152.89 FEET TO A FOUND NO. 4 REBAR WITH AN ALUMINUM CAP, FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT, FOR AN INTERNAL CORNER OF HEREIN DESCRIBED TRACT;

5) THENCE, IN A SOUTHERLY DIRECTION, WITH THE WEST RIGHT-OF-WAY LINE OF MILE 6 WEST ROAD (WESTGATE DRIVE), AND WITH THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,070.00 FEET, AT AN ARC LENGTH OF 159.06 FEET, HAVING A CENTRAL ANGLE OF 04°24'10", A CHORD LENGTH OF 159.02 FEET TO A SET NO. 4 REBAR FOR THE POINT OF TANGENCY OF SAID CURVE AND FOR FOR AN INTERNAL CORNER OF HEREIN DESCRIBED TRACT;

6) THENCE, S 00°00'31" W, WITH THE WEST RIGHT-OF-WAY LINE OF MILE 6 WEST ROAD (WESTGATE DRIVE), A DISTANCE OF 42.20 FEET TO A SET NO. 4 REBAR FOR SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING AND CONTAINING 2.116-ACRES OF LAND MORE OR LESS

A PLAT OF SAME DATE ACCOMPANIES THIS FIELD NOTE DESCRIPTION



WEST AND ADAMS TRACT SUBDIVISION

Juanita & Martin Montes
Warranty Deed w/vendor's lein
Vol. 3364, Pg. 523 H.C.D.R.

VOL. 2, Pg. 36, H.C.M.R.

Building 0.59' inside property
Property line
272.89'

Fnd No. 4
Rebar w/
aluminum cap

MILE 6 ROAD R.O.W.
(R.O.W. Varies)

SCALE: 1"=40'

C-1

$\Delta = 04^{\circ}24'10''$

($04^{\circ}24'24''$ recorded)

R = 2070.00'

L = 159.06'

(159.21' recorded)

T = 79.57'

CH = 159.02'

(159.17' recorded)

Legend

H.C.M.R. Hidalgo County Map Records
H.C.O.R. Hidalgo County Official Records
P.O.B. Point of Beginning
R.O.W. Right-of-Way
FT Farm Tract
S.E. Southeast
Existing iron rod
Existing Aluminum Cap
Existing power pole
Existing lamp post
Existing water meter
Existing water valve
Existing fire hydrant
Existing gas meter
Existing underground gasoline access lid
Existing sewer manhole
Existing sewer cleanout
Existing storm manhole
Existing telephone pedestal

Asphalt pavement
Concrete pavement
Caliche pavement

Trees

Set No. 4
Rebar

S $00^{\circ}00'31''$ W
42.20'

Set No. 4
Rebar

P.O.B.

P.O.C.

S.E. corner
FT 146

WEST AND ADAMS TRACT SUBDIVISION

Armando & Oralia Alaniz
Warranty Deed
Vol. 1775, Pg. 232 H.C.D.R.

FT 146

Armando & Oralia Alaniz
Warranty Deed
Document #2046186 H.C.O.R.

IMPROVEMENT PLAT OF

A 2.116-ACRE TRACT OF LAND OUT OF FARM TRACT 146,
WEST AND ADAMS TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS,
VOL. 2, PG. 34-37, H.C.M.R.

NOTES:

(See Exhibit "A" for metes and bounds description)

- Survey is valid only if print has original seal and signature of surveyor.
- Survey was prepared in coordination with Edwards Abstract and Title Company.
Commitment GF No. 908307
Effective Date: September 08, 2016; issued Date: September 13, 2016
From Schedule B:
10.
g. Easement and Right-of-Way dated February 28, 1947, recorded in Volume 612, Page 373, Deed Records of Hidalgo County, Texas.
h. Easements, rules, regulations, and rights in favor of Hidalgo and Cameron Counties Irrigation District No. 9.
i. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
- Subject to City's zoning ordinance's and Subdivision regulations.
- Flood Zone "A"- No base flood elevations determined.
Flood Zone "X"- Areas determined to be outside 500-year floodplain.
Community Panel 480334 0450C
Map Revised: June 06,2000; Reflect LOMR May 17, 2001

Borrower:

FALARS-V, Inc. A
Texas Corporation

THE UNDERSIGNED HEREBY STATE THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 10/06/16 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

WILLIAM A. MANGUM, RPLS No. 4353 DATE 10/07/16

W & L MANGUM SURVEYING

817 N. WARE ROAD SUITE 11

McALLEN, TEXAS 78501

PHONE (956) 821-7026

FIRM NUMBER 10113300

wlmangumsurveying@gmail.com

DATE: 10/07/16

© COPYRIGHT 2016 W & L MANGUM SURVEYING ALL RIGHTS RESERVED

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, January 4, 2017 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, January 17, 2017 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. Lynnette Rodriguez is requesting a Conditional Use Permit to operate a daycare at 915 E. Sugarcane Dr., also being 0.37 acres S200.88'-E80'-W211' out of Farm Tract 58, West Tract Subdivision, Weslaco, Hidalgo County, Texas. T-Mobile with Eco-Site represented by SSC is requesting to rezone 131 S. Pleasantview Dr., also being Lot 1, Rev. M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Ivan Garcia, P.E., R.P.L.S., is requesting to rezone 1411 N. Westgate Dr., also being 0.9426 acre tract of land out of Farm Tract 146, Blk 179, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. 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 January 4, 2017, for the Planning and Zoning Commission and on or before January 17, 2017 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ mARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

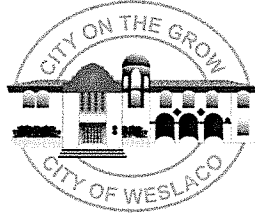
[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 12/19/2016

Powered by [myPublicNotices.com](http://www.mypublicnotices.com)

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

December 22, 2016

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 4, 2017 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, January 17, 2017 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following request:

REZONE REQUEST:

Ivan Garcia, P.E., R.P.L.S., is requesting to rezone 1411 N. Westgate Dr., also being 0.9426 acre tract of land out of Farm Tract 146, Blk 179, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District.

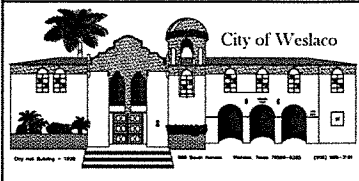
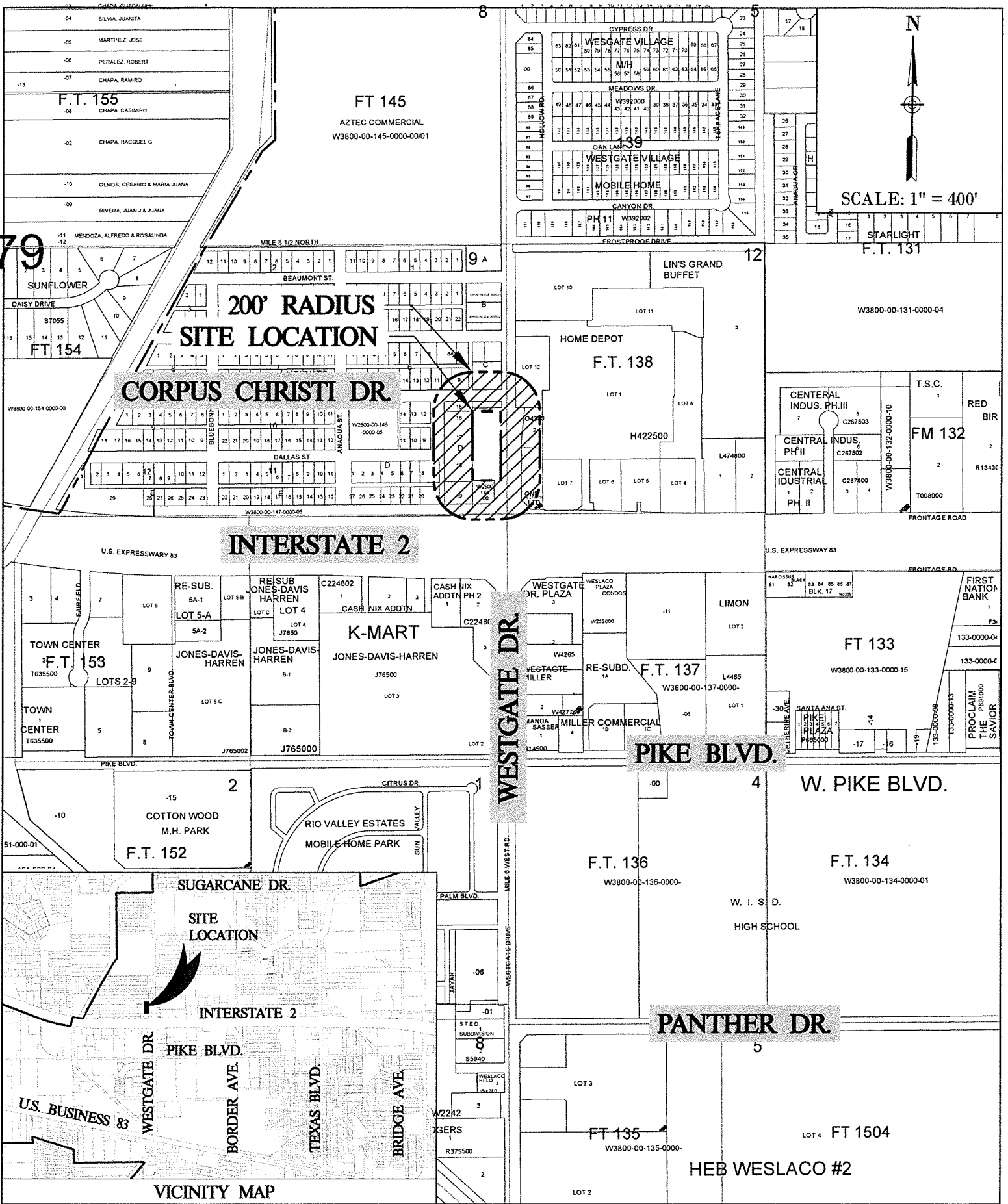
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

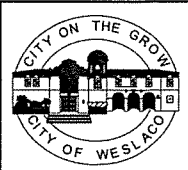
Sincerely,

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

MH/mh



IVAN GARCIA, P.E., R.P.L.S.
 1411 N. WESTGATE DR.
 0.9429 ACRES OUT OF FARM TRACT 146 BLOCK 179
 WEST & ADAMS TRACT SUBDIVISION
 EX. ZONE: R-1, PROP. ZONE: B-2



DEC 16, 2016

BATAQUES LTD 5804 LA QUINTA LN WESLACO TX 78599-3758	E8500-00-00C-0000-00 EXPRESSWAY HEIGHTS UT NO. 3 BLK C 0.491AC 2200 CORPUS CHRISTI DR	L: 62031 B: 177788
MARTINEZ, ALFREDO 1009 N OHIO AVE WESLACO TX 78596-4305	E8500-00-00D-0008-00 EXPRESSWAY HEIGHTS BLK D LOT 8 1809 W DALLAS DR	L: 30986 B: 21743
MONTES JUANITA & MARTIN 6815 A ST MERCEDES TX 78570-7494	E8500-00-00D-0015-00 EXPRESSWAY HEIGHTS BLK D LOT 15 1421 WESTGATE	L: 36000 B: 38180
FALARS-V INC 326 W MILE 11 N WESLACO TX 78599-2787	E8500-00-00D-0016-00 EXPRESSWAY HEIGHTS BLK D LOTS 16 -18 1400 WESTGATE	L: 169440 B: 774842
FALARS-V INC 1400 WESTGATE DR WESLACO TX 78596-9806	E8500-00-00D-0017-00 EXPRESSWAY HEIGHTS BLK D LOT 17 1400 WESTGATE DR	L: 34800 B: 402526
FALARS-V INC 1400 WESTGATE DR WESLACO TX 78596-9806	E8500-00-00D-0018-00 EXPRESSWAY HEIGHTS LT 18 BLK D	L: 60900 B: 0
MONTES MARTIN & JUANITA 6815 A ST MERCEDES TX 78570-7494	E8500-00-00D-0019-00 EXPRESSWAY HEIGHTS BLK D LOT 19- A 1421 N WESTGATE DR	L: 17383 B: 0
ALANIZ ARMANDO & ORALIA 2308 E 18TH ST WESLACO TX 78596-8529	E8500-00-00D-0019-01 EXPRESSWAY HEIGHTS BLK D LOT 19 1403 N WESTGATE DR	L: 86400 B: 0
ANCISO HECTOR & DELMA 1909 W DALLAS DR WESLACO TX 78599-3972	E8500-00-00D-0020-00 EXPRESSWAY HEIGHTS W1/2 LOT 20 B LK D BNG S89.6'-W48'-E441 FT 146	L: 12632 B: 0
ORTEGA BEATRIZ R PO BOX 1212 WESLACO TX 78599-1212	E8500-03-006-0009-00 EXPRESSWAY HEIGHTS UT NO. 3 BLK 6 LOT 9 1716 CORPUS CHRISTI DR	L: 27113 B: 28065
ZUNIGA, SONIA & ALVARO M 1802 W CORPUS CHRISTI DR WESLACO TX 78596	E8500-03-006-0011-00 EXPRESSWAY HEIGHTS UT NO. 3 BLK 6 LOT 11 1802 W CORPUS CHRISTI DR	L: 17429 B: 91139
HERNANDEZ HILDA A 7011 VENUS LN PHARR TX 78577-9176	E8500-03-006-0010-00 EXPRESSWAY HEIGHTS UT NO. 3 BLK 6 LOT 10 1720 CORPUS CHRISTI DR	L: 17429 B: 0

DEC 16, 2016

ALANIZ ARMANDO & ORALIA 2308 E 18TH ST WESLACO TX 78596	W2500-00-146-0000-00 WEST & ADAMS AN IRR TR S119.92-E 109.97' FT 146 N EXPWY 83 0.30 A	L: 52272 B: 0
ONE WESTGATE LTD PO BOX 771149 HOUSTON TX 77215-1149	O4340-00-000-0001-00 ONE WESTGATE LTD LOT 1 1402 N WESTGATE DR	L: 429013 B: 0
ONE WESTGATE LTD PO BOX 771149 HOUSTON TX 77215-1149	O4340-00-000-0002-00 ONE WESTGATE LTD LOT 2 1412 N WESTGATE DR	L: 270361 B: 0
ARREDONDO ALEX R TRUSTEE ARREDONDO FAMILY IRRVCBLE 21802 BROKEN ELM SAN ANTONIO TX 78259-2282	A0115-00-000-0012-00 A & M LOT 12 & 13	L: 54271 B: 14332



**1411 N. WESTGATE DR.
REZONE - R-1 TO B-2**





Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2016-691
From:		
Subject: Approval of the following: 1) Minutes of the Regular Meeting on January 3, 2017 and 2) Record of the Workshop Meeting on January 3, 2017 (Staffed by City Secretary's Office.). Attachment		
Background: Record of commission action for the regular meeting of January 3, 2017 and workshop called meeting of January 3, 2017.		
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: N/A		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A		
Advisory Review, if any (name of board/committee, date of action, recommendation): N/A		
Elizabeth Walker Mike Perez		Created/Initiated Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: 17-01-03 minutes, 17-01-03 record workshop		
Responsibilities upon Approval: N/A		



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JANUARY 3, 2017**

On Tuesday, January 3, 2017, 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	Gerardo “Jerry” Tafolla
Commissioner	Leo Muñoz
Commissioner	Greg Kerr
Commissioner	Olga M. Noriega
Commissioner	Letty Lopez
Commissioner	Josh Pedraza
City Secretary	Elizabeth Walker
City Attorney	Juan E. Gonzalez

Also present: Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; Jose Pena, IT Director; Pete Garcia, Public Works Director; Tony Lopez, Fire Chief; Ted Walensky, Assistant 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, December 30, 2016.

B. Invocation.

Pastor Howard Bloomquist, Chaplin for the Weslaco Police Department, led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral recognition.

There were none.

F. Roll Call.

Aida Vega, Deputy City Secretary, called the roll, noting perfect attendance.

II. PUBLIC COMMENTS

There were no comments received.

III. 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 following:

- 1) Minutes of the Regular Meeting on December 6, 2016 and
- 2) Record of the Workshop Meeting on December 17, 2016. (Staffed by City Secretary's Office.)

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

- 1) Ordinance 2016-44, a budget amendment in an amount not to exceed \$50,000.00, transferring equipment items to budget line item 516 "Equipment" from the Apparatus Replacement Program for the Fire Department. (First Reading held December 6, 2016; Staffed by Fire Department.)

C. Approval of the ratification of the renewal of the Lease Agreement for District Office space with U.S. Congressman Filemon Vela's Office located at 500 South Kansas Ave and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)

D. Approval of the renewal of a lease agreement with South Texas College for the use of Mayor Pablo G. Pena Park Tennis Courts and/or Soccer Field for Kinesiology classes at the Mid Valley Campus from January 1 - December 31, 2017 and the approval of Soccer and Softball fields for January 1 - December 31, 2016, and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

E. Approval of a one-year extension to the Interlocal Agreement with Hidalgo County Head Start Program for property located at 310 N. Kansas Avenue, effective January 1 - December 31, 2017 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

F. Approval of the renewal of a Memorandum of Understanding (MOU) with Amigos Del

Valle, Inc. to provide a safe and sanitary building for senior citizens participating in the meal program and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

- G. Approval of the Amendment to Interlocal Agreement with Hidalgo County for Rural Emergency Services to replace Exhibit "C" - The Fire District Map. (Staffed by Fire Department.)

Mayor Suarez called for consent items to be opened concurrently withholding Item D for discussion.

Commissioner Muñoz, seconded by Mayor Pro-Tem Tafolla, moved to approve consent agenda items A, B, C, E, F and G as presented, withholding item D. The motion carried unanimously; Mayor Suarez was present and voting.

In response to Mayor Suarez, Mr. David Arce clarified two lease agreements with South Texas College are presented, one for the upcoming year as a renewal for the use of tennis courts; the other is retroactive to identify the soccer and softball fields utilized last year since STC is unable to process payment based on the lease agreement as originally written. City Attorney recommended approval as the lease has been reviewed and revised.

Mayor Pro-Tem Tafolla, seconded by Commissioner Lopez, moved to approve consent agenda item D as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record, the following is the ordinance:

ORDINANCE 2016-44

AN ORDINANCE AMENDING ORDINANCE NUMBER 2016-31, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017, FINDING NEED TO AMEND THE 2016-2017 MUNICIPAL BUDGET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City Commission of the City of Weslaco utilized diligent thought and attention to the preparation of the 2016-2017 budget; and

WHEREAS, unusual and unforeseen conditions have arisen during the fiscal year which have, or will require, the expenditure of additional funds constituting an emergency expenditure; and

WHEREAS, Section 102.009 of the Texas Local Government Code authorizes the City to amend its budget in such a manner as to provide for emergency expenditures as an amendment to the original budget in a case of grave public necessity to meet an unusual and unforeseen condition; and

WHEREAS, the City Commission finds the amendments in the line items identified in the attached Exhibit are reasonable, necessary, and for municipal purposes.

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

SECTION 1. FINDINGS. The City Commission finds the statements made in the preamble above are true.

SECTION 2. BUDGET LINE ITEMS. The City Commission approves the budget amendments in the attached Exhibit as such change is necessary to meet an unusual and unforeseen condition as the result of an emergency.

SECTION 3. BUDGET TOTAL. The City Commission further finds the amended budget line items identified in such Exhibit will not cause the total expenditures in the budget to exceed the total amount of estimated revenue.

SECTION 4. APPROVAL. The 2016-2017 Official Budget, adopted by Ordinance 2016-31, is hereby reallocated, revised, amended and approved as set forth in the attached Exhibit.

SECTION 5. AUTHORIZATION. The City Manager is authorized to undertake action to execute such transfers in accordance with state law, and file, or cause to be filed, a true and correct copy of this Ordinance, with the attached budget amendment, with the City Secretary.

SECTION 6. SEVERABILITY CLAUSE. It is the intent of the City Commission that each sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be deemed severable and, should any such sentence, paragraph, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to affect the validity of those provisions of the Ordinance left standing.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect upon final reading.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 6th day of December, 2016.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 3rd day of January, 2017.

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. OLD BUSINESS

- A. Discussion and consideration on Second and Final Reading to approve Ordinance 2016-41, repealing Ordinances 87-16 and 93-17, codified as Chapter 60, "Health and Sanitation," Article III, Smoking Regulations in Public Buildings, and adopting "Smoking Regulations" prohibiting smoking of tobacco products and electronic smoking materials in certain enclosed and non-enclosed areas within City limits, prohibiting smoking on City premises and other property, repealing all ordinances or parts of ordinances in conflict herewith; providing a savings clause; providing for effective date and publication; providing a severability clause; providing for inclusion in the code; providing for a penalty; providing for proper notice and meeting. Second and Final Reading of Ordinance 2016-41. Possible action. (First Reading held December 6, 2016; Staffed by City Manager's Office.)

considered a comprehensive smoking Ordinance, to include restaurants and bars with all other indoor, publically accessible facilities, acceptable to the American Heart Society. In response to Commissioner Kerr, enforcement and effective date was 120 days from approval of the ordinance.

Commissioner Noriega, seconded by Mayor Pro-Tem Tafolla, moved to approve Ordinance 2016-41 as a comprehensive smoking ordinance. The motion carried unanimously; Mayor Suarez was present and voting.

For the record, the following is the ordinance:

ORDINANCE NO.2016-41

AN ORDINANCE REPEALING ORDINANCE NO. 87-16 and 93-17; CODIFIED AS CHAPTER 70, "HEALTH AND SANITATION", ARTICLE III, SMOKING REGULATIONS IN PUBLIC BUILDINGS, AND ADOPTING "SMOKING REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF WESLACO IN ORDER TO PROVIDE REGULATIONS PROHIBITING SMOKING OF TOBACCO PRODUCTS AND ELECTRONIC SMOKING MATERIALS IN CERTAIN ENCLOSED AND NON-ENCLOSED AREAS WITHIN THE CITY LIMITS; PROHIBITING SMOKING ON CITY PREMISES AND OTHER PROPERTY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR EFFECTIVE DATE AND PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR A PENALTY; PROVIDING FOR PROPER NOTICE AND MEETING.

WHEREAS, the City of Weslaco is a home rule municipality established by its Charter and the laws of Texas; and,

WHEREAS, it is the intent of the City to protect the health, safety, welfare, and wellbeing of its citizens; and,

WHEREAS, the 2006 U.S. Surgeon General's Report, The Health Consequences of Involuntary Exposure to Tobacco Smoke, has concluded that (1) secondhand smoke exposure causes disease and premature death in children and adults who do not smoke; (2) children exposed to secondhand smoke are at an increased risk for sudden infant death syndrome (SIDS), acute respiratory symptoms and slows lung growth in their children; (3) exposure of adults to secondhand smoke has immediate adverse effects on the cardiovascular system and causes coronary heart disease and lung cancer; (4) there is no risk-free level of exposure to secondhand smoke; (5) establishing smoke-free workplaces is the only effective way to ensure that secondhand smoke exposure does not occur in the workplace, because ventilation and other air cleaning technologies cannot completely control for exposure of nonsmokers to secondhand smoke; and (6) evidence from peer-reviewed studies shows that smoke-free policies and laws do not have an adverse economic impact on the hospitality industry; and,

WHEREAS, according to the 2010 U.S. Surgeon General's Report, How Tobacco Smoke Causes Disease, even occasional exposure to secondhand smoke is harmful and low levels of exposure to secondhand tobacco smoke lead to a rapid and sharp increase in dysfunction and inflammation of the lining of the blood vessels, which are implicated in heart attacks and stroke; and,

WHEREAS, according to the 2014 U.S. Surgeon General's Report, The Health Consequences of Smoking – 50 Years of Progress, secondhand smoke exposure causes stroke in nonsmokers and the report also found that since the 1964 Surgeon General's Report on Smoking and Health, 2.5 million nonsmokers have died from diseases caused by tobacco smoke; and,

WHEREAS, numerous studies have found that tobacco smoke is a major contributor to indoor air pollution, and that breathing secondhand smoke (also known as environmental tobacco smoke) is a cause of disease in healthy nonsmokers, including heart disease, stroke, respiratory disease, lung cancer and the National Cancer Institute determined in 1999 that secondhand smoke is responsible for the early deaths of approximately 253,000 Americans annually; and,

WHEREAS, the City of Weslaco finds that smoking tobacco is a form of air pollution, a positive danger to health and a material public nuisance; and,

WHEREAS, the City of Weslaco finds that amendment to the City's current smoking ordinance under Chapter 70, "Health & Sanitation", Article III, Smoking Regulations in Public Buildings is necessary to protect the public health and welfare by prohibiting smoking in public places and places of employment.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF WESLACO, THAT:

CHAPTER 70, "HEALTH AND SANITATION", ARTICLE III, SMOKING REGULATIONS IN PUBLIC BUILDINGS of the Code of Ordinances of the City of Weslaco is hereby amended and shall read in its entirety as follows:

ARTICLE III, SMOKING REGULATIONS

SECTION 70-47. DEFINITIONS.

The following words and phrases, whenever used in this chapter, shall be construed as defined in this section:

BAR means an establishment that is devoted to the serving of alcoholic beverages for consumption by guests on the premises and in which the serving of food is only incidental to the consumption of those beverages, including but not limited to, taverns, nightclubs, cocktail lounges, and cabarets.

BUSINESS means a sole proprietorship, partnership, joint venture, corporation, or other business entity formed for profit-making purposes, including retail establishments where goods or services are sold as well as professional corporations and other entities where legal, medical, dental, engineering, architectural, or other professional services are delivered.

CIGARETTE VENDING MACHINE means any self-service device which, upon insertion of coin(s), paper currency, token(s), card(s) or key(s) or any other item(s) dispenses one (1) or more cigarettes, as defined above, provided that the term shall neither be deemed to include any machine that is in storage, in transit or otherwise not set up for use and operation nor be deemed to include any machine that is situated on a train, bus or other public conveyance.

COMEDY CLUB means an establishment that is primarily used for live comedic entertainment.

EMPLOYEE means a person who is employed by an employer in consideration for direct or indirect monetary wages or profit, and a person who volunteers his or her services for a non-profit entity.

EMPLOYER means a person, business, partnership, association, corporation, including a municipal corporation, trust, or non-profit entity that employs the services of one (1) or more individual persons.

ENCLOSED AREA means all space between a floor and a ceiling that is bounded on at least two sides by walls, doorways, or windows, whether open or closed. A wall includes any retractable divider, garage door, or other physical barrier, whether temporary or permanent and whether or not containing openings of any kind. 3

HEALTH CARE FACILITY means an office or institution providing care or treatment of diseases, whether physical, mental, or emotional, or other medical, physiological, or psychological conditions, including but not limited to, hospitals, rehabilitation hospitals or other clinics, including weight control clinics, nursing homes, homes for the aging or chronically ill, laboratories, and offices of surgeons, chiropractors, physical therapists, physicians, dentists, and all specialists within these professions. This definition shall include all waiting rooms, hallways, private rooms, semiprivate rooms, and wards within health care facilities.

PARK includes neighborhood/community/large urban/natural area and greenways/sports complex parks that are the basic unit of a park system and are recreational and social centers for those living in the nearby service area or from several neighborhoods and possibly may serve a broader community-based recreation need. Parks include areas that preserve unique landscapes and open spaces and include features that emphasize harmony with the natural environment. Parks include areas that accommodate group activities and recreational facilities, consolidated programmed athletic fields, and their associated facilities.

PLACE OF EMPLOYMENT means an area under the control of a public or private employer that employees normally frequent during the course of employment, including, but not limited to, work areas, employee lounges, restrooms,

conference rooms, meeting rooms, classrooms, employee cafeterias, hallways, and vehicles. A private residence is not a "place of employment" unless it is used as a child care, adult day care, or health care facility.

PRIVATE CLUB means an organization, whether incorporated or not, which:

- (1) Is the owner, lessee, or occupant of a building or portion thereof used exclusively for club purposes at all times;
- (2) Is operated solely for a fraternal purpose but not for pecuniary gain;
- (3) Only sells alcoholic beverages incidental to its operation;
- (4) Conducts its affairs and management through a board of directors, executive committee, or similar body chosen by the members at an annual meeting;
- (5) Has established bylaws or a constitution to govern its activities; and
- (6) Has been granted an exemption from the payment of federal income tax as a club under 26 U.S.C. Section 501.

PUBLIC PLACE means an enclosed area to which the public is invited or in which the public is permitted, including but not limited to, banks, bars, bingo facilities, educational facilities, gaming facilities, health care facilities, hotels and motels, laundromats, public transportation facilities, reception areas, restaurants, retail food production and marketing establishments, retail service establishments, retail stores, shopping malls, sports arenas, theaters, and waiting rooms. A private residence is not a "public place" unless it is used as a child care, adult day care, or health care facility.

RESTAURANT means an eating establishment, including but not limited to, coffee shops, cafeterias, sandwich stands, and private and public school cafeterias, which gives or offers for sale food to the public, guests, or employees, as well as kitchens and catering facilities in which food is prepared on the premises for serving elsewhere. The term "restaurant" shall include a bar area within the restaurant. 4

RETAIL TOBACCO STORE means a retail store utilized primarily for the sale of tobacco products, smoking implements, or smoking accessories for on-premises consumption and in which the sale of other products is merely incidental, which shall include but not be limited to hookah lounges, cigar bars and humidors. In this definition, "primarily" means that the sale of tobacco products, smoking implements or smoking accessories shall be at least 65% of the total sales revenues

SHOPPING MALL means an enclosed public walkway or hall area that serves to connect retail or professional establishments.

SMOKE means the gases, particles or vapors released into the air as a result of combustion, electrical ignition or vaporization, including from an electronic smoking device, when the purpose of the combustion, electrical ignition or vaporization is human inhalation of the gases, particles or vapors. Smoke does not mean the combustion of material solely for olfactory purposes that does not contain any tobacco or nicotine.

SMOKING means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, including electronic cigarette, pipe, or any other lighted or heated tobacco, nicotine or plant product intended for inhalation, in any manner or in any form, including vaping.

SPORTS ARENA means sports pavilions, stadiums, gymnasiums, health spas, boxing arenas, swimming pools, roller and ice rinks, bowling alleys, and other similar places where members of the general public assemble to engage in physical exercise, participate in athletic competition, or witness sports or other events.

SECTION 70-48. APPLICATION OF CHAPTER TO CITY-OWNED FACILITIES.

All enclosed facilities, including buildings and vehicles owned, leased, or operated by the city, shall be subject to the provisions of this chapter.

SECTION 70-49. PROHIBITION OF SMOKING IN PUBLIC PLACES.

Smoking shall be prohibited in all enclosed public places within the city, including but not limited to, the following places:

- (1) Aquariums, galleries, libraries, and museums;

- (2) Areas available to and customarily used by the general public in businesses and non-profit entities patronized by the public, including but not limited to, professional offices, banks, laundromats, hotels, and motels;
- (3) Bars except for outdoor seating areas;
- (4) Billiard halls;
- (5) Bingo facilities;
- (6) Comedy clubs;
- (7) Convention/Civic Center facilities;
- (8) Elevators;
- (9) Facilities primarily used for exhibiting a motion picture, stage, drama, lecture, musical recital, or other similar performance;
- (10) Gaming facilities;
- (11) Health care facilities;
- (12) Childcare and adult day care facilities;
- (13) Lobbies, hallways, and other common areas in apartment buildings, condominiums, trailer parks, retirement facilities, nursing homes, and other multiple-unit residential facilities;
- (14) Polling places;
- (15) Public transportation facilities, including buses and taxicabs, and ticket, boarding, and waiting areas of public transit depots;
- (16) Restaurants, except for outdoor seating areas designated as smoking in accordance with subSection 70-57(d);
- (17) Restrooms, lobbies, reception areas, hallways, and other common-use areas;
- (18) Retail stores;
- (19) Rooms, chambers, places of meeting or public assembly, including school buildings, under the control of an agency, board, commission, committee or council of the city or a political subdivision of the state when a public meeting is in progress, to the extent the place is subject to the jurisdiction of the city;
- (20) Shopping malls; and
- (21) Sports arenas, including enclosed areas in outdoor arenas.

SECTION 70-50. PROHIBITION OF SMOKING IN PLACES OF EMPLOYMENT.

(a) Smoking shall be prohibited in all enclosed areas within places of employment. This includes common work areas, auditoriums, classrooms, conference and meeting rooms, elevators, hallways, medical facilities, cafeterias, employee lounges, stairs, restrooms, and all other enclosed areas.

(b) This prohibition on smoking shall be communicated by employers to all existing employees by effective date of this chapter, and to all prospective employees upon their application for employment.

SECTION 70-51. DISTRIBUTION, DISPLAY AND SALE OF TOBACCO PRODUCTS , AND CIGARETTE MACHINES.

(a) Distribution, display, and sale of smoking tobacco products or smoking paraphernalia on any public right-of-way, City Park or any city-owned building or facility is hereby prohibited.

(b) Cigarette vending machines.

(1) Subject to the defenses provided in subsection (2) below, it shall be unlawful for any business owner, manager and employee in control of cigarette vending machines within the city to intentionally, knowingly, recklessly, or with criminal negligence allow the display or use of any cigarette vending machine upon any property within the city.

(2) It is a defense to prosecution under the provisions of this subsection (b) that:

a. The cigarette vending machine is situated in a premise where entry by any person under eighteen (18) years of age is prohibited by law, or

b. The cigarette vending machine is located in a workplace with the permission of the employer, provided that the employer has no persons under the age of eighteen (18) years employed at the workplace, and further provided that the cigarette vending machine is situated at a location within the workplace to which persons other than those employed at the workplace are not permitted to have access.

(3) Penalty. A violation of this subsection is hereby declared to be a misdemeanor crime, and upon conviction, shall be punishable by a fine of not more than two thousand dollars (\$2,000.00).

SECTION 70-52. PROHIBITION OF SMOKING IN OUTDOOR AREAS.

Smoking shall be prohibited in the following outdoor places:

(1) Within a reasonable distance of twenty (20) feet outside entrances, operable windows and ventilation system of enclosed areas, where smoking is prohibited so as to ensure tobacco smoke does not enter those areas;

(2) Zoo facilities and grounds;

(3) In, and within twenty (20) feet of, all outdoor sports arenas, stadiums, and amphitheaters;

(4) In, and within twenty (20) feet of, all outdoor public transportation stations, platforms, and shelters under the authority of the city;

(5) In, and within twenty (20) feet of, all pavilions and playgrounds located within city- owned parks;

(6) In, and within twenty (20) feet of the Library Courtyard

SECTION 70-53. WHERE SMOKING NOT REGULATED.

Notwithstanding any other provision of this chapter to the contrary, the following areas shall be exempt from the provisions of sections 70-50, 70-51 and 70-52:

(1) Hotel and motel rooms that are rented to guests and are designated as smoking rooms; provided, however, that not more than twenty-five (25) percent of rooms rented to guests in a hotel or motel may be so designated;

(2) Outdoor areas except those listed specifically in the provisions in Section 70-52;

(3) Outdoor seating areas of restaurants designated as smoking areas in accordance with subSection 70-57(d);

(4) Private clubs in existence as of the effective date of this chapter, and as defined in 70-48, including Veterans of Foreign War (VFW) posts;

- (5) Private residences, except when used as a child care, adult day care, or health care facility;
- (6) Retail tobacco stores; provided, however, that smoke from these places does not infiltrate into areas where smoking is prohibited under the provisions of this chapter; and
- (7) Tobacco product manufacturing facilities.

SECTION 70-54. PERSONS UNDER AGE OF EIGHTEEN (18) YEARS IN SMOKING AREA.

Notwithstanding any other provision of this chapter, persons under the age of eighteen (18) years may be admitted in establishments, facilities or other areas that allow smoking in accordance with the provisions of this chapter if such persons are accompanied by their parent or legal guardian.

SECTION 70-55. DECLARATION OF ESTABLISHMENT AS NONSMOKING.

Notwithstanding any other provision of this chapter, an owner, operator, manager, or other person in control of an establishment, facility, or outdoor area may declare that entire establishment, facility, or outdoor area as a nonsmoking place. Smoking shall be prohibited in any place in which a sign conforming to the requirements of subSection 70-57(a) and (b) of this chapter is posted.

SECTION 70-57. POSTING OF SIGNS.

- (a) "No Smoking" signs or the international "No Smoking" symbol (consisting of a pictorial representation of a burning cigarette enclosed in a red circle with a red bar across it) shall be clearly and conspicuously posted in every public place and place of employment where smoking is prohibited by this chapter, by the owner, operator, manager, or other person in control of that place.
- (b) Every public place and place of employment where smoking is prohibited by this chapter shall have posted at every entrance a conspicuous sign clearly stating that smoking is prohibited.
- (c) All ashtrays and other smoking paraphernalia shall be removed from any area where smoking is prohibited by this chapter by the owner, operator, manager, or other person having control of the area.
- (d) Areas which are exempt from the provisions of sections 70-49 and 70-50 of this Chapter shall post a standard sign at each entrance, to be designated by the city informing potential patrons that the area allows smoking, and warning patrons of the negative health effects associated with secondhand smoke.
- (e) The city will provide the signs required under subsection 70-57(d) to the owners or operators required to comply with subsection 70-57(d) at a reasonable and appropriate cost.

SECTION 70-58. RETALIATION PROHIBITED.

No person or employer shall discharge, refuse to hire, or in any manner retaliate against an employee, applicant for employment, or customer because that employee, applicant, or customer exercises any rights afforded by this chapter or reports or attempts to prosecute a violation of this chapter.

SECTION 70-59. ENFORCEMENT.

- (a) The Police Department, Fire Department and Code Compliance Division, in addition to any authority having jurisdiction to enforce city ordinances, shall have authority to enforce the provisions of this chapter.
- (b) Any citizen who desires to register a complaint under this chapter may initiate enforcement with the Police Department.
- (c) The Police Department, Fire Department and Code Compliance Division, or their designees shall, while an

establishment is undergoing otherwise mandated inspections, inspect for compliance with this chapter.

(d) An owner, manager, operator, or employee of an establishment regulated by this chapter shall inform persons violating this chapter of the appropriate provisions thereof.

(e) Notwithstanding any other provision of this chapter, an employee or private citizen may bring legal action to enforce this chapter.

(f) In addition to the remedies provided by the provisions of this section, the Police Department, Fire Department, Code Compliance Division, or their designees, or any person aggrieved by the failure of the owner, operator, manager, or other person in control of a public place or a place of employment to comply with the provisions of this chapter may apply for injunctive relief to enforce those provisions in any court of competent jurisdiction.

SECTION 70-60. VIOLATIONS AND PENALTIES.

Any person, firm, corporation, agent, employer or employee who intentionally, knowingly, recklessly or with criminal negligence violates any provision of this chapter shall, upon conviction, be fined an amount not more than two hundred dollars (\$200.00); provided, however, that in the event a defendant has previously been convicted under this chapter, such defendant shall be fined an amount not more than five hundred dollars (\$500.00) for a second conviction hereunder, and shall be fined an amount not more than two thousand dollars (\$2,000.00) for a third conviction hereunder and for each conviction thereafter. Each day that a violation is committed or permitted to exist shall constitute a separate offense.

SECTION 70-61. ADDITIONAL FEES FOR RESTAURANTS.

A reasonable fee to cover staff costs associated with inspections and program expenses may be charged by the city to the owner or operator of a restaurant in order to establish that outdoor seating areas of restaurants designated as smoking areas are so designated in accordance with subsections 70-50(16) and 70-57 of this 9 chapter.

SECTION 70-2. GOVERNMENTAL AGENCY COOPERATION.

The city manager shall annually request other governmental and educational agencies having facilities within the city to establish local operating procedures in cooperation and compliance with this chapter. This includes urging all federal, state, county and school district agencies to update their existing smoking control regulations to be consistent with the current health findings regarding secondhand smoke.

SECTION 70-70. OTHER APPLICABLE LAWS.

This chapter shall not be interpreted or construed to permit smoking where it is otherwise restricted by other applicable laws.

SECTION II. REPEALER CLAUSE:

This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION III. SAVINGS CLAUSE:

If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION IV. SEVERABILITY CLAUSE:

If any provision, clause, sentence, or paragraph of this Article or the application thereof to any person or circumstances shall be held invalid, that invalidity shall not affect the other provisions of this Article which can be given effect without the invalid provision or application, and to this end the provisions of this Article are declared to be severable.

SECTION V. PUBLICATION AND EFFECTIVE DATE:

This Ordinance shall take effect 120 days after its passage and publication according to law.

SECTION VI. CODIFICATION:

The contents of Section I of this Ordinance shall be published in the appropriate location of the Code of Ordinances of the City of Weslaco, Texas.

SECTION VII. PROPER NOTICE AND MEETING:

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required 10

by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON FIRST READING BY THE CITY COMMISSIONER OF THE CITY OF WESLACO, TEXAS, on this the 6th day of December, 2016.

PASSED AND APPROVED ON SECOND READING BY THE CITY COMMISSIONER OF THE CITY OF WESLACO, TEXAS, on this the 3rd day of January, 2017.

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. NEW BUSINESS

- A. Discussion and consideration to approve the request from the Boys & Girls Club for additional funding in an amount not to exceed \$26,941.08.00 for furniture. Possible action. (Staffed by Parks and Recreation Department.)

Commissioner Muñoz, seconded by Mayor Pro-Tem Tafolla, moved to approve.

In response to Commissioners Noriega and Kerr, Mr. David Arce stated this was a request for additional funds for the purchase of furniture and equipment; he is not aware of any fund raising done by the Boys and Girls Club. In response to Mayor Pro-Tem Tafolla, the facility is partially furnished.

Commissioner Muñoz withdrew his motion.

Mayor Pro-Tem Tafolla, seconded by Commissioner Kerr, moved to table until the next meeting to allow representatives from the Boys and Girls to be present for justification of the additional funds. The motion carried unanimously; Mayor Suarez was present and voting.

- B. Discussion and consideration to award the lowest and most advantageous respondent to Request for Bids No. 2015-16-19 for the Improvement of the Electronic Sign at City Hall. Possible action. (Staffed by Parks and Recreation Department.)

David Arce, Parks Director, stated the improvements to the marquee sign would be done in two phases and recommended awarding bidder Rio Tex Neon Signs with option 1 for a total cost of \$31,276.00 in three payment installments. Ms. Elizabeth Walker noted the City Manager recommended payment option 2, which constitutes an approximate \$700.00 projects savings in only two installments. Time for project completion is approximately four months.

Mayor Pro-Tem Tafolla, seconded by Commissioner Lopez, moved to award Rio Tex Neon Signs as the most advantageous respondent for the Improvement of the Electronic Sign at City Hall, selecting payment option 1. The motion carried unanimously; Mayor Suarez was present and voting.

- C. Discussion and consideration to award the highest and most advantageous respondent to Request For Bids No. 2016-17-09 for the Public Sale of Property & Building Structures located at 1411 W. 18th Street, Weslaco, Texas. Possible action. (Staffed by Finance Department - Purchasing Office.)

Commissioner Kerr abstained from discussion and vote.

Homer Rhodes, Purchasing Agent, reviewed the tabulation and recommended awarding to the highest bidder Sabas Salinas in the amount of \$110,000.00. In response to Mayor Suarez, the appraised value is \$130,000.00 and purchased by the City for \$104,000.00. Homer Rhodes stated that a previous solicitation for the mobile home only did not have any respondents.

Mayor Pro-Tem Tafolla, seconded by Commissioner Lopez, moved to award Sabas Salinas as the highest and most advantageous respondent in the amount of \$110,000.00. The motion carried unanimously with Commissioner Kerr abstaining; Mayor Suarez was present and voting.

- D. Discussion and consideration to award the Invitation for Proposal 2016-17-07 Demolition of Structures at Old City Shop to the best qualified, most advantageous respondent and authorize the Mayor to execute any related documents. Possible

action. (Staffed by City Manager's Office.)

Andrew Muñoz, Airport Director, stated this was the final phase for the demolition project at the former city shop. Phase one was the asbestos study and abatement and phase two was the fuel storage and canopy removal. Three bids were received and evaluated with staff recommendation to award MGA, noting forty days to project completion.

Commissioner Kerr, seconded by Commissioner Lopez, moved to award MGA as the best qualified, most advantageous respondent to the Invitation for Proposal 2016-17-07 Demolition of Structures at Old City Shop in the amount of \$140,191.00 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

- E. Discussion and consideration to authorize the solicitation for the Request for Qualifications for Architectural Design Services for a New Fire Station and Combined Police Station / Central Fire Station. Possible action. (Staffed by City Manager's Office.)

Commissioner Muñoz, seconded by Commissioner Kerr, moved to approve.

Andrew Muñoz stated the project for two new public safety buildings, one fire station on the forty acres recently acquired on the Northside and one joint police and fire station on the site of the former city shop, is part of the Five Year Capital Improvement Plan (CIP) presented during the budget workshops. Staff requests to begin the process by soliciting qualifications for architectural design services for both buildings. In response to Commissioner Muñoz, the recommendation is to have one architectural firm to streamline the design process.

Commissioner Muñoz withdrew his motion.

Commissioner Kerr, seconded Mayor Pro-Tem Tafolla, moved to table until the next meeting. The motion carried unanimously; Mayor Suarez was present and voting.

- F. Discussion and consideration to select elected officials to serve on evaluation committee with staff to review proposals for the new New Fire Station and Combined Police Station / Central Fire Station. Possible action. (Staffed by City Manager's Office.)

Commissioner Lopez, seconded by Commissioner Kerr, moved to appoint Commissioner Muñoz; and Commissioner Lopez, seconded by Commissioner Muñoz, moved to appoint Mayor Pro-Tem Tafolla. The motions of appointment carried by acclamation unanimously; Mayor Suarez was present and voting.

- G. Discussion and consideration to approve Change Order No. 1 to the construction agreement with Total Commitment Construction, LLC for the Pleasantview Sanitary Sewer Project for an amount not to exceed \$56,000.00. Possible action. (Staffed by Planning and Code Enforcement Department.)

Mr. Mardoqueo Hinojosa, City Engineer and Planning Director, stated during construction a conflict with the sewer line was discovered; it will be relocated under the street but backfill materials now

are necessary. The contractor will incur labor costs and requests reimbursement of materials. Staff recommends approval. In response to Commissioner Noriega, in the future any construction agreement the City designs, staff will obtain a survey.

Commissioner Kerr, seconded by Mayor Pro-Tem Tafolla, moved to approve Change Order No. 1 to the construction agreement with Total Commitment Construction, LLC for the Pleasantview Sanitary Sewer Project for an amount not to exceed \$56,000.00. The motion carried unanimously; Mayor Suarez was present and voting.

- H. Discussion and consideration to award the lowest and most advantageous respondent to Request For Bids No. 2016-17-01 for the 2nd Street Sidewalk Improvement Project. Possible action. (Staffed by Planning and Code Enforcement Department.)

Mr. Mardoqueo Hinojosa stated the sidewalk improvements will comply with a settlement agreement from a 2014 lawsuit and will be funded through a federal grant through the Hidalgo County Metropolitan Planning Organization with an 80-20%. The City's matching funds of \$34,909.67 have been paid. Bids were solicited and reviewed; staff recommends awarding Artillery Construction LLC in the amount of \$148,817.00. In response to Commissioner Lopez, the sidewalk will extend along Second Street from Illinois Avenue to Airport Drive, then south on Airport Drive to Business 83. In response to Commissioner Munoz, a payment and performance bond is in place.

Commissioner Kerr, seconded by Mayor Pro-Tem Tafolla, moved to award Artillery Construction LLC in the amount of \$148,817.00 as the lowest and most advantageous respondent to Request For Bids No. 2016-17-01 for the 2nd Street Sidewalk Improvement Project as presented. The motion carried unanimously; Mayor Suarez was present and voting.

- I. Discussion and consideration to approve the final plat of Airport Crossings Subdivision, being the 1.736-acre tract of land out of Farm Tract 641, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement.)

Mr. Mardoqueo Hinojosa stated this was the final plat of a one lot subdivision for the proposed Whataburger on east US Business Highway 83 and recommended approval.

Commissioner Kerr, seconded by Commissioner Muñoz, moved to approve the final plat of Airport Crossings Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

- J. Discussion and consideration to enter an Advance Funding Agreement for an Off-System Hazard Elimination/Safety Project with the Texas Department of Transportation for the installation on Flashing beacons at the intersections of Border Avenue and 12th Street, Bridge Avenue and Ballard Street, Bridge Avenue and 10th Street, and Pike Boulevard and Illinois Avenue for an amount not to exceed \$25,324.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Mr. Mardoqueo Hinojosa stated this project of installing flashing beacons with Texas Department of Transportation will let out in February. The City's local contribution is \$25,324.00 and funds are budgeted. Staff recommends approval.

Mayor Pro-Tem Tafolla, seconded by Commissioner Kerr, moved to approve an Advance Funding Agreement for an Off-System Hazard Elimination/Safety Project with the Texas Department of Transportation for the installation on Flashing beacons at the intersections of Border Avenue and 12th Street, Bridge Avenue and Ballard Street, Bridge Avenue and 10th Street, and Pike Boulevard and Illinois Avenue for an amount not to exceed \$25,324.00. The motion carried unanimously; Mayor Suarez was present and voting.

- K. Discussion and consideration to authorize the Asset Forfeiture account expenditure for PTS Solutions, a software for E-Citations and PTS Evidence Module. Possible action. (Staffed by Weslaco Police Department.)

Ted Walensky, Assistant Chief of Police, recommended approval of the expenditure for the two modules: the evidence module will improve the chain of custody, with labeling and cataloging functionality; the E-Citations would replace hand-written tickets and will be more efficient.

Mayor Pro-Tem Tafolla, seconded by Commissioner Kerr, moved to authorize the expenditure from the Asset Forfeiture account for PTS Solutions as presented. The motion carried unanimously; Mayor Suarez was present and voting.

- L. Discussion and consideration to approve Ordinance 2017-01, a budget amendment in an amount not to exceed \$25,000.00 from Court Technology Fund, for E-Citation equipment. First Reading of Ordinance 2017-01. Possible action. (Staffed by Municipal Court.)

Ms. Rosa Huerta, Court Coordinator, recommended approval stating the equipment is an eligible expense from the Court Technology Fund at no cost to the City and will expedite the process of citations.

Commissioner Kerr, seconded by Commissioner Lopez, moved to approve Ordinance 2017-01, a budget amendment in an amount not to exceed \$25,000.00 from Court Technology Fund, for E-Citation equipment. The motion carried unanimously; Mayor Suarez was present and voting.

- M. Discussion and consideration to accept the proposal for financing of 2017 Chevy Tahoe and 2017 Ford 450 Type I Ambulance from Frost Bank Leasing and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Ms. Mary Barrera, Finance Director, stated previous action authorized the purchase. Proposals were solicited for the financing and staff received three. Staff recommends accepting the proposal from Frost Bank Leasing as the most advantageous to the City with a 2.5% interest rate, with five annual payments.

Mayor Pro Tem Tafolla, seconded by Commissioner Kerr, moved to approve the proposal by Frost Bank Leasing for the financing of 2017 Chevy Tahoe and 2017 Ford 450 Type I Ambulance. The motion carried unanimously; Mayor Suarez was present and voting.

VI. REPORTS

A. Quarterly Financial report for End of Fiscal Year 2015-2016 - Finance Department. Possible action to accept and file.

Ms. Mary Barrera presented the Quarterly Financial Report; reporting on the statement of financial position that included total assets, liabilities, fund balances, statement of revenues, expenditures and changes in fund balances for all General Funds; Water & Sewer Funds; Water and Wastewater Funds; Solid Waste Fund and Airport Fund at fiscal year-end. The Mayor noted the unaudited negative net change of \$932,000.00 against the general fund balance as both sales tax revenues slightly decreased and capital outlay expenditures increased.

Mayor Pro-Tem Tafolla, seconded by Commissioner Muñoz, moved to accept and file the end of Fiscal Year 2015-2016 Quarterly Financial report as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Report by Economic Development Corporation of Weslaco.

Ms. Marie McDermott, Executive EDC Director, reported three business visits; tree lighting event well attended and summary leads were forty-two translating into 1,804 possible jobs and \$155.5 million of potential investment.

C. Report by Weslaco Area Chamber of Commerce.

Ms. Laura Espinoza, Marketing Director/Interim Chamber Director, reviewed expenses from the Weslaco Hotel Occupancy Sales Tax; December advertising with the purchase of billboard ads; increased downloads in mobile apps. She estimated attendance for the Christmas parade at 8,000.

D. Report by Severn Trent.

Mr. Trinidad Cantu, Project Manager Severn Trent, reported plants 5, 4, and 2 have a production capacity of 14.2 million gallons per day but recent usage has been just 5 million gallons per day. A letter has been sent to the Texas Commission on Environmental Quality requesting an extension to finalize the operation of the other plants.

E. Report by Planning and Code Enforcement.

Mr. Mardoqueo Hinojosa reported the sanitary sewer line project at Pleasantview is ongoing, as is the researching of criteria for day cares in an R-1 zone. The roll-off container with Clean sweep logo is on display in front of City Hall and will soon be placed in neighborhoods.

F. Report by Public Works.

Mr. Pete Garcia thanked his staff for assisting code enforcement with the demolition of dilapidated structures; Public Works continues with water and sewer line replacement on Utah Avenue and paving is scheduled to begin in a couple weeks.

G. Report by Parks and Recreation Department.

Mr. David Arce, Parks Director, stated December was a busy month with the 5K run, tree lighting event and the HEB Feast of Sharing; sidewalk ramp improvements to begin at City Park and roofing repairs at police substation to begin soon.

VII. EXECUTIVE SESSION

At 7:30 p.m. Mayor Suarez announced the regular meeting to convene in executive session. At 7:59 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. Personnel - Discussion regarding the handling of exempt time related to Efrain Tafolla as authorized by §551.074 of the Texas Government Code.

Mayor Pro-Tem Tafolla abstained from vote and discussion and filed a conflict of statement disclosure.

Commissioner Kerr, seconded by Commissioner Muñoz, moved to authorize the City Attorney to proceed as discussed in executive session. The motion carried; Mayor Suarez was present and voting.

- 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.

There was no action on this item.

- D. Economic Development - Discussion regarding Project "Rolling On" as authorized by §551.087 of the Texas Government Code.

There was no action on this item.

- E. Potential Litigation - Consultation with City Attorney regarding Balch Machine Company as authorized by §551.071 of the Texas Government Code.

There was no action on this item.

IX. ADJOURNMENT

Mayor Pro-Tem Tafolla, seconded by Commissioner Muñoz, moved to adjourn at 8:00 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, Gerardo “Jerry” Tafolla

COMMISSIONER, Leo Muñoz

COMMISSIONER, Greg Kerr

COMMISSIONER, Olga M. Noriega

COMMISSIONER, Letty Lopez

COMMISSIONER, Josh Pedraza



**RECORD OF WORKSHOP
OF THE WESLACO CITY COMMISSION
TUESDAY, JANUARY 3, 2017**

On this 3rd day of January, 2017 at 5:05 p.m., the City Commission of the City of Weslaco, Texas convened in a Workshop at City Hall in the Legislative Chamber Room located at 255 S. Kansas Avenue with the following members present:

Mayor	David Suarez
Mayor Pro-Tem	Gerardo “Jerry” Tafolla
Commissioner	Leo Muñoz
Commissioner	Greg Kerr
Commissioner	Olga Noriega
Commissioner	Letty Lopez
Commissioner	Josh Pedraza
Asst. City Manager	Elizabeth M. Walker
Deputy City Secretary	Aida Vega

Also present: Jose Pena, IT Director; Mardoqueo Hinojosa, Planning and Code Enforcement Director; Mary Barrera, Finance Director; David Arce, Parks Director, Ted Walensky, Assistant Chief, Police; Molly Vallejo, City Secretary’s Office; and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

The Mayor called the meeting to order and certified the public notice of the meeting as properly posted Friday, December 30, 2016.

B. Roll Call.

Aida Vega, Deputy City Secretary, called the roll, noting perfect attendance.

II. NEW BUSINESS

A. Discussion and consideration of the Smoking Ordinance. (Staffed by City Manager's Office.)

Elizabeth Walker, Assistant City Manager, stated the ordinance incorporates comments received from the Commission following previous public hearings and workshops. It is stricter and considered a comprehensive smoking Ordinance, to include restaurants and bars with all other indoor, publically accessible facilities, acceptable to the American Heart Society. As presented, the Ordinance allows a 120-day transition period and requires smoke free indoors and 20-feet outdoors from any entrance, operable window, or ventilation system.

Mrs. Christine Warren observed that patrons to downtown businesses would not be able to smoke from the sidewalk as doors are next to each other, each within 40-feet of each other.

III. ADJOURNMENT

With no other business before the Commission, Mayor Pro-Tem Tafolla, seconded by Commissioner Kerr, moved to adjourn at 5:26 p.m. on January 3, 2017.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker

CITY OF WESLACO
Budget Amendment
FY 2016-17

ORDINANCE 2017-01

AN ORDINANCE AMENDING ORDINANCE NUMBER 2016-31, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017, FINDING NEED TO AMEND THE 2016-2017 MUNICIPAL BUDGET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City Commission of the City of Weslaco utilized diligent thought and attention to the preparation of the 2016-2017 budget; and

WHEREAS, unusual and unforeseen conditions have arisen during the fiscal year which have, or will require, the expenditure of additional funds constituting an emergency expenditure; and

WHEREAS, Section 102.009 of the Texas Local Government Code authorizes the City to amend its budget in such a manner as to provide for emergency expenditures as an amendment to the original budget in a case of grave public necessity to meet an unusual and unforeseen condition; and

WHEREAS, the City Commission finds the amendments in the line items identified in the attached Exhibit are reasonable, necessary, and for municipal purposes.

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

SECTION 1. FINDINGS. The City Commission finds the statements made in the preamble above are true.

SECTION 2. BUDGET LINE ITEMS. The City Commission approves the budget amendments in the attached Exhibit as such change is necessary to meet an unusual and unforeseen condition as the result of an emergency.

SECTION 3. BUDGET TOTAL. The City Commission further finds the amended budget line items identified in such Exhibit will not cause the total expenditures in the budget to exceed the total amount of estimated revenue.

SECTION 4. APPROVAL. The 2016-2017 Official Budget, adopted by Ordinance 2016-31, is hereby reallocated, revised, amended and approved as set forth in the attached Exhibit.

SECTION 5. AUTHORIZATION. The City Manager is authorized to undertake action to execute such transfers in accordance with state law, and file, or cause to be filed, a true and correct copy of this Ordinance, with the attached budget amendment, with the City Secretary.

SECTION 6. SEVERABILITY CLAUSE. It is the intent of the City Commission that each sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be deemed severable and, should any such sentence, paragraph, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to affect the validity of those provisions of the Ordinance left standing.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect upon final reading.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 3rd day of January, 2017.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 17th day of January, 2017.

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: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2016-611	
From:			
Subject: Approval of the renewal of the lease agreement with the Weslaco Mid Valley Civic Theatre now known as the ITheatre effective January 1 - December 31, 2017 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)			
Background:			
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):			
Kayla Arevalo		Created/Initiated	
David Arce		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Approval			
Attachments, if any: ITheater Agreement			
Responsibilities upon Approval:			

THE STATE OF TEXAS

*

*

COUNTY OF HIDALGO

*

LEASE AGREEMENT

*

CITY OF WESLACO

*

THIS LEASE AGREEMENT is entered into on this _____ day of _____ 2017 between the CITY OF WESLACO, a Home Rule municipal corporation, hereinafter called LESSOR, and the ITheatre, hereinafter called LESSEE,

ARTICLE I

LOCATION AND PURPOSE

- 1.01 LESSOR leases to LESSEE the property and improvements known as the Tower Theatre Building located at 120 South Kansas, and the Tower House, located at 112 East Second Street, both locations being in the City of Weslaco, Hidalgo County, Texas (Lease Premises).
- 1.02 The lease premises are to be used only to provide theatrical and musical productions, lectures, solo musical performances and other related educational and entertainment activities to the general public.

ARTICLE II

TERMS

- 2.01 The term of this lease shall commence January 1, 2017 and shall terminate on December 31, 2017.
- 2.03 LESSEE shall have the right to renew and extend this lease agreement on the same terms and conditions for an additional twelve (12) month term beginning on the 1st day of January, 2017 provided LESSEE gives LESSOR thirty (30) days prior notice of its intent to renew this lease agreement.

- 2.04 Both parties must provide notice of its intent to terminate this lease in writing at least thirty (30) days prior to the termination of this lease. LESSOR may terminate this lease at any time without cause by providing thirty (30) day written notice of termination.

ARTICLE III
NATURE OF ACTIVITIES

- 3.01 The ITheatre agrees to present a minimum of two (2) and a maximum of four (4) theatrical productions during the term of this agreement.
- 3.02 LESSEE shall be allowed to charge a reasonable admission fee for productions, sell refreshments, and organize other fund raising projects for the express purpose of providing activities in accordance with this agreement.

ARTICLE IV
IMPROVEMENTS TO LEASE PREMISES

- 4.01 Any permanent improvements made to or furnished by the LESSEE on the lease premises shall belong to LESSOR upon expiration of this lease or any extension hereof.
- 4.02 LESSEE may not paint the interior or exterior of the lease premises or make alterations which might adversely affect the exterior of the lease premises. No alterations shall be made, nor permanent signs erected on the lease premises without the advance written consent of the LESSOR.
- 4.03 LESSEE shall accept possession of the lease premises and equipment AS IS.

ARTICLE V

INSURANCE

- 5.01 LESSOR shall insure the lease premises against fire, accident or natural disaster. In the event the lease premises are destroyed or damaged by fire, accident or natural disaster or shall be rendered unfit for use, LESSOR shall make diligent effort to restore the lease premises for use by LESSEE. If the lease premises are unfit for use this contract shall be mutually renegotiated and/or terminated at LESSORS discretion.

- 5.02 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 lease premises, caused by LESSEE its agents, employees or licensees. LESSEE further agrees that LESSOR shall not become obligated to pay any damages to any third party because of any accident or other loss caused by the negligence of LESSEE or any of its employees, agents or licensees. LESSEE will reimburse LESSOR for the amount of LESSOR'S actual payments in damages and expenses incurred as a result of LESSEE'S actions.
- 5.03 During the term of this lease LESSEE shall maintain liability insurance to protect LESSOR from any third party claim that may arise as a result of injuries or damages of any type caused to any person on the lease premises. The limits of this policy shall be no less than \$100,000.00 liability per each person and \$1,000,000.00 aggregate. LESSEE agrees to provide a copy of such policy of insurance to LESSOR at the time of execution of this agreement and said policy must name LESSOR as an additional insured.

ARTICLE VI

UTILITIES

- 6.01 LESSOR shall pay charges for water, sewer, electricity and garbage/ trash pick-up service. LESSEE shall promptly pay for any and all long distance telephone charges. All utilities currently installed and/or connected to the lease premises prior to the date LESSEE takes possession shall be paid by the LESSOR. All utilities installed or connected after LESSEE takes possession of the lease premises shall be paid by the LESSEE.

ARTICLE VII

MAINTENANCE OF PREMISES

- 7.01 LESSOR agrees to maintain the roof, external building structure, interior walls and floors, plumbing, air-conditioning, heating, lamps, chairs, risers, and grounds surrounding the lease premises in suitable conditions for its agreed upon use. LESSOR shall have the right to make any repairs to the lease premises as needed.
- 7.02 LESSOR agrees to provide basic janitorial services and supplies and office supplies to LESSEE as may be needed.

ARTICLE VIII

SUBLEASE AND ASSIGNMENT

- 8.01 The LESSEE shall not sublet or assign the lease premises or any part thereof to a third party without the prior written consent of the LESSOR. LESSEE may allow other individuals and organizations to use the premises under the supervision of LESSEE and with LESSORS prior written consent provided the use is consistent with the terms of this agreement.

ARTICLE IX

MISCELLANEOUS

- 9.01 This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors or assigns.
- 9.02 This agreement shall be constructed under and in accordance with the laws of the State of Texas and all obligations of the parties created hereunder are to be performed in Hidalgo County, Texas.
- 9.03 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 or unenforceability shall not affect any other provisions of this agreement.
- 9.04 LESSEE shall not discriminate against any employee, applicant for employment or visitor because of race, religion, age, disability, sex or national origin.

IN WITNESS HEREOF, the parties hereto have caused this instrument to be executed by their duly authorized officers and their corporate seals affixed hereto on this _____ day of _____ 2017.

CITY OF WESLACO

BY: _____
David Suarez, Mayor

ATTEST:

Elizabeth M. Walker, City Secretary

APPROVED AS TO FORM:

ITheatre

Juan E. Gonzalez, City Attorney

BY: _____
PRESIDENT, ITHEATRE

SECRETARY, ITHEATRE



Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2017-760
From:		
Subject: Approval of the renewal of the Professional Services Contract for Emergency Medical Services Director in an amount not to exceed \$40,000.00 per year for a two year term and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)		
Background: Discussion and possible approval of a professional service contract for Emergency Medical Services Director of the Weslaco Fire Department EMS, for the amount of \$40,000 a year for services rendered under this agreement.		
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):		
Elizabeth Walker	Created/Initiated	
Antonio Lopez	Approved	
Mike Perez	Final Approval	
City Manager Comments:		
Staff Recommendation:		
Attachments, if any: EMS Medical Director Contract		
Responsibilities upon Approval:		

MEDICAL DIRECTOR AGREEMENT

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF WESLACO §

This Agreement is made and executed on the date of signature below by and between the City of Weslaco, Texas, a home ruled municipal Texas corporation, 255 S. Kansas Avenue, Weslaco, Texas 78596 and Dr. Andrew Levine; 914 S. Utah Ave., Weslaco, Texas 78596.

I.

The City of Weslaco hereby appoints Dr. Andrew Levine, Physician(s) currently licensed to practice medicine in the State of Texas, as the Medical Director(s) of the Weslaco Fire Department Emergency Medical Services (EMS), in compliance with the Texas Health and Safety Codes.

II.

It is agreed that the Medical Director(s) shall be paid a total of Forty Thousand Dollars (\$40,000.00) annually in equal monthly installments in exchange for the services rendered under this agreement.

III.

The Medical Director(s) will provide medical supervision of the Weslaco Fire Department's Emergency Medical Services (EMS), including serving as liaison to the medical community, develop protocols and standing orders for the EMS personnel and units, approve EMS medical equipment and personnel permitted to function within the EMS system; guide and direct the Director of Emergency Medical Services and his staff, approve EMS training programs and training personnel, receive input from emergency departments and community physicians, advise

the City of Weslaco regarding creation and enforcement of Ordinances pertaining to EMS disaster preparedness, and communications and dispatch procedures related to EMS, receive and investigate complaints, participate in ongoing medical audits, review and of EMS personnel and system functions, and report to the Texas Department of Public Safety (TDPS) the goals and progress of the EMS.

IV.

The Medical Director(s) will provide their own malpractice insurance at their own expense.

V.

This Agreement may not be sold, transferred or assigned in whole or in part by either party without the prior written consent of the other party.

VI.

The Agreement shall remain in effect for a term of two (2) years commencing the 3rd day of February 2015. Either party shall have the right to cancel and terminate this agreement at any time upon 30 days written notice to the other party.

The Agreement shall be subject to change, amendment, or modification only by the mutual written consent of the parties hereto.

EXECUTED IN DUPLICATE this ____ day of February, 2017.

The City of Weslaco:

David Suarez, MAYOR

ATTEST:

Elizabeth M. Walker, CITY SECRETARY

APPROVED:

, CITY ATTORNEY

MEDICAL DIRECTOR(S):



Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2017-759	
From: Arnold Becho			
Subject: Approval for the Mayor Joe V. Sanchez Public Library to advertise and solicit prospective vendors to submit Request for Proposals (RFPs) for internet access services within the confines of the Schools and Libraries Program of the Universal Service Fund (E-rate). Possible action. (Staffed by the Library Department).			
Background: As part of the E-rate grant process the Library is required to ask for RFPs for Internet Access. After receiving RFPs, The library and the IT department will then continue the ERate process by selecting the best proposal and presenting their recommendation to the Commission at a later date. The library has been a successful partner with E-rate for over 10 years and the program has provided more than a million dollars' worth of discounts for internet services, equipment, telephone services, and more. The library was granted permission to apply for the grant within the regular meeting on 10/10/16, the solicitation of RFPs is the next step in the process.			
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: Publication is required only on the City's website. Publication will commence on the City's site on 01/18/17, if approved.			
Advisory Review, if any (name of board/committee, date of action, recommendation): There has been no Board review at this time.			
Elizabeth Walker Arnold Becho Mike Perez Jose Peña		Created/Initiated Approved Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: E-Rate Overview, Memo - Request to solicit internet RFPs, RFP for E-Rate internet			
Responsibilities upon Approval: The library will post the RFP to the City's site for 28 days. Mechanisms within the E-rate program will notify			

vendors. The Library and the IT department will then work together to evaluate the RFPs and will recommend the best proposal to the Commission at a later date.

What is E-rate

The E-rate program provides discounts on certain services and products that are essential for classrooms and libraries to receive voice, video, and data communications. The amount of the discount depends on the level of poverty and location of the school or library receiving service. The discount ranges from 20% to 90% of the cost of eligible services.

To be eligible to receive discounts, a school or library must meet certain eligibility criteria. In general elementary and secondary schools are eligible to receive discounts--including many private schools and religious schools. Public libraries and library systems can receive E-rate discounts, provided they meet the eligibility requirements of libraries.

The E-rate process

Develop a Technology Plan - applicant develops a plan for technology implementation.

Procure Services - based on the technology plan, the applicant files the FCC Form 470 to announce that they are seeking E-rate support to purchase eligible goods and services. When the Form 470 is posted to the SLD's website, a 28-day period begins in which interested service providers may submit proposals and bids to provide service to the applicant. After the 28 day posting period, the applicant reviews the bids and proposals, selects a service provider, and signs a contract or service agreement.

Apply For Funding - the applicant submits the FCC Form 471 which tells the SLD which service provider was selected, the goods and services for which the applicant will be requesting E-rate support, and the costs of those goods and services.

Application Review - SLD will review the application to substantiate that the requests are for eligible services that will be delivered to eligible locations and students/patrons.

Receive Services - applicants receive services during the "Funding Year" (July 1 - June 30). They submit the Form 486 to the SLD to signify that the approved services are being delivered.

Realizing Discounts - the applicant has two means of realizing the benefit of the E-rate program. The first, is to receive discounted billing from the approved service provider (the service provider then bills the SLD for the committed portion of the delivered services. The second is to pay the service provider in full and then apply for reimbursement directly to the SLD.

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

December 1, 2016

To: Mike Perez, City Manager; David Suarez, Mayor; Gerardo Tafolla, Mayor Pro-Tem;
Leo Muñoz, Commissioner; Gregory Kerr, Commissioner; Olga M. Noriega,
Commissioner; Letty Lopez, Commissioner; Josh Pedraza, Commissioner
CC: Martin J. Mata, Maria Barrera
Fr: Arnoldo Becho, Library Director
Re: Request for approval to solicit RFPs for internet access services

The Library is looking to continue participation within the ERate program and is seeking permission to solicit prospective vendors to submit Request for Proposals (RFPs) for Internet Access Services. The library has participated in ERate for greater than 10 years and the program has provided millions of dollars in savings to the city.

The ERate program provides discounts on computing infrastructure and services. At the end of this step we will be provided with the specifics which will detail the cost to the city and the fiscal benefit as well. The amount of the discount depends on the level of poverty and location receiving service. Recently, the library has qualified for an 80% discount.

Last year the library was granted roughly \$19,200 in funds for internet services and asked to match roughly \$2,000. It is very likely that both of these numbers increase because the library is looking to upgrade service. The cost to the city should not exceed \$5,000 annually and this cost has been budgeted for in the current budget. Unfortunately we must proceed through this step before arriving at more concrete numbers. At the end of this step the Commission will have the opportunity to accept or decline the funding and the corresponding matching cost. Proceeding through this step does not require any further obligation or expense.

Library staff strongly supports the request as it provides necessary services at a reduced cost. Please feel free to contact me with any questions, I will be happy to provide additional information. 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
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Olga M. Noriega, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

January 18, 2017

The City of Weslaco is accepting proposals for:

**Mayor Joe V. Sanchez Public Library
ERate Internet Access
Request for Proposal #201X-XX-XX**

Objectives of this RFP

The City of Weslaco Public Library invites prospective vendors to submit a proposal to enhance and maintain current Internet Access and supply automated services within the confines of the Schools and Libraries Program of the Universal Service Fund guidelines (E-rate).

We intend to provide an equitable, level and fair format for submission and evaluation of proposals, in accordance with applicable E-rate guidelines and procedures. This Request for Proposal (RFP) provides the relevant background and capacity of desired operational specifications and requirements, and the evaluation factors we will use to select the successful vendor. There is **NO** Texas Department of Information Resources (DIR) requirement for consideration. Prospective vendors **do not** need to be DIR contracted or DIR vendors to have their proposal considered.

The term of any accepted proposal shall be one year from the date of implementation, or as otherwise defined by Universal Service Fund guidelines (E-rate), and may be renewable annually as provided for under E-rate guidelines or consented to by the City of Weslaco City Commission.

This Request for Proposal (RFP) provides potential vendors with the relevant operational, performance, application, and architectural requirements of the system. This RFP specifically request proposals for the successful vendor to provide internet access using the library's existing network hardware, software and fittings, as well as anticipated upgrades. **The Mayor Joe V. Sanchez Public Library is requesting proposals to obtain bandwidth at 500Mbps upload and 500Mbps download of unlimited Internet Access. The library reserves the right to consider other options as well.** The preferred main location will be located at City of Weslaco Public Library, 525 South Kansas Avenue, Weslaco, Texas 78596.

All vendor-installed equipment shall integrate with current Cisco equipment and software, or reasonably expected upgrades thereto. The vendor shall guarantee full compatibility at peak efficiency, with the equipment in place at the time of installation.

This RFP is funded through the E-Rate program; however, there is no guarantee of E-Rate funding. The award of this RFP by the City of Weslaco Council is not a guarantee of purchase. Decisions to purchase E-Rate eligible items may be dependent upon E-Rate funding and the needs of the City of Weslaco. If no E-Rate funding is provided to the Mayor Joe V. Sanchez Public Library this RFP will be null and void.

Internet Access

Current Internet connectivity equipment contains of a Cisco, and a point-to-point fiber optic connection (200 Megabits per second).

Requirement of: Internet services request per calendar year of fiber-optic or equivalent support of 500 Megabits with local dedicated 24/7 technical customer care based in Rio Grande Valley (RGV) - Texas.

General

City of Weslaco Public Library is located at 525 South Kansas Avenue in Weslaco, Texas. It serves a population of 57,000 in the city proper and surrounding areas.

Internet load

The current internet load consists of over 200 computers, which are networked into Cisco equipment and Cisco and/or Dell servers, and supporting hardware and software. We are able to provide wireless access greater than 300 wireless devices at one time.

Current telecommunications and data

Verizon Southwest provides local phone service and Primary Rate Interface T-1 voice trunk services. AT&T provides long-distance service.

Current internet access

Time Warner Cable Business Class / Spectrum Business is the library's current internet service provider. Vendor should design, integrate, and test installations systems to Cisco hardware and components at the main location. We wish to keep fiber optic technology as the mode of Internet access.

Right to Reject

The City of Weslaco reserves the right to reject any, all, or portions of responses to this RFP even if all the stated requirements are met. In addition, the City may enter into negotiations with more than one vendor simultaneously and award the transaction to any vendor in negotiations without prior notification to any other vendor. The City reserves the right to select portions of the proposals while rejecting

other portions. The Awarding of the proposal will take place at a City Council meeting to be announced at a later date.

Installation Terms

The successful proposal shall provide the following services and requirements at no additional cost above the initial proposal price on equipment or furniture. The proposal should include the cost of installation, transportation of the items to the building, location of the items at their proper location within the building, uncrating, complete assembly, and adjustment by a trained installation mechanic with removal of all debris. Equipment is to be complete including operating/owner's manuals, wiring, and piping. The equipment should be made ready for electrical and/or fluid service connection by the City of Weslaco. After connections, vendors must ready the machine, start up, analyze, and correct any malfunctions of the equipment. Vendors should provide all material equipment and labor to place machinery in top operating conditions and to fully assemble furniture.

Vendor References and Qualifications

Vendors must provide a minimum of five references (public libraries in the RGV are preferred). These references must be for projects that are similar in scope, design, and have been completed by the vendor within the last three years. References that are not positive will be grounds for vendor disqualification. Vendors should provide reference names and phone numbers, and emails of the primary contact person. Vendors must supply the number of employees with maintenance of technical certifications that includes Microsoft and Cisco or equivalent.

The City of Weslaco requires that vendors furnish a certificate of insurance as required by Texas Labor Code 406.096. Coverage must be as follows (minimum amounts):

Worker's Compensation	Statutory Limit
Comprehensive General / Liability Occurrence	\$1,000,000
Bodily Injury Property / Damage Aggregate	\$1,000,000
Comprehensive Auto	\$1,000,000

RFP EVALUATION FACTORS

Instructions to vendors (10 points)

Project Schedule

By allowed date within 28-Day Waiting Period

Wednesday, January 18, 2017 to Wednesday, February 14, 2017

Vendor selection and contract date will be at the 28-Day Waiting Period.

Closing Time and Date

Responses to this RFP must be submitted in sealed packages on or before

Wednesday, February 15, 2017 on or before 3:00 p.m.

Delivery shall be made during normal working hours (M-F 8:00am to 5:00pm) unless prior approval has been obtained from Purchasing Agent Finance Department.

Response and Submission

Inquiries and responses shall be sent to:

Homer Rhodes
Purchasing Agent
Finance Department
Weslaco City Hall
255 South Kansas Avenue
Weslaco, Texas 78596-6158
(956) 447-2240
hrhodes@weslacotx.gov

Provide three (3) printed copies on company letterhead and one (1) copy saved on USB flash drive in a PDF format, on company letterhead. Proposals will be accepted **Wednesday, February 15, 2017 on or before 3:00 p.m.** At which time they will be opened, but not read publicly, at the office of the Purchasing Agent I Finance Department. The Proposals will be announced publicly at later City Council Meeting. Vendors are responsible to complete the City of Weslaco Purchasing Vendor Application which is located at City's web site. Proposals are to be hand delivered or mailed to Homer Rhodes, Purchasing Agent Finance Department. Failure to do so will disqualify vendor. Incomplete responses will not be considered.

Questions and Clarification

For questions and clarification regarding the terms of this RFP, please contact:

Martin J. Mata
Assistant Library Director
Mayor Joe V. Sanchez Public Library
(Weslaco Public Library)
525 South Kansas Avenue
Weslaco, Texas 78596-6215
(956) 968-4533
mjmata@weslacopl.us

Questions and clarifications asked by any one vendor shall be made available to all on the City's web site (www.weslacotx.gov) as provided in the Schools and Libraries (E-Rate) Form 470. Questions arising out of this RFP must be received in writing by emailed copy on company letterhead. Responses to all questions received in proper time frame will be answered in writing and distributed to all vendors known to have picked up the RFP. In order to assure prompt and timely posting of all questions and clarifications, the deadline for submittal shall be by **Tuesday, February 7, 2017 on or before 3:00 p.m.**

Proposal Period

The term on the contract will be from July 1, 2017 until June 30, 2018.

Response to Questions:

Vendor shall respond to questions as specified by **Wednesday, February 15, 2017 on or before 3:00 p.m.**

Vendor Background Questions (20 points)

- 1.) Number of years your company has been in business.
- 2.) Where is your head office, your sales and customer service offices located?
- 3.) Where is your billing office?
- 4.) Number of employees in your company.
- 5.) Number of employees in local (RGV) site (if applicable).
- 6.) Number of employees in customer service.
- 7.) Number of employees with technical certifications.
- 8.) Number of employees in local (RGV) site (if applicable) with technical Certifications.
- 9.) Are your hardware and software dependent on third party vendors for manufacturing?
- 10.) Please list any items from current or anticipated equipment which you will not be able to provide maintenance.

Repair / Response Times (10 points)

- 1.) How long will it take for you to have a qualified technician on site? (Response Time) during regular business hours (Monday-Friday 8:00am to 5:00pm)
- 2.) How long will it take for you to have a qualified technician on site outside normal business hours?
- 3.) Please provide a direct number to the person(s) who can provide immediate decisions on pricing and expansion.
- 4.) Please provide a direct number for the person(s) who can immediately facilitate repairs during normal business hours (8:00-5:00 Monday-Friday)
- 5.) Please provide a direct number for the person(s) who can immediately

facilitate evening and weekend repairs.

Future Offerings (10 points)

- 1.) What new technology does your company plan to utilize in the near future that would be an advantage to the Mayor Joe V. Sanchez Public Library?
- 2.) What is the most significant factor affecting the future success of your company and what is being planned to address it?

Market Differentiation (10 points)

- 1.) Provide a brief summary of your company's history in the marketplace. Limit response to 2 pages.
- 2.) Please describe any features, services, or practices you provide in relation to the products requested which set you apart from your competition.
- 3.) Identify other Public Libraries in the Rio Grande Valley for whom your company has provided similar service. Specify the services provided.
- 4.) Please describe how you charge for onsite visits. Specify whether you charge a minimum number of hours per onsite visit, and if so how many, or whether you charge for the actual hours devoted to a project.
- 5.) Please provide a minimum of five references (public libraries in the RGV are preferred. For each reference provide names and phone numbers of the primary contact person.

Proposal and Pricing (40 points)

This section shall be evaluated as one concrete item of up to 40 points.

Service or function	Quantity and/or Capacity:	AMOUNT

Any additional cost, such as instillation, assembly, etc. should be included in the above price. Vendor should provide an exhaustive list of all associated cost within their proposals. **Avoiding hidden or unforeseen cost is of the utmost importance.** There is **NO** Texas Department of Information Resources (DIR) requirement for consideration. Prospective vendors **do not** need to be DIR contracted or DIR vendors to have their proposal considered. Please fill out, sign and submit with your proposal response the enclosed IRS Form W-9 and Vendor Background Questionnaire.



Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2016-748
From:		
Subject: Discussion and consideration to approve the request from the Boys & Girls Club for additional funding in an amount not to exceed \$25,000.00 for furniture. Possible action. (This item was tabled on January 3, 2017; Requested by Boys & Girls Club.)		
Background:		
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):		
Elizabeth Walker	Created/Initiated	
David Arce	Approved	
Mike Perez	Approved	
Mary Barrera	Final Approval	
City Manager Comments: Approve contingent on proof raised \$1:\$1 match.		
Staff Recommendation: Approval		
Attachments, if any: Request Letter, CORE INVOICE, Boys and Girls Club Summary of Support		
Responsibilities upon Approval:		

GREAT FUTURES START **HERE.**



300 N Airport Suite B
Weslaco, Texas 78596

Office: (956) 973-1610

Fax: (956) 520-8009

[bgcclopez@hotmail.com](mailto:bcclopez@hotmail.com)

September 21, 2016

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	Commissioner	District 6

City of Weslaco
255. S. Kansas Ave.
Weslaco, Texas 78596

Re: Request for funding for equipment and furnishing

Mayor David Suarez and Commission,

Let me begin by saying thank you, to you and to the city council for all the support that it has given to our organization. The Boys & Girls Clubs of Weslaco Inc. as you know is currently providing services to the children of this community at our new facility. Unfortunately, we are unable to purchase some of the equipment and furniture it needs for the new facility. Our organization is working hard on fundraisers and grants to help pay for these expenses. The Boys and Girls Clubs of Weslaco Inc. is respectfully requesting from the City of Weslaco \$25,000.00 to help with these expenses. We will supply all paperwork and invoices so that costs may be accounted for by the City of Weslaco, if it so chooses to assist.

Thank you for your anticipated cooperation and I look forward to hearing from you soon.

Mary Gallardo Lopez
CEO



Invoice

PO:

DATE

DECEMBER 16 , 2016

CUSTOMER: BOYS & GIRLS CLUB

4014 N. Jackson Rd
Pharr, TX 78577
Ph# (956)631-9393
FX# (956)971-8357

SALESPERSON	PO #	CONTACT	LEAD TIME
Carol Gonzalez		Mary Lopez	

QTY	PRODUCT#	DESCRIPTION	UNIT PRICE	LINE TOTAL
		CLASSROOM 1		\$ -
5	TTED.R.1860	18 X 60	\$415.20	\$ 2,076.00
40	#6621	DUET SIDE CHAIR ARMLESS,POLYPROPYLENE SLED	\$84.11	\$ 3,364.27
1		3 HIGH DOUBLE STORAGE	\$628.80	\$ 628.80
0		CLASSROOM 2	\$0.00	\$ -
1	WS.R.1872.T4	RECTANGULAR 18X72 T4	\$90.60	\$ 90.60
1	WS.R.CUSTOM	RECTANGULAR 18X89.5	\$156.00	\$ 156.00
1	WS.R.CUSTOM	RECTANGULAR 18X147	\$475.80	\$ 475.80
1	WS.R.CUSTOM	RECTANGULAR 18X179	\$510.00	\$ 510.00
		GAMEROOM		\$ -
8	#6631	DUET BARSTOOL SLED BASE POLYPROPYLENE	\$154.53	\$ 1,236.27
2	PTEB.S3636.T4	BAR HEIGHT TABLES	\$344.40	\$ 688.80
4	LCS5048	PORCELAIN MARKERBOARD/CORKBOARD 4X8	\$401.07	\$ 1,604.27
8		1320 PARTICLE MODULAR INWARD TAPER	\$348.80	\$ 2,790.40
		RONNIE'S OFFICE		\$ -
1	SL6030DS	60' RECTANGULAR DESK SHELL	\$141.86	\$ 141.86
1	SL3624R	REVERSIBLE RETURN SHELL	\$86.53	\$ 86.53
1	SL22BBF	BOX BOX FILE	\$170.14	\$ 170.14
1	RCT4656	RIGHT CHAIR	\$546.67	\$ 546.67
1	0	3 DRAWER LATERAL FILE	\$893.60	\$ 893.60
2	#6621	DUET SIDE CHAIR ARMLESS,POLYPROPYLENE SLED	\$84.11	\$ 168.21
		MARY'S OFFICE		\$ -
1	GM48	4X8 GLASS MARKERBOARD, BRUSHED STAINLESS EDGE	\$1,283.20	\$ 1,283.20
		CAFETERIA		\$ -
2	19F06292012	BENCH TABLES	\$1,542.67	\$ 3,085.33
		RECEPTION AREA		\$ -
2	9650	ELEMENT TASK CHAIR SOFT CASTER	\$277.33	\$ 554.67
1	SL4824DS	48' DESK SHELL	\$135.20	\$ 135.20
1	544CVF	DOUBLE DOOR GLASS BULLETIN BOARD	\$1,035.20	\$ 1,035.20
0	0	0	\$0.00	\$ -
1	Freight	0	\$750.00	\$ 750.00
	INSTALLATION		2,500.00	\$ 2,500.00

NOTES & SPECIAL INSTRUCTIONS: DEPOSIT AMOUNT \$13,434.80 CHECK NUMBER 1146.
BALANCE DUE \$13,506.28

SUBTOTAL	\$ 24,541.82
SALES TAX	2,053.25
TOTAL	\$ 26,941.08

Note: Core Solution was demanding a payment , BGCW Inc. pulled from the Daily Operation Acct. of 13,434.80.

By signing, I acknowledge that I have carefully reviewed this order with my sales representative and have given my approval to process the order as specified. I also understand that all special order items are non-returnable and any changes made to this order after it has been put into production may result in additional charges above and beyond those specified within this document.

Customer Signature: _____

Customer Name Printed: _____

BOYS AND GIRLS CLUB - SUMMARY OF SUPPORT
2002 - 2017

ANNUAL CONTRIBUTIONS FOR OPERATING:

FYE:	GEN FUND	URBAN COUNTY	TOTAL	
2002	80,000.00		80,000.00	ACTUAL
2003	50,000.00		50,000.00	ACTUAL
2004	80,000.00		80,000.00	ACTUAL
2005	80,000.00		80,000.00	ACTUAL
2006	80,000.00	52,307.68	132,307.68	ACTUAL
2007	96,000.00	34,571.59	130,571.59	ACTUAL
2008	96,000.00	42,000.00	138,000.00	ACTUAL
2009	96,000.00		96,000.00	ACTUAL
2010	96,000.00		96,000.00	ACTUAL
2011	76,800.00	40,258.01	117,058.01	ACTUAL
2012	21,857.00		21,857.00	ACTUAL
2013	87,525.91		87,525.91	ACTUAL
2014	50,000.00		50,000.00	ACTUAL
2015	50,000.00		50,000.00	ACTUAL
2016	50,000.00		50,000.00	ACTUAL
	1,090,182.91	169,137.28	1,259,320.19	
2017	50,000.00		50,000.00	BUDGETED
	\$ 1,140,182.91	\$ 169,137.28	\$ 1,309,320.19	

BOYS AND GIRLS CLUB CONSTRUCTION PROJECT:

(2007 TO 2017)

OTHER SOURCES OF FUNDS:

PROCEEDS FROM SALE OF BUILDING	2007	442,862.08
TEXAS PARKS AND WILDLIFE GRANT	2013	567,890.00
INTEREST EARNINGS - CUMULATIVE TO	2016	35,991.47
Total Other Sources		\$ 1,046,743.55

GENERAL FUND TRANSFER:

For Potential Budget Shortage	2015	169,717.32	*
New Gym Floor - as per CC approval	2016	30,000.00	
Total General Fund Transfers		\$ 199,717.32	

**Note - of the \$169,717.32 there is \$50,568.57 remaining uncommitted funds*

Total contributions from General Fund for operating and for construction project:	\$ 1,339,900.23	*
---	------------------------	---

** Of this amount \$50,568.57 is uncommitted*



Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2016-743
From:		
Subject: Discussion and consideration to authorize the solicitation for the Request for Qualifications for Architectural Design Services for a New Fire Station and Combined Police Station / Central Fire Station. Possible action. (This item was tabled on January 3, 2017; staffed by City Manager's Office.)		
Background: As per the Fiscal Year Capital Improvement Project program and budget, staff is requesting authorization to solicit for the Request for Qualifications for architectural design services for the proposed fire stations and police department. Staff has reached a point in the project schedule where architectural design services are needed. This portion of the overall proposed projects should not exceed two years.		
Funding Source (budget code, if applicable):		
Amount: \$400,000.00	Term of Impact: 2 years	Identified in Current Budget: Yes, Capital Improvement Project 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):		
Aida Vega Andrew Muñoz Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: RFQ Document		
Responsibilities upon Approval:		



City of Weslaco

REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL DESIGN SERVICES FOR A NEW FIRE STATION AND COMBINED POLICE STATION / CENTRAL FIRE STATION

RFQ # 2016-17-000

**Pre-Bid Conference: January 18, 2017
CLOSING DATE: February 8, 2017
CLOSING TIME: 3:00 p.m.**

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

Request for Qualifications

Qualified professional individuals/firms interested in responding to this Request for Qualifications (RFQ) should include information requested in the following paragraphs. All information shall have been updated within the past three (3) months. Failure to provide the information requested or falsification of any information provided shall result in disqualification of the consultant.

**REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL DESIGN SERVICES
FOR A NEW FIRE STATION AND COMBINED POLICE STATION / CENTRAL FIRE
STATION**

ACKNOWLEDGMENT OF RECEIPT

Please fill in the requested information below as acknowledgment that you have received the Request for Professional Qualifications noted above. If your firm is interested in participating, this sheet must be completed and returned or faxed to:

Mr. Homer Rhodes, Purchasing Agent
City of Weslaco – Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596
Phone: (956) 447-2240
Fax: (956) 969-8452
e-mail: hrhodes@weslacotx.gov

Name of Firm: _____

Address: _____

City, State Zip: _____

Telephone Number: _____ Fax Number: _____

e-mail: _____

_____ YES, Our company does have an interest in responding.

_____ NO, Our company does not have an interest in responding.

Name: (Print) _____ Title: _____

Signature: _____ Date: _____

PLEASE NOTE:

Please take a moment to register your Company with the City of Weslaco, Texas.

**NOTICE TO RESPONDENTS
PLEASE RETURN THIS FORM UPON RECEIPT**

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

City of Weslaco Purchasing Office

INVITATION

** B/P/Q (Bid/Proposal/Qualifications)*

Description	Number	Opening
Request for Qualifications for Architectural Design for a New Fire Station and Combined Police Station / Central Fire Station	RFQ 2016-17-000	February 8, 2017

Sealed qualifications will be received by the City of Weslaco, at the Office of **Homer Rhodes, Purchasing Agent**, located at **City Hall, 255 S. Kansas Avenue, Weslaco, Texas 78596, (956) 447-2240**, e-mail: hrrhodes@weslacotx.gov.

Copies of the qualification(s) documents consisting of detailed specifications, general requirements or other information may be obtained at the Purchasing Department.

Interested Bidders/Proposer(s) are invited to attend the Bid/Proposal opening at the Purchasing Office on the dates specified. Presence is not mandatory. Specifications may also be viewed and downloaded at: <http://www.weslacotx.gov/Bids.htm>

Procurement Schedule

January 4: Release Request for Qualifications (RFQ)

January 11: First Advertisement of RFQ

January 25: Second Advertisement of RFQ

January 18: Pre-bid Conference at Purchasing Conference Room

January 27: Requests for Clarifications Due

February 8: Bids Due

Homer Rhodes, Purchasing Agent

I. INTRODUCTION

The City of Weslaco ("City"), invites the submittal for Requests for Qualifications (RFQs) from design firms interested in providing professional architectural and engineering services for the design of a New Fire Station and Combined Police Station / Central Fire Station. This project will be funded with the City of Weslaco Municipal Funds.

The Architectural/engineering team will provide all services necessary to assess and verify existing conditions; review and verify design standard requirements; MEP commissioning; organize weekly team meetings; provide specifications for furniture, fixtures and equipment (FF&E); signage; provide computer-aided design and drafting (CADD) documentation; prepare bidding documents; provide permitting services; estimate construction costs at each submission; assist with bidding and award activities; value engineering; arrange and conduct meetings; perform construction phase services, coordinate commissioning activities; and assist in the warranty review.

Initially the team will be coordinating closely with the City's Project Manager(s)/City Engineer to develop a program for the Project Implementation.

The following services will be required initially:

- A. **Assessment of Existing Conditions**. Initially, the selected firm will need to gather any existing records (e.g. environmental assessments) or documents (e.g. Record Drawings, site surveys, etc.) that indicate existing conditions. These documents will need to be verified by on-site inspection of the premises. The extent of this effort shall be as in-depth and as extensive as is required and necessary to support the design effort. The selected firm will prepare an in-depth site access study.
- B. **Planning**. Phase I design services include Pre-design/ Programming (a needs assessment and additional surveys will need to be provided) services for the project. The Architect/Engineer will be responsible for coordination with major stakeholders and Project Manager(s)/City Engineer for the "right sizing" of the structure. The selected firm will prepare an in-depth site access study.

If the City chooses to continue with this project, the following services will be required:

- A. **Design Services**. Includes Phase I and Phase II services. Phase I services include Schematic Design and Design Development. Phase II services involve the development of Contract Documents. Contract Documents shall be suitable for the solicitation of competitive construction bids. All permit and other discrepancies must be resolved and changes incorporated into the Contract Documents before approval can be given by the City for the 100% submittal, and subsequent initiation of the bidding process. Professional architectural and

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

engineering services will include, but are not limited to, construction drawings using CADD; CSI-style specifications; Phasing coordination; commissioning procedures and documents; specifications for FF&E; and bidding phase assistance. Ongoing coordination with the City's Project Manager(s)/City Engineer will be required.

- B. **Architectural Review**. Designs will require review by agencies other than the City of Weslaco, including but not limited to City Departments and local utility companies and/or organizations.
- C. **Construction Phase Services**. Construction administration plus ongoing coordination with the City's Project Manager(s)/City Engineer; and post-construction services which covers items, such as commissioning and warranties, for a period following the completion of construction.

II. SCOPE OF WORK

The scope of work includes but is not limited to, a fire station and a combined police department / central fire station. The new facilities shall, at a minimum:

- Integrate functionally and architecturally with the emergency first responder requirements;
- Utilize existing infrastructure;
- Drive areas requiring sufficient egress/ingress, sufficient approach and departure angles and vehicle flow for disabled vehicles;
- Ensure secure access and control of building and employee parking;
- Accommodate police, fire and employee vehicles;
- Sufficient offices and open office space layout to serve law enforcement functions;
- Allow for booking process and incarceration of 10 prisoners daily;
- Contain single incarceration cells not less than eight feet high from finished floor to ceiling and not less than five feet wide from wall to wall. They shall contain not less than 40 square feet of floor space. They shall have one bunk, toilet, lavatory, table, and seat;
- Contain multiple occupancy cells containing two to eight bunks and not less than 40 square feet of floor space for the first bunk plus 18 square feet of floor space for each additional bunk. Each multiple occupancy cell shall have one toilet and lavatory.
- Contain a violent cell with flushing type floor drains with outside controls. Cell shall contain not less than 40 square feet of floor space. Walls, floor, and bench shall be completely covered with a material to protect the inmate from self-injury. The type of material used to cover the walls, floor, and bench shall be fire resistive and nontoxic.

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

The selected firm for this project is required to be familiar with and abide by all mandated Federal and State Fire and Police facility requirements. This project has an aggressive schedule. It is the intent that the selection committee will make a recommendation to the City Commission within four (4) weeks of the submittal date.

III. OBJECTIVE

The City of Weslaco, proposes to retain a highly qualified design firm to provide the services described herein. Architectural/Engineering firms with significant experience in the design and programming of fire and public safety buildings, phased construction, municipal projects, and feasibility studies will be given prime consideration for this project.

- The City of Weslaco will not be bound by any information conveyed verbally. The City will provide, in writing, any clarifications, changes and/or other information, deemed to be necessary, as addenda to this RFQ.
- Addenda will be provided to known RFQ holders registered with the City of Weslaco.
- No Addendum will be issued later than noon (local time) on Tuesday before the Submittal Date, except Addenda with minor clarifications, withdrawing RFQ, or postponing the Submittal Date.
- The City of Weslaco expressly reserves the right to accept or reject any all qualifications submitted.
- This request for Request for Qualifications does not commit the City of Weslaco to pay any costs incurred prior to execution of a contract. Issuance of this material in no way obligates the City of Weslaco to award a contract or to pay any costs incurred in the preparation of a response.
- The City of Weslaco specifically reserves the right to vary all provisions set forth at any time prior to execution of a contract where it deems it to be in the best interest of the City of Weslaco.

IV. QUALIFICATIONS

The selected architect or firm must possess the ability, experience, and reputation for quality service necessary to produce high quality and functional projects. To insure the firms are capable of providing an acceptable level of service to the City, the following minimum qualifications must be met:

- Firm must have extensive experience in dealings with municipal governments and the ability to direct, coordinate and prepare design sketches, working drawings and specifications for projects for the City of Weslaco.
- The selected firm(s) must have an architect licensed in the State of Texas

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

- The selected firm(s) must be capable of providing observation services during the construction process. Review of the Contractor's **Request for Payments**, shop drawings, product submittals and field questions or problems must be part of the required work.
- Firm must carry adequate professional liability insurance and the insurance must be maintained for the duration of the contract. A copy of the insurance must be provided to the City upon approval of the contract.

V. SELECTION PROCESS

The City is seeking a highly qualified Architect/Engineer, experienced in providing the professional programming, planning and design services outlined in the Scope of Work. The required qualifications may be demonstrated in the experience of Respondent's team members. A Selection Committee composed of representatives from the City of Weslaco will review the RFQs.

The Team, if applicable, will be selected in a two-step process:

- **Step 1** – The RFQ will be ranked based on the selection criteria and relative weights set out in Section VII.A. of this RFQ. Respondents can receive up to 100 points for the RFQs. The City reserves the right to exercise the option to select the top three ranking firms to give a presentation/ interview for final selection.
- **Step 2** – The presentation/ interviews, if exercised by the City, will be ranked based on the selection criteria and relative weights set out in section VII.B. of this RFQ. Respondents can receive up to 100 points for the presentation/ interview.

The apparent successful Respondent will be Respondent that offers the best value to the City based on RFQ and the presentation/ interview scores, if applicable. The City will first attempt to negotiate a contract at a fair and reasonable price with the apparent successful Respondent. If a satisfactory contract cannot be negotiated, the City will formally end negotiations in writing and proceed to negotiate with the next Respondent in order of the combined RFQ and presentation/ interview scores, if applicable, until a contract is reached or negotiations with all ranked Respondents end.

Submission of a RFQ and/or subsequent presentation/ interview indicates Respondent's acceptance of the evaluation protocol and Respondent's recognition that some subjective judgment must be made by the City during the assigning of points.

VI. SUBMITTALS

Each Respondent shall submit **nine (9) sealed original hard copies (marked Original) and one compact disc**. Submittals shall be delivered to the City of Weslaco purchasing office at or before **3 p.m., local time, Wednesday, February 8, 2017.**:

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

Mailing address:

City of Weslaco
255 S. Kansas Avenue
Weslaco, Texas 78596
Attention: Homer Rhodes – Purchasing Agent
Telephone: (956) (956) 447-2240 Fax: (956) 969-8452

Physical Address:

City of Weslaco
255 S. Kansas Avenue
Weslaco, Texas 78596
Attention: Homer Rhodes – Purchasing Agent
Telephone: (956) (956) 447-2240 Fax: (956) 969-8452

Only timely received submittals meeting the requirements of this request for qualifications shall be considered. No submittal shall be considered or accepted which is submitted by a firm(s) that is in default under the terms of any existing agreement with the City of Weslaco, or which has failed to perform its obligations faithfully under any previous agreement with the City. An authorized representative of the firm shall sign submittals.

QUESTIONS REGARDING THIS REQUEST FOR QUALIFICATIONS

Questions regarding this project shall be submitted in **writing only** and directed to:

City of Weslaco
255 S. Kansas Avenue
Weslaco, Texas 78596
Attention: Homer Rhodes – Purchasing Agent
Telephone: (956) (956) 447-2240 Fax: (956) 969-8452

Amendments or revisions to this Request for Qualifications resulting from written questions will be developed as expeditiously as possible, and will be distributed to all parties requesting the original proposal package or on the original mailing list at the Purchasing Department.

Interested firms are encouraged to review the project and make an on-site review of the different aspects involved in the project.

Within thirty (30) days after the date of opening the responses, the City shall evaluate and rank each request of qualifications submitted in the criteria set forth in the request for qualifications.

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

Late submittals will not be reviewed for any reason. All submittals must be provided in a sealed box/envelope clearly labeled on the outside.

To enable the City to efficiently evaluate the RFQs, Respondents are urged to strictly follow the required format in preparing their RFQ. **Electronic submittals must be bookmarked to follow the required format.**

The hard copy of the RFQ shall be bound using GBC or other semi-permanent binding method, to ensure that pages are not lost. Each copy shall be no more than 20 pages + letters of commitment + Exhibits. Pages shall be no larger than letter size 8 ½" x 11" and the prevailing font size shall be no less than 11 pt. Each section (defined below) shall be separated by a tabbed divider. Elaborate covers, binding, dividers, etc. are neither required nor desired.

NOTE: The hard copies shall be labeled "**ORIGINAL**" on the outside cover and shall contain original documents where specified below.

Each RFQ shall be organized in the following order:

A. Outside Cover and/or first page: Shall contain the name of the RFQ, the name of the Respondent, and the submittal date.

B. Table of Contents: The next page shall be a table of contents.

C. Divider 1 – Transmittal Letter

The first page following the divider shall be a one-page letter transmitting the RFQ to Homer Rhodes, Purchasing Agent, City of Weslaco. The transmittal letter shall say that the signer of the document is authorized by the Respondent to sign the document. The transmittal letter shall contain the names of the proposed Project Manager, and the proposed project team. At least one copy of the transmittal letter shall contain the original signature of a partner, principal or officer of Respondent.

D. Divider 2 – Team Organization

1. *List of Team Members:* On one page, list the Team member firms along with the primary responsibilities (e.g. Structural Engineer, MEP Engineer, etc.) they will have on the Team, the number of years they have been in business, and the number of employees on staff. Please indicate the lead firm.

2. *Organization Chart:* The next page shall be a simple organization chart of the Team, showing the reporting structure of the people proposed to do the work.

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

3. Resumes of the key members actively involved with (e.g. Project Manager, Team lead, etc.) each firm proposed in the team.

E. Divider 3 - Project Experience

In tabular format list the following:

1. *Project Listing* - List all projects in progress or completed within past five years meeting the following criteria:

- a. Fire Stations and Public Safety Buildings
- b. Estimated or actual construction cost greater than \$4 million.
- c. In progress or completed

2. Arrange the projects in descending order of contractual completion date from latest to earliest.

3. Provide the following information for each project, in the order listed:

- a. Project Name and location
- b. Owner Name; Contact Person; Telephone; E-mail
- c. Note delivery method for each project, i.e. CMAR, Design Build, Lump Sum.
- d. Scope Summary (Include major similarities that would specifically qualify your company for Project)
- e. Actual or Estimated Construction Cost
- f. Percent complete or date completed
- g. Contractual completion dates (NTP thru bid)

4. *Project Brief* - The Respondent shall select three projects to highlight, as best representing the firm's project experience, and provide a briefing sheet for each. Each briefing sheet shall be one-page and should contain information, which shows the capability of the firm to provide the range of services that are required by this project. The work described must have been performed within the past five years. At least one of the projects shall be for \$4 million, or more, in construction cost and for a governmental entity. Minimally, each brief shall contain:

- a. Project Name and location
- b. Year project completed or percent complete and brief explanation regarding steps Respondent took to maintain project schedule
- c. Scope Summary including a description of services provided (Include major similarities that would specifically qualify your company for this Project)

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

- d. Name of Client and/or Owner/Operator and current telephone number and email address
- e. Key staff involved, who are also proposed for this Project
- f. Actual or Estimated Construction Cost and brief explanation regarding steps Respondent took to adhere to Owner's budget.
- g. Give examples where your company overcame extreme adversity, specifically with reference to demanding cost controls, schedule creep, high turnover in personnel, and the efforts your company made to overcome those problems.

Graphic Information: Photographs or other graphical information used to illustrate these projects may also be incorporated into the one-page brief sheet itself.

F. Divider 4 - Narrative

1. *Narrative*: The Respondent shall provide no more than three pages of narrative that describes:

- Characteristics of your company that most set it apart from others.
- Team's working relationship
- Respondent's systems and processes for insuring quality and timely performance on projects.
- Respondent's track record of meeting deadlines and working within a budget.
- Cost estimating approach
- Approach to Value Engineering
- Respondent's understanding of the City's needs and approach to this project (budget versus architectural program)
- Identify aspects or elements of this Project that may pose unusual challenges. Discuss how you will address such challenges.
- Has your company ever been terminated from a project with or without cause? If so, provide details and owner contact's name, telephone number, and e-mail address.
- **LITIGATION SUMMARY**: A litigation summary that briefly describes any claims or lawsuits that have been filed against the firm that relate to the performance of professional services must be submitted. Identify the claim or suit by adverse party, case number, jurisdiction where filed and current status. **If no summary is given or if a general statement is given which also refers the City to inquire with a firm's counsel, the RFQ may be considered NON-RESPONSIVE and eliminated from consideration.** This statement may be submitted as a separate document in a sealed envelope, but must be provided at the same time that the RFQ is submitted.

G. Divider 5 - Quality of Service

Testimonials: Respondents may include no more than four one-page letters from clients that they have worked with on previous projects. Letters should comment on budget and/or scheduling experiences and qualitative matters related to services received from the Respondent. Letters shall also include contact name and telephone number.

H. Divider 6 – Exhibits

1. Affidavit of Ownership or Control
2. Brooks Act
3. Historically Under Utilized Business Certification
4. DBE Certification

VII. SELECTION CRITERIA

A. Request for Qualifications 100 Points

The RFQs will be ranked base on the selection criteria and weights set out below:

- a. Experience in similar or relevant projects by individuals who would be assigned to this project (**maximum 20 points**).
- b. A suitably sized staff to meet the peak phases of work (**maximum 5 points**).
- c. Project experience by firms and individuals with governmental entities (**maximum 15 points**).
- d. Experience by firms and individuals with Police and Fire Station design and construction (**maximum 20 points**).
- e. Demonstrable systems and processes in-house for insuring quality and timely performance on projects (**maximum 5 points**).
- f. Familiarity with current MEP certification processes (**maximum 5 points**).
- g. Understanding of City's needs and appropriateness of Team's approach to this project (**maximum 10 points**).
- h. Track record of meeting deadlines and working within a budget, (**maximum 10 points**).
- i. Applicability and quality of references (**maximum 10 points**).

B. Presentation/ Interview 100 Points

Should the City elect to conduct interviews, the top three Respondents will be short-listed to make a presentation/interview and answer questions from a panel of City of Weslaco representatives. The presentations will be ranked based on the selection criteria and relative weights set out below.

The Respondents will be given a maximum of 20 minutes to make a presentation and upon the conclusion of the presentation/interview the Respondents will have a maximum of 20 minutes to respond to questions asked by the Selection Committee.

- a. Demonstrate Team's competence, qualifications, and ability (**maximum of 20 points**).
- b. Demonstrate Team's understanding of the team approach to address the needs of the City of Weslaco while maintaining the vision, function, scheduling, and budget (**maximum of 20 points**).
- c. Appropriateness of answers given during the Question and Answer portion of the interview (**maximum 30 points**).
- d. Demonstrate competence to manage the MEP commissioning process and the deliverance of completed commissioning documentation. (**maximum 15 points**).
- e. Demonstrate Quality Assurance/ Quality Control methodology (**maximum 15 points**).

VIII. ADDITIONAL INSTRUCTIONS, NOTIFICATIONS AND INFORMATION

A. Respondents shall not offer any gratuities, favors, or anything of monetary value to any official or employee of the City for the purposes of influencing this selection. Any attempt by the Respondent to influence the selection process by any means, other than disclosure of qualifications and credentials through the proper channels, shall be grounds for exclusion from the selection process.

B. Respondents who provide false or misleading information, whether intentional or not, in any documents presented to the City for consideration in the selection process shall be excluded. Any false or misleading information in these documents would, in effect, render the entire document suspect and therefore useless.

C. INTERVIEWS – After the screening of RFQs, Respondents may be notified, in writing, of their status in the selection process. If interviews are needed, short-listed Respondents may be given additional information for interviews. These interviews will relate less to the past experience and qualifications already detailed in the submittal

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

than to identification of the Respondent's project approach and to an appraisal of the people who would be directly involved in the project.

D. INQUIRIES – Once the project is advertised, there shall be no contact with any city official or city employee unless using the formal process through the Purchasing Department. Failure to comply, will result in the firm being disqualified for process.

Questions and answers that change or substantially clarify the Request for Qualifications will be affirmed in writing and copies will be provided to all firms on record, of having received an RFQ. Any inquiries relating to this RFQ must be submitted in writing and received no later than **3:00 p.m. January 27, 2017.**

E. COST OF RFQS – The City will not be responsible for costs incurred by anyone in the submittal of qualifications or for any costs incurred prior to the execution of a formal contract.

F. CONTRACT NEGOTIATIONS – This RFQ is not to be construed as a contract or as a commitment of any kind. If this RFQ results in a contract offer by the City; a specific scope of work, fees, insurance coverage's, and other contractual matters will be determined during contract negotiations. To ensure that the appropriate staff is assigned to the project the City may make the inclusion of a "key person's clause" a part of the contract negotiations.

G. CONFIDENTIAL INFORMATION – All responses shall be held confidential from other parties by the City to the extent allowable by law until after the selection process is completed. Respondents should be aware that at the completion of the selection process the contents of their RFQs are subject to the provisions of the Texas Public Information Act and may be made public. CONFIDENTIAL or SENSITIVE information should not be included in the RFQ.

H. CITY POLICIES & ORDINANCES – Respondents should be aware of and therefore, familiar with all pertinent City of Weslaco Ordinances and policies which will relate to contracting with the City. More detailed guidance is available on City's website:

https://www.municode.com/library/tx/weslaco/codes/code_of_ordinances

I. The City of Weslaco reserves the right to (1) evaluate the qualifications submitted; (2) waive any irregularities therein; (3) select Respondents for the submittal of more detailed information; (4) accept any submittal or portion of a submittal; and/or (5) reject any or all Respondents submitting qualifications, should it be deemed in the City's best interest.

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

BID REJECTION OR PARTIAL ACCEPTANCE – THE CITY OF WESLACO reserves the right to reject any or all bids. It further reserves the right to waive technicalities and formalities in bids, as well as to accept in whole or in part such bid or bids where it deems it advisable in protection of the best interests of the City.

ADDENDA

The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all services thereto are included in the RFQ.

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

The City of Weslaco reserves the right to reject any and all RFQ's.

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

**CITY OF WESLACO
DISCLOSURE OF INTERESTS**

City of Weslaco, Texas requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA." Corporations whose shares are publicly traded and listed on national or regional stock exchanges or over-the-counter markets may file a current Securities and Exchange Commission Form 10-K with the City in lieu of answering the questions below. See next page for definitions.

Date: _____

**FIRM
NAME:** _____

ADDRESS: _____

FIRM is: 1. Corporation () 2. Partnership () 3. Sole Owner ()
4. Association () 5. Other () _____

DISCLOSURE QUESTIONS

If additional space is necessary, please attach a separate sheet.

1. State the name(s) of each "employee(s)" of the City of Weslaco having an "ownership interest constituting of 0% or more of the voting stock or shares of the business entity or ownership of \$2,500 or more of the fair market value of the business entity or employed by the above named "firm."

Name	Title	Department

2. State the name of each "official" of the City of Weslaco having an "ownership interest" constituting 0% or more of the ownership in the above named "firm", or employed by the above named "firm."

Name	Title	Department

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

3. State the names of each “board member” of the City of Weslaco having an “ownership interest” constituting 0% or more of the ownership in the above named “firm”, or employed by the above named “firm.”

Name	Board, Commission or Committee

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Weslaco, Texas as changes occur.

Certifying Person: _____

Title: _____
(Type or Print)

Signature of Certifying Person: _____

Date: _____
(Type or Print)

DEFINITIONS

The following definitions of terms should be used in answering the questions set forth below:

a. **“Board member.”** A member of any board, commission, or committee appointed by the City Commission of the City of Weslaco, Texas.

b. **“Employee.”** Any person employed by the City of Weslaco, Texas either on a full or part-time basis, but not as an independent contractor.

c. **“Firm.”** Any entity operated for economic gain, whether professional, industrial or commercial, and whether established to produce or deal with a product or service, including but not limited to, entities operated in the form of sole proprietorship, as self-employed person, partnership, corporation, joint stock company, joint venture, receivership or trust, and entities which for purposes of taxation are treated as non-profit organizations.

d. **“Official.”** The Mayor, members of the City Commission, City Manager, Assistant City Managers, Department and Division Heads, and Municipal Court Judge of the City of Weslaco, Texas.

e. **“Ownership interest.”** Legal or equitable interest, whether actually or constructively held, in a firm, including when such interest is held through an agent, trust, estate or holding entity. “Constructively held” refers to holdings or control established through voting trusts, proxies, or special terms of venture of partnership agreements.”

PLEASE FILL IN INFORMATION NEEDED AND SUBMIT TO:

THE CITY OF WESLACO
PURCHASING DEPARTMENT
255 S. KANSAS AVENUE
WESLACO, TEXAS 78596

**VENDOR ACKNOWLEDGMENT FORMS
CITY OF WESLACO
NON-COLLUSIVE BIDDING CERTIFICATION**

I/We have read instructions to bidder and specifications. My/Our bid conforms with all specifications, conditions, and instructions as outlined by *CITY OF WESLACO*. Signing the Acknowledgment Form confirms that our company will enter into a binding contract with CITY OF WESLACO for item(s) awarded to our company. I/We have read instructions to bidder and specifications.

The undersigned Bidder, by signing and executing this RFQ, certifies and represents to the CITY OF WESLACO that Bidder has not been offered, conferred or agreed to confer any pecuniary benefit, as defined by §1.07(a)(6) of the Texas Penal Code, or any other thing of value as consideration for the receipt of information or any special treatment or advantage relating to this RFQ; the Bidder also certifies and represents that Bidder has not offered, conferred or agreed to confer any pecuniary benefit or other things of value as consideration for the recipient's decision, opinion, recommendation, vote or other exercise of discretion concerning this RFQ; the Bidder certifies and represents that Bidder has neither coerced nor attempted to influence the exercise of discretion by any officer, trustee, agent or employee of the CITY OF WESLACO concerning this bid on the basis of any consideration not authorized by law; the Bidder also certifies and represents that Bidder has not received any information not available to other bidders so as to give the undersigned a preferential advantage with respect to this RFQ; the Bidder further certifies and represents that Bidder has not violated any state, federal or local law, regulation or ordinance relating to bribery, improper influence, collusion or the like and that Bidder will not in the future offer, confer, or agree to confer any pecuniary benefit or other thing of value to any officer, trustee, agent or member of the CITY OF WESLACO in return for the person having exercised the person's official discretion, power or duty with respect to this RFQ; the Bidder certifies and represents that it has not now and will not in the future offer, confer, or agree to confer a pecuniary benefit or other thing of value to any officer, trustee, agent or member of CITY OF WESLACO in connection with information regarding this RFQ, the submission of this RFQ, the award of this RFQ or the performance, delivery or sale pursuant to this RFQ.

Date: _____

Company Name: _____

Signature: _____

Title: _____

Note: This form must be filled in and submitted with RFQ package

CERTIFICATION FORM

DEBARMENT, SUSPENSION, AND OTHER INELIGIBILITY AND VOLUNTARY EXCLUSION LOWER TIER COVERED TRANSACTIONS

The bidder certifies that neither the bidder, its third party subcontractors, nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

SIGNATURE _____ TITLE _____

COMPANY _____ DATE _____

State of _____, County of _____

Subscribed and sworn to before me this day _____ of , 2017.

Notary Public _____

My Appointment Expires _____

Restrictions on Lobbying Activity

A. Prohibited Contacts During Contract Evaluation

A vendor/contractor or a vendor's/contractor's agent/representative is prohibited from contacting city officials, including elected officials, and employees regarding a proposed contract from the time a Request for Qualifications has been released until the contract has been acted on by the City Commission. If contact is required, such contact will be done in accordance with procedures incorporated into the solicitation document. Violation of this provision by contractors, respondents or their agents, including lobbyists, may lead to disqualification of the respondent's offer.

B. A Lobbyists or Vendor/ Contractor May Not Place City Official Under Personal Obligation

A Lobbyist or a Vendor/Contractor or any of their agents may not do any act or refrain from any act for the express purpose and intent of placing any city official under personal obligation to the Lobbyist or Vendor/ Contractor.

C. False Statements

A lobbyist or the vendor/contractor or any of their agents/representatives cannot intentionally or knowingly make any false or misleading statement of fact to any city official, or cause a copy of a document with false information to be received by an official without notifying the official in writing of the truth. Likewise, a registrant who learns that a statement in a registration form or activity report during the previous 3 years is false must correct that statement within 30 days by written notification to the Office of the City Secretary.

D. Use of False Identification

A lobbyist or the vendor/contractor or any of their agents/representatives cannot communicate with a city official in the name of any fictitious person or in the name of any real person, without that person's consent.

E. Improper Influence

A lobbyist or the vendor/contractor or any of their agents/representatives cannot cause or influence the introduction of any ordinance, resolution, appeal, application, petition, nomination, or amendment for the purpose of later being employed as a lobbyist to secure its granting, denial, confirmation, rejection, passage, or defeat.

F. Improper Representation

A lobbyist or the vendor/contractor or any of their agents/representatives cannot represent that the person can control or obtain the vote or action of any city official.

Disclosures and Requirements for City Vendors/Contractors

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

Lobbyists are often retained for the purpose of assisting vendor/contractor seeking to do business with the city. The standards of conduct applicable to city contractors or other vendor/contractor of lobbyists are discussed below.

A. Prohibited Contacts During Contract Evaluation

A vendor/contractor or a vendor's/contractor's agent is prohibited from lobbying activities with city officials, including elected officials, and employees regarding a proposed contract from the time a Request for Qualifications has been released until the contract is posted as a City Commission agenda item. If contact is required, such contact will be done in accordance with procedures incorporated into the RFQ document. Violation of this provision by respondents or their agents, including lobbyists, may lead to disqualification of the respondent's offer. There is a parallel no-contact provision for lobbyists and their agents.

B. The City's Discretionary Contracts Disclosure Form

When seeking a discretionary city contract, the contractor must submit a form disclosing:

- the identity of all parties to the contract;
- subcontractors;
- partners, parent or subsidiary business entities of any party to the contract; any lobbyist or public relations firm that has been employed for a purpose related to the contract.

The vendor/contractor must also disclose all political contributions totaling more than \$100 made by the parties or the other individuals or entities listed on the form made directly or indirectly to:

- any current or former member of City Commission, including the Mayor;
- any candidate for City Commission, including the Mayor;
- any political action committee (PAC) that contributes to City Commission elections.

Indirect contributions include contributions made by an individual's spouse or by the officers, owners, attorneys, or registered lobbyists of the entity.

Indirect contributions do not include contributions by owners of a business entity who hold less than 5% of the fair market value or voting stock of the entity. If a publicly traded corporation seeks to contract with the city, it will not be required to list contributions made by its shareholders whose holdings are less than 5%.

Request for Qualifications
Architectural Design Services for a Fire Station and Public Safety Building
RFQ # 2016-17-000

AUTHORIZED CONTACT FORM:

This RFQ has been issued by City of Weslaco Purchasing Office. The Purchasing Office shall be the vendor's sole point of contact with regard to the RFQ, its content, and all issues concerning it.

All communication regarding this RFQ shall be directed to the City of Weslaco's Purchasing Agent. The Purchasing Agent facilitating this RFQ is identified on the cover page, along with his or her telephone number, and he or she shall be the primary point of contact for discussions or information pertaining to the RFQ. Contact with any other City representative, including elected officials, for the purpose of discussing this RFQ, its content, or any other issue concerning it, is prohibited unless authorized by the Purchasing Agent.

Violation of this clause, by the vendor having unauthorized contact (verbally or in writing) with such other City representatives, may constitute grounds for rejection by the Purchasing Office of the vendor's bid/response.

The above stated restriction on vendor contact with City representatives shall apply until the City has awarded a purchase order or contract to a vendor or vendors.

SIGNATURE _____ TITLE _____

COMPANY _____ DATE _____

State of , County of _____

Subscribed and sworn to before me this _____ day of _____, 2017.

Notary Public _____

My Appointment Expires: _____

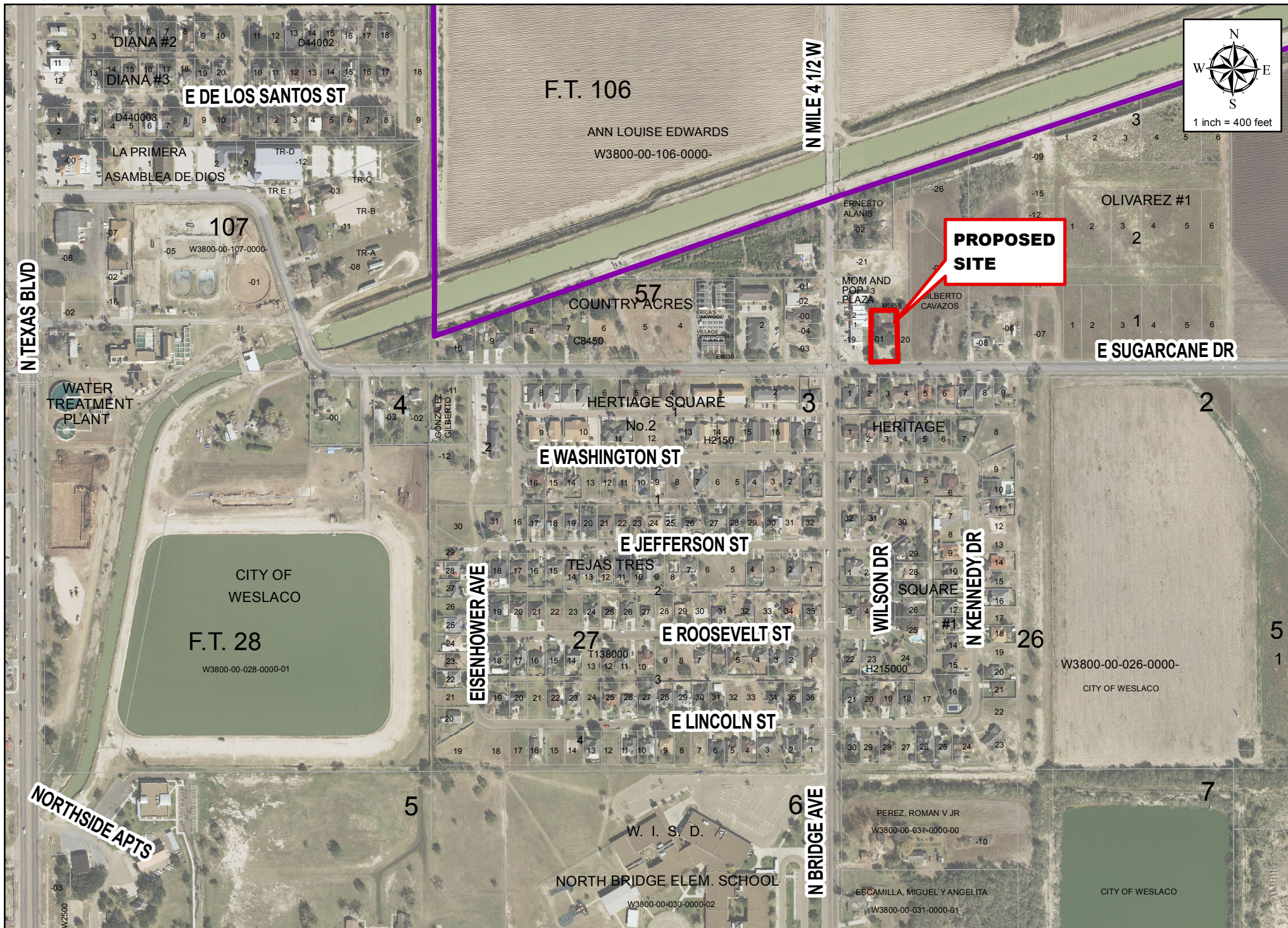


Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2017-3	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration after public hearing on behalf of Lynnette Rodriguez to approve Conditional Use Permit to operate a daycare at 915 E. Sugarcane Dr., also being 0.37 acres S200.88'-E80'-W211' out of Farm Tract 58, West Tract Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning and Code Enforcement Department).			
Background: The applicant is requesting to obtain Conditional Use Permit to operate a daycare. Fifteen (15) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2016. The CUP is being requested because of a change in ownership.			
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 the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 19, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended approval on January 4, 2017.			
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval as this is a change in ownership.			
Attachments, if any: CUP Aerial, Photo, 915 E Sugarcane Dr			

Responsibilities upon Approval:

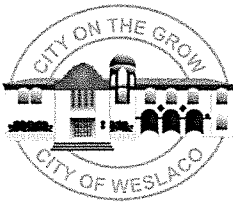
Staff will notify applicant.



**915 E. SUGARCANE DR.
CONDITIONAL USE PERMIT - DAYCARE**



01.04.2017 04:12



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. 2016-17

PROPOSED PROJECT

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

Lot West tract 5200.88' - E 80' - W 211' Block 1 of F+58 0.32 AC GR 0.31 AC NET A/K/A Track 2

Subdivision Name _____

Street Address 915 E Sugar Cane

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Day Care

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 Lynnette Rodriguez Phone 499-9088 + 648-8269

Address 836 Quail Hollow Fax: 956-464-4787

City Weslaco State TX Zip Code 78596 E-Mail: _____

OWNER

Name Noc Ochoa Phone 956-792-5261

Address 329 E Mile 11 N Fax: 956-464-4787

City Weslaco State TX Zip Code 78599 E-Mail: no8a@msn.com

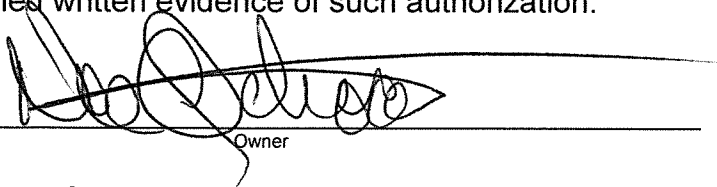
To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

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.

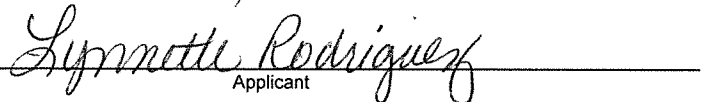
Signature _____


Owner

Date _____

12/6/16

Signature _____


Applicant

Date _____

12/6/16

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#: 02202477 12/07/2016 1:58 PM

OPER: KArev TERM: 036

REF#:

ACCT #: XXXX-XXXX-XXXX-3463

AUTH #: 176082

TRAN #: 000000004152

TRAN: 202.0000 CONDITIONAL USE PERM

LYNNETTE RODRIGUEZ

915 E SUGARCANE RD

01 -400-1026

CONDITIONAL USE PER 300.00CR

TENDERED: 300.00 CREDIT CARD

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, January 4, 2017 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, January 17, 2017 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. Lynnette Rodriguez is requesting a Conditional Use Permit to operate a daycare at 915 E. Sugarcane Dr., also being 0.37 acres S200.88'-E80'-W211' out of Farm Tract 58, West Tract Subdivision, Weslaco, Hidalgo County, Texas. T-Mobile with Eco-Site represented by SSC is requesting to rezone 131 S. Pleasantview Dr., also being Lot 1, Rev. M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Ivan Garcia, P.E., R.P.L.S., is requesting to rezone 1411 N. Westgate Dr., also being 0.9426 acre tract of land out of Farm Tract 146, Blk 179, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. 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 January 4, 2017, for the Planning and Zoning Commission and on or before January 17, 2017 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

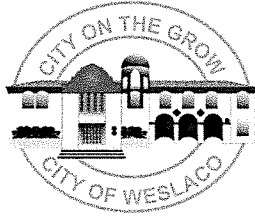
[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 12/19/2016

Powered by: [myPublicNotices.com](http://www.mypublicnotices.com)

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

December 22, 2016

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 4, 2017 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, January 17, 2017 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following request:

CONDITIONAL USE PERMIT:

Lynnette Rodriguez is requesting a Conditional Use Permit to operate a daycare at 915 E. Sugarcane Dr., also being 0.37 acres S200.88'-E80'-W211' out of Farm Tract 58, 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



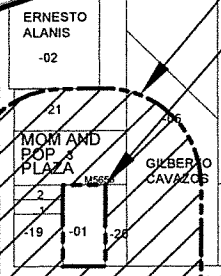
SCALE: 1" = 400'

F.T. 106

ANN LOUISE EDWARDS
W3800-00-106-0000-

200' RADIUS
SITE LOCATION
2

COUNTRY ACRES
C8450



SUGARCANE DR.

WASHINGTON ST.

BRIDGE AVE.

TEJAS TRES

ROOSEVELT STREET.

SITE
LOCATION

SUGARCANE DR.

BORDER AVE.

TEXAS BLVD.

BRIDGE AVE.

VO-TECH DR.

INTERSTATE 2

PIKE BLVD.

VICINITY MAP

W3800-00-026-0000-
CITY OF WESLACO

AIRPORT DR.

PEREZ, ROMAN V JR
W3800-00-031-0000-00

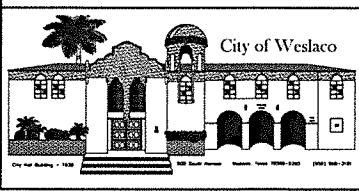
ESCAMILLA, MIGUEL Y ANGELITA
W3800-00-031-0000-01

CAVAZOS, ABRAHAM
& RAMON G S
-02

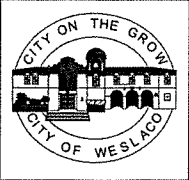
CAVAZOS, ABRAHAM

Z. RAYMUNDO
OF WESLACO -20

F T 31



LYNNETTE RODRIGUEZ
915 E. SUGARCANE DR.
WEST TRACT S200.88'-E80'-W211' OF FT 58 0.37AC
GR 0.31AC NET A/K/A TRACT 2
CUP: DAYCARE



DEC 16, 2016

GONZALEZ REGINO 2503 N BRIDGE AVE WESLACO TX 78599	C8450-00-000-0001-00 COUNTRY ACRES N50'-S168.20' LOT 1 A/K/A N50'-S198.20'-E150' FT 0 SUGAR CANE DR	L: 10800 B: 45027
ALFARO ESTELA 2439 SHARPTAIL HOLT MI 48842	C8450-00-000-0001-01 COUNTRY ACRES N30' LOT 1 & N20' ALLEY A/K/A N50'-S298.20'-E150' 2503 N BRIDGE AVE	L: 10800 B: 4458
GONZALEZ MIGUEL ANGEL 1924 ZENAIDA AVE MCALLEN TX 78504	C8450-00-000-0001-02 COUNTRY ACRES S50'-N100' LT 1 A/ K/A N50'-S248.2'-E150' - FT 57 W 2505 N BRIDGE AVE	L: 10800 B: 16887
CAMPOS JESS GEORGE 3520 N MILE 5 1/2 W WESLACO TX 78599	C8450-00-000-0001-03 COUNTRY ACRES S68.2' LOT 1 A/K/A S98.2'-E150' FT 57 WEST TRACT 0 830 E SUGAR CANE DR	L: 18414 B: 0
UGALDE RAUL 316 W ZACATECAS ST WESLACO TX 78599	M5655-00-000-0001-00 MOM AND POP PLAZA LOT 1 2504 N BRIDGE AVE	L: 6818 B: 29053
UGALDE RAUL 316 W ZACATECAS ST WESLACO TX 78599	M5655-00-000-0002-00 MOM AND POP PLAZA LOT 2 2504 N BRIDGE AVE	L: 6818 B: 29685
CASURB LLC 2504 N BRIDGE AVE WESLACO TX 78599	M5655-00-000-0003-00 MOM AND POP PLAZA LOT 3 2504 N BRIDGE AVE	L: 100172 B: 43940
GOMEZ VICTORIANO 2601 N BRIDGE AVE WESLACO TX 78599	W3800-00-057-0000-01 WEST TRACT 0.81AC-10.45AC FT 57 2601 N BRIDGE AVE	L: 20754 B: 59816
OCHOA NOE 329 E MILE 11 WESALCO TX 78599	W3800-00-058-0000-01 WEST TRACT S200.88'-E80'-W211' O F FT 58 0.37AC GR 0.31AC NET A/K 915 E SUGAR CANE DR	L: 21334 B: 52846
ALANIS JOSE 2600 N BRIDGE AVE WESLACO TX 78599	W3800-00-058-0000-02 WEST TRACT NW1AC FT 58 0	L: 25455 B: 23692
CAVAZOS GILBERTO & PETRA 204 PENA AVE WESLACO TX 78599	W3800-00-058-0000-05 WEST TRACT-S1.84AC AN IRR TR-E3A C-W6.77AC-W9.77AC FT 58 1.84AC G 0 E SUGAR CANE DR	L: 66965 B: 0
KHALID ALI & ASIF IQBAL 107 E 7TH ST MERCEDES TX 78570	W3800-00-058-0000-19 WEST TRACT S140.11'-W131.01' OF FT 58 0.42AC GR 0.25AC NET A/K/A 0	L: 24503 B: 56616

DEC 16, 2016

PENA SILVIA 2901 N TEXAS BLVD WESLACO TX 78599-9696	W3800-00-058-0000-20 WEST TRACT S200.88'-E44.4'-W255. 4' OF FT 58 0.20AC GR 0.17AC NET 0 E SUGAR CANE DR	L: 13500 B: 0
ALANIS JOSE 2600 N BRIDGE AVE WESLACO TX 78599	W3800-00-058-0000-21 WEST TRACT 0.738AC BNG IRR TR-N7 9.45'-S392.45'-W255.40' & -N246' 0	L: 24192 B: 0
CHAPA HORACIO 207 S KANSAS AVE WESLACO TX 78596	C8450-00-000-0001-04 COUNTRY ACRES N50'-S118.2' LOT 1 A/K/A N50'-S148.2'-E150' FT 57 2501 N BRIDGE AVE	L: 10800 B: 0



Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2017-4	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration after public hearing on behalf of T-Mobile with Eco-Site represented by SSC to approve Ordinance 2017-02 rezoning 131 S. Pleasantview Dr., also being Lot 1, Rev. M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2017-02. Possible action. (Staffed by Planning and Code Enforcement Department).			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2016.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing 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: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 19, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended approval on January 4, 2017.			
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval based on the future land use map.			
Attachments, if any:			

Rezone Aerial, Photo, 131 S. Pleasantview Dr, Ordinance 2017-02
Responsibilities upon Approval: Staff will notify applicant.

1 inch = 400 feet

**131 S. PLEASANTVIEW DR.
REZONE - R-1 TO B-1**





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. 2014-12

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: PLEASANT VIEW VILLAGE

Location: EAST OF PLEASANT VIEW ROAD (MILE 3 1/2 WEST ROAD)

Legal Description: 8.55 ACRES OF LAND, IN BEING OUT AND PART OF LAND GRANDE EIGHT, SITUATED IN HIDALGO COUNTY, TEXAS

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: R2

Existing Land Use: VACANT Proposed Land Use: DUPLEX & APARTMENTS

Number of Lots Proposed: 28 Gross Acreage: 8.55 ACRES

Title Report Submitted: ☐ Yes ☒ No

OWNER INFORMATION

Owner's Name: MARCOS LUIS GUTIERREZ & ROBERTO SALVIA Telephone: (956) 221-4400

Address: 3710 E. CANTO ROAD Fax: _____

City: EDINBURG State: TX Zip: 78539 E-mail: _____

ENGINEER INFORMATION

Name: JSM ENGINEERING, LLC. Telephone: (956) 789-4143

Address: 1701 FLORA AVE Fax: _____

City: HIDALGO State: TX Zip: 78557 E-mail: jreyes1012@gmail.com

VARIANCE

Will proposed subdivision require a variance to the Code?

☒ YES ☐ NO

Describe in detail the variance requested and reason why:

PART II CODE OF ORDINANCES CHAPTER 150 - ZONING SECTION 150.5
RZ DUPLEX EAPARTMENT DISTRICT (2)(C) : REAR YARD IS LESS THAN 25%

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: CITY OF WESLACO
☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO
☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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 & rdela Fuente@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 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: Pedro Armando Gutierrez

Owner Signature: [Signature] Date: 12-20-16

_____ is the authorized agent

Authorized Agent Signature: JSM ENGINEERING, LLC Date: DEC 20 2016

Authorized Agent Printed Name: [Signature]

CITY OF WESLACO
956-968-3181

REC#: 02203091 12/09/2016 8:51 AM
OPER: KArev TERM: 036
REF#:

TRAN: 208.0000 SUBDIVISION REVIEW
JSM ENGINEERING LLC
PLEASANT VEIW VILLAGE
01 -400-1025
SUBDIVISION FEES 50.00CR

TENDERED: 50.00 CASH
APPLIED: 50.00-

CHANGE: 0.00

RECEIVED

DEC 21 2016

Planning &
Code Enforcement Dept.

CITY OF WESLACO
956-968-3181

REC#: 02207228 12/21/2016 1:21 PM
OPER: KArev TERM: 036
REF#: 1058

TRAN: 207.0000 SUBDIVISION APPLICAT
pedro gutierrez
pleasant view village
01 -400-1025
SUBDIVISION FEES 350.00CR

TENDERED: 350.00 CHECK
APPLIED: 350.00-

CHANGE: 0.00



CIVIL ENGINEERING

December 20, 2016

Mr. Mardoqueo Hinojosa, P.E.
City Engineer – Planning and Code Enforcement
255 S. Kansas Avenue
Weslaco, Texas 78596

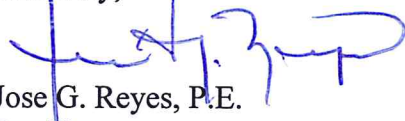
RE: Variance Request – Rear Yard requirement for Pleasant View Village Subdivision.

Dear Mr. Hinojosa

As per City of Weslaco's, Part II Code of Ordinance Chapter 150 -Zoning -Section 150.5 R-2 Duplex and Apartment District (3) C., with regards to rear yard. The depth of the rear yard shall be at least 25 percent of the depth, but such depth need not be more than 25 feet. The proposed lots for Pleasant View Village Subdivision will not be meet the rear yard requirement of 25 percent of the depth. Instead, the Subdivision lots will be have a rear yard of 10.5 percent of the depth and would like to request a variance to the City of Weslaco's Code of Ordinance.

Should you have any questions or need additional information please feel free to call me at (956) 789-4143 or email at jreye7072@gmail.com

Sincerely;


Jose G. Reyes, P.E.
President
JSM Engineering, LLC

JSM ENGINEERING, LLC
1701 FLORA AVE
HIDALGO TEXAS 78557
TEL. 956-789-4143
FIRM REG No. F-16191



CITY OF WESLACO

PLANNING & CODE ENFORCEMENT DEPARTMENT

SUBDIVISION REVIEW MEETING

DATE: 12/16/2016

NAME OF SUBDIVISION: PLEASANT VIEW VILLAGE

SIGN IN SHEET

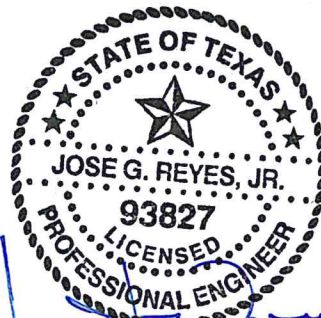
#	NAME	COMPANY	Phone/email
1	Rebekah dela Fuente	COW COOPERATION	447-3401
2	Jose G. Reyes	JSM Enterprises LLC	789-4143/ jreyes7672@gmail.com
3	Rolando Garza	City of Weslaco	742-7000 / rogarza@weshco.tx.gov
4	Mike Swinner	Weslaco FMO	447-1998
5	Efrain Tafolla	City of Weslaco	956 447-3401
6	Marcelo Cosme	City of Weslaco	532-8392
7	Israel Gacera	City of Weslaco	447-3403
8	Mardoqueo Hinojosa	City of Weslaco	447-3403
9			
10			
11			
12			
13			
14			

**DRAINAGE STATEMENT
FOR
PLEASANT VIEW VILLAGE
SUBDIVISION
WESLACO, TEXAS**

Prepared by

JSM ENGINEERING, LLC
CIVIL ENGINEERING
TBPE# F-16191

1701 Flora Ave
Hidalgo, Texas 78557
Ph: 956-789-4143



[Handwritten signature] P.E.
DEC 8. 2016

DRAINAGE STATEMENT

Pleasant View Village Subdivision City of Weslaco

December 5, 2016

I. PROJECT LOCATION

Pleasant View Village Subdivision is an 8.55 Acres of land, in being out and part of Llano Grande Grant, situated in Hidalgo County, out of Farm Tract 709, Block 136 of the West and Adams Tract Subdivision as per map recorded in Volume 2 Pages 36 of Hidalgo County Map Records. This property is within City limits of Weslaco City Limits.

II. FLOOD PLAIN

The property is located within one Flood Zone area. Zone "X", (shaded) which is described as "Areas of 500-year flood; areas of 100-year flood with average depths less than one (1) foot with drainage areas less than one square mile; and areas protected by levees from 100-year flood." F.I.R.M. community panel No. 480334 0450 C Dated: June 6, 2000. F.I.R.M's community-panel number 480334 0450 C Dated: June 6, 2000 has been revised by Letter of Map Revision (LOMR) dated May 30, 2002 (Attached).

III. SOIL CONDITIONS

The Soil survey of Hidalgo County indicates the subject property lies in two different soil units.

Raymondville - Urban land complex, slopes are mainly less than 0.5 percent but range from 0 to 1 percent. Typically, the surface layer is gray clay loam about 13 inches thick. The next layer, from 13 to 39 inches is light brownish gray clay loam. The layer extending from 39 to 65 inches is very pale brown clay loam. The soil is calcareous throughout. Although the Raymondville soil and Urban land are used for urban structures, their potential for this use is low. The main limitations are high shrink-swell potential, high corrosivity of the soil to uncoated steel, and slow permeability. Potential is medium for landscaping and gardening because of the high clay content of this soil and slow permeability. The soil is listed in Hydrologic Group D. (see excerpts from "Soil Survey of Hidalgo County, Texas).

Willacy - Urban land complex, 0 to 3 percent slopes. Typically, the surface layer is dark grayish brown fine sandy loam about 13 inches thick. The upper layer of the subsoil layer, from 13 to 38 inches, is brown sandy clay loam. The lower layer extending from 38 to 49 inches is pale brown sandy clay loam. The layer extending from 49 to 65

inches is very pale brown sandy clay loam. This soil is noncalcareous to a depth of 38 inches. Potential is high for urban uses. Potential is medium for landscaping and gardening. The soil is listed in Hydrologic Group B. (see excerpts from "Soil Survey of Hidalgo County, Texas).

IV. EXISTING CONDITION

The subject property is currently undeveloped and vacant. Existing runoff is by surface flow in the southerly direction. The site topography is irregular with elevations ranging from 0 to 1 feet in some areas. In accordance with the drainage policies of the City of Weslaco and County of Hidalgo, the Rationale Method, 10-year frequency storm event was utilized to determine the existing storm water runoff for this site. The total contributing 10-year existing storm water runoff from this site is approximately **4.60 cfs**, as per the attached calculations.

IV. PROPOSED CONDITION

The proposed conditions for this subject tract will consist of 29 Lots Residential Subdivision. Development in the form of impervious pavement and duplex residential buildings will increase the ultimate storm water runoff. A storm drainage conveyance system comprised of curb and gutter, roadway section, storm drainage pipe and detention ponds will capture and convey the storm water runoff offsite to the existing Hidalgo and Cameron Counties Water District #9 ditch located in the southeast of this property. In accordance with the City of Weslaco, the Rationale Method, 25-Year frequency storm event was utilized to determine the proposed storm water runoff from this site. The total contributing 25-Year developed storm water runoff from this site is approximately **8.404 cfs**.

The peak rate of runoff will not be increased during the 10-year frequency storm event due to the improvements in this subdivision. Therefore, as per attached calculations, **53,550.82 cubic-feet (1.22936 Ac.-Ft.)** of post-development run-off will be required to be detained within detention ponds. A drainage plan shall be approved by the City of Weslaco at the time of issuance of building permit.

By:  P.E. **DEC. 8. 2016**
Jose G. Reyes, P.E. Date



DRAINAGE CALCULATIONS (25-year)

PROJECT NAME: Pleasant View Village Subdivision

PROJECT LOCATION: S. Pleasant View Road

DATE: December 5, 2016

EXISTING CONDITION

Total Area

A= 372438.00 ft²
8.550 ac

Existing Runoff Coefficient (Weighted)

C_{ex} = 0.20

Time of Concentration

T_c = $\frac{L}{60V}$ 78 min

where:

L= 500 ft

V= $Ku \cdot k \cdot S^{\frac{1}{2}}$ 0.107 feet/second

where:

Ku= 3.28

k= 0.103

Slope= 0.10 %

Rainfall Intensity

I= $\frac{b}{(T_c + d)^e}$ 2.69 in/hr

where:

IDF Coefficients for Hidalgo County (10-year)

b= 87

d= 9.2

e= 0.778

Q_{ex} = (C_{ex})IA 4.600 cfs

FUTURE CONDITION (25 Year)Area

A= 372438.00 ft²
8.550 ac

Time of Concentration

T_c= $\frac{L}{60V}$ 4 min Grassed waterway
10 min (Minimum)

where:

L= 500 ft
V= 2.000 feet/second

Time of Concentration (Total - Developed)

T_c= 10 min

Future Runoff Coefficient (Estimated)

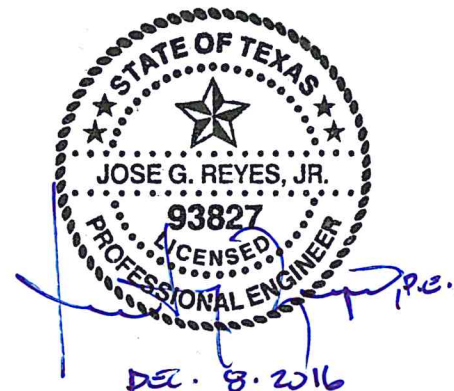
C_{fut} 0.50

IDF Coefficients for Hidalgo County (25-year)

b= 98
d= 9.2
e= 0.771

Calculations for V_{max}:

Dur	I	Q _{fut}	V _{fut}	Q _{ex}	V _{ex}	V _{max}
80	3.073	13.135	63048.118	4.60	12420.76	50627.36
90	2.831	12.102	65349.979	4.60	13800.85	51549.13
100	2.629	11.238	67428.545	4.60	15180.93	52247.62
110	2.457	10.504	69326.159	4.60	16561.01	52765.14
120	2.309	9.871	71074.088	4.60	17941.1	53132.99
130	2.180	9.320	72696.072	4.60	19321.18	53374.89
140	2.067	8.835	74210.562	4.60	20701.27	53509.29
150	1.966	8.404	75632.177	4.60	22081.35	53550.82
160	1.876	8.018	76972.705	4.60	23461.44	53511.27
170	1.794	7.671	78241.788	4.60	24841.52	53400.27
Storage Required (25-yr)		53550.82 ft ³			1.229358 Ac-Ft	
w/ release rate of (10-yr)		4.60 ft ³ /s				



WEIGHTED RUNOFF COEFFICIENT, C

Total Area (S.F.) = 372438.00

Pre-Development

Type of Drainage Area	Runoff Coefficient C	Area (S.F.)	% Area	Weighted "C"
Impervious	0.95	0.00	0.00	0.00
Pervious	0.20	372438.00	100.00	0.20
			100.00	0.20

Post-Development

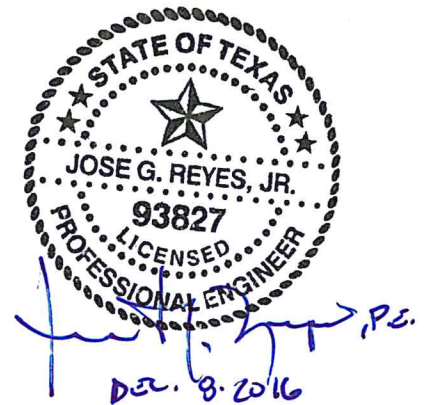
Type of Drainage Area	Runoff Coefficient C	Area (S.F.)	% Area	Weighted "C"
Impervious	0.95	148975.20	40.00	0.38
Pervious	0.20	223462.80	60.00	0.12
			100.00	0.50

Pleasant View Village Subdivision

Drainage Area Calculations

EXISTING DATA

Total Area 8.550 ac
 Existing Runoff Coefficient - "C" 0.20 Table 3.24 *
 Overland Flow Length - "L" 500.00 ft
 Overland Slope - "S" 0.10 %
 Existing Time of Concentration - "T" 78 min. **
 Intensity of Rainfall - "I" 2.69 in/hr (10 year event)
 Existing - "Q" 4.60 cfs



DATA FOR PROPOSED IMPROVEMENTS

Proposed Runoff Coefficient - "C" 0.50 Rational Method Runoff Coefficients ***
 Proposed Time of Concentration - "T" 10 min.
 Proposed "I" 10.04 in/hr (25 year event)
 Proposed - "Q" 42.93 cfs

Time		I	Q in	V in	Q out	V out	Req'd V	Req'd V
min	hr	in/hr	cfs	cf	cfs	cf	cf	ac-ft
10.00	0.17	10.04	42.93	25757	4.60	2759	22997	0.53
20.00	0.33	7.27	31.07	37285	4.60	4139	33146	0.76
30.00	0.50	5.79	24.76	44567	4.60	5518	39048	0.90
40.00	0.67	4.86	20.78	49873	4.60	6898	42975	0.99
50.00	0.83	4.21	18.02	54053	4.60	8278	45776	1.05
60.00	1.00	3.74	15.97	57510	4.60	9657	47853	1.10
70.00	1.17	3.37	14.40	60464	4.60	11037	49427	1.13
80.00	1.33	3.07	13.14	63048	4.60	12416	50632	1.16
90.00	1.50	2.83	12.10	65350	4.60	13796	51554	1.18
100.00	1.67	2.63	11.24	67429	4.60	15175	52253	1.20
110.00	1.83	2.46	10.50	69326	4.60	16555	52771	1.21
120.00	2.00	2.31	9.87	71074	4.60	17935	53139	1.22
130.00	2.17	2.18	9.32	72696	4.60	19314	53382	1.23
140.00	2.33	2.07	8.83	74211	4.60	20694	53517	1.23
150.00	2.50	1.97	8.40	75632	4.60	22073	53559	1.23
160.00	2.67	1.88	8.02	76973	4.60	23453	53520	1.23
170.00	2.83	1.79	7.67	78242	4.60	24833	53409	1.23
180.00	3.00	1.72	7.36	79447	4.60	26212	53235	1.22
190.00	3.17	1.65	7.07	80596	4.60	27592	53005	1.22
200.00	3.33	1.59	6.81	81694	4.60	28971	52723	1.21

$$T_c = \frac{1.8(1.1 - C)\sqrt{L}}{S^{1/3}}$$

PROJECT SITE

ZONE X

MILE 7 NORTH ROAD

JOINS PANEL



APPROXIMATE SCALE

2000
0
2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)**

(SEE MAP INDEX FOR PANELS NOT PRINTED)



Federal Emergency Management Agency

COMMUNITY-PANEL NUMBER

480334 0450 C

**MAP REVISED:
JUNE 6, 2000**

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

PROJECT SITE

ZONE X

MILE 7 NORTH ROAD

JOINS PANEL 052



APPROXIMATE SCALE

2000 0 2000 FEET

LEGEND

 SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually three feet or more); base flood elevations determined. For areas of abutment flooding, velocities also determined.

ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevation determined.

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

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

 OTHER FLOOD AREAS

ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or less than 1 foot in depth; areas of 100-year flood and areas protected by levees from 100-year flood.

 OTHER AREAS

ZONE X Areas determined to be outside 500-year flood plain.

ZONE D Areas in which flood hazards are undetermined.

 UNDEVELOPED COASTAL BARRIERS

Identified 1989  **Identified 1990**  **Other areas protected 1990** 

 Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

 Floodplain boundary

 Floodway boundary

 Zone D boundary

 Boundary, Dividing Special Flood Hazard Zones and Boundary, Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

 Base Flood Elevation Line; Elevation in Feet

 Cross Section Line

 Base Flood Elevation in Feet Where Uniform Within Zone

 Elevation Reference Mark

 (EL 987)

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



Federal Emergency Management Agency

Washington, D.C. 20472

MAY 30 2002

CERTIFIED MAIL,
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case Number: 02-06-715P

The Honorable Jose E. Pulido
County Judge, Hidalgo County
100 E. Cano St.
Edinburg, TX 78539

Community Name: Hidalgo County, Texas
(Unincorporated Areas)
Community Number: 480334
Panel Affected: 480334 0450 C
Effective Date of
This Revision: **MAY 30 2002**
102-I-A-C

Dear Judge Pulido:

The Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) for Hidalgo County, Texas (Unincorporated Areas) have been revised by this Letter of Map Revision (LOMR) to reflect revised hydrologic and hydraulic analyses for a portion of East Lateral Drain. The subject area is located along East Lateral Drain from approximately 2,650 feet downstream of Mile 2 West Road to approximately 25,500 feet upstream of Mile 2 West Road. This revision was initiated by [REDACTED] Floodplain Administrator, Hidalgo County, in a letter dated January 14, 2002.

We received hydrologic and hydraulic analyses, floodplain mapping, an annotated FIRM representing the revised conditions, and all applicable forms/certifications, prepared by [REDACTED] Chief Engineer, of J.F. Thompson, Inc., in support of this revision.

We received all of the data required to perform a technical review of the LOMR request as of April 29, 2002.

Because this revision was initiated to improve upon data shown on the effective FIRM, fees were not required for the review of this LOMR.

Based on our review of the submitted data, we are issuing this LOMR to reflect revised hydrologic and hydraulic analyses for a portion of East Lateral Drain. This LOMR revises the 1% annual chance (100-year) water surface elevations (WSELs), the 1% and 0.2% (500-year) annual chance floodplains, and floodway along East Lateral Drain, as shown on the enclosed annotated portions of the FIRM panel. There are no increases in the 1% annual chance WSELs and a maximum decrease of 6.41 feet occurs approximately 18,925 feet upstream of Mile 2 West Road. There are no increases in the 1% annual chance floodplain and a maximum decrease of 11,390 feet occurs approximately 18,060 feet upstream of Mile 2 West Road. The revised 1% annual chance floodplain is designated as Zone AE with Base (1% annual chance) Flood Elevations (BFEs) determined without a designated floodway, and replaces the effective

1% annual chance floodplain designated as Zone AE with BFEs and a designated floodway. In addition, the area which is designated as a detailed studied Zone AE for the effective FIRM and FIS have been extended to include the area from approximately 19,500 feet upstream of Mile 2 West Road to approximately 25,500 feet upstream of Mile 2 West Road. The maps accompanying this LOMR reflect the removal of the designated floodway and the extension of detailed studied area for FIRM number 480334, panel 0450 C, along East Lateral Drain.

We have enclosed a copy of the public notification of the revised BFEs, which will be published in *The Monitor* on or about June 20, 2002, and June 27, 2002. In addition, we will publish a notice of changes in the *Federal Register*. However, we will not print and distribute this LOMR to users, such as insurance agents or lenders. Your community will serve as a repository for the new data. Therefore, we encourage you to supplement the notification to appear in *The Monitor* by preparing a news release for publication in your community newspaper that describes the revision and explains how your community will provide data and help interpret the National Flood Insurance Program (NFIP) maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

Within 90 days of the second publication in *The Monitor*, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. This revision is effective as of the date of this letter. However, until the 90-day period elapses, the revised BFEs presented in this LOMR may be changed.

We based this determination on the 1% annual chance discharges computed in the revised hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and, therefore, could establish greater flood hazards in this area.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

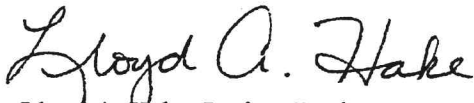
Use the map panel listed above and revised by this letter for flood insurance policies and renewals issued in your community.

We have enclosed an updated version of a document titled *List of Current Flood Insurance Study Data*, which includes this letter, to help your community maintain all information for floodplain management and flood insurance. If any of the items in this document are not filed in your community's map repository, please contact the Federal Emergency Management Agency (FEMA) Map Assistance Center at the telephone number listed below for information on how to obtain those items.

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR ~~Part~~ 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management ordinances that meet or exceed minimum NFIP criteria. These criteria, including adoption of the FIS and FIRM, and modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State or local requirements to which the regulations apply.

If you have any questions regarding this LOMR, please contact the FEMA Map Assistance Center, toll free, at 1-877-FEMAMAP (1-877-336-2627).

Sincerely,



Lloyd A. Hake, Project Engineer
Hazards Study Branch
Federal Insurance and
Mitigation Administration

For: Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and
Mitigation Administration

Enclosures

cc: Floodplain Administrator, Hidalgo County
Chief Engineer, J.F. Thompson, Inc.
Community Map Repository, Hidalgo County

LIST OF CURRENT FLOOD INSURANCE STUDY DATA

This list is provided to document all information currently effective for your community for insurance and floodplain management.

Date: **MAY 30 2002**

Community: Hidalgo County, Texas (Unincorporated Areas)

Community Number: 480334

Page Number: 1 of 2

CURRENT EFFECTIVE FLOOD INSURANCE STUDY DATE:

FLOOD INSURANCE RATE MAP

Map Index
480334IND0

Effective Date
June 6,2000

Panel Numbers
0025 B, 0050 B, 0075 B, 0100 B,
0125 B, 0150 B, 0175 B, 0200 B,
0225 B, 0250 B, 0275 B, 0375 B,
0475 B, 0500 B, and 0525 B

Effective Date
January 2, 1981

0400 C and 0425 C

November 16,1982

0290 D, 0295 D, 0300 D, 0325 D,
0350 C, and 0450 C

June 6,2000

LETTERS OF MAP REVISION

Panel Numbers
0325 D

Effective Date
May 17,2001

0350 C

May 17,2001

0375 B

September 21, 1998

0400 C

January 31,2001

0450 C

MAY 30 2002

LETTERS OF MAP AMENDMENT AND MAP REVISION BASED ON FILL

<u>Panel Numbers</u>	<u>Effective Date</u>
0200 B	November 13,1996
0275 B	February 21,2001
0290 D	October 25,2000 December 20,2000 January 17,2001 February 21,2001 March 7,2001 January 11,2002 April 12,2002
0295 D	December 20,2000 January 17,2001 March 7, 2001 September 19,2001
0325 D	May 15,2001 May 17,2001 August 3,2001 March 15,2002 April 17,2002
0350 C	April 18,2001
0400 C	April 15,1998
0425 C	November 2,1998 March 23,1999 December 14, 1999 December 20,1999 April 12,2000
0450 C	August 9,2000

BEST AVAILABLE DATA LETTERS

None

CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR
THE HIDALGO COUNTY, TEXAS (UNINCORPORATED AREAS), UNDER THE
NATIONAL FLOOD INSURANCE PROGRAM

On June 6, 2000, the Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the unincorporated areas of Hidalgo County, Texas, through issuance of a Flood Insurance Rate Map (FIRM). The Federal Insurance and Mitigation Administration has determined that modification of the elevations of the flood having a 1% chance of being equaled or exceeded in any given year (base or 100-year flood) for certain locations in this community is appropriate. The modified Base Flood Elevations (BFEs) revise the FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate revised hydrologic and hydraulic analyses and has resulted in the removal of the floodway delineation, a reduction in SFHA, and lower BFEs for East Lateral Drain. The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source cited above.

Location	Existing BFE (feet)*	Modified BFE (feet)*
Approximately 2,650 feet downstream of Mile 2 West Road	60	59
Approximately 25,500 feet upstream of Mile 2 West Road	None	64

*National Geodetic Vertical Datum, rounded to nearest whole foot

Under the above-mentioned Acts of 1968 and 1973, the Federal Insurance and Mitigation Administration must develop criteria for floodplain management. For the community to participate in the National Flood Insurance Program (NFIP) the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

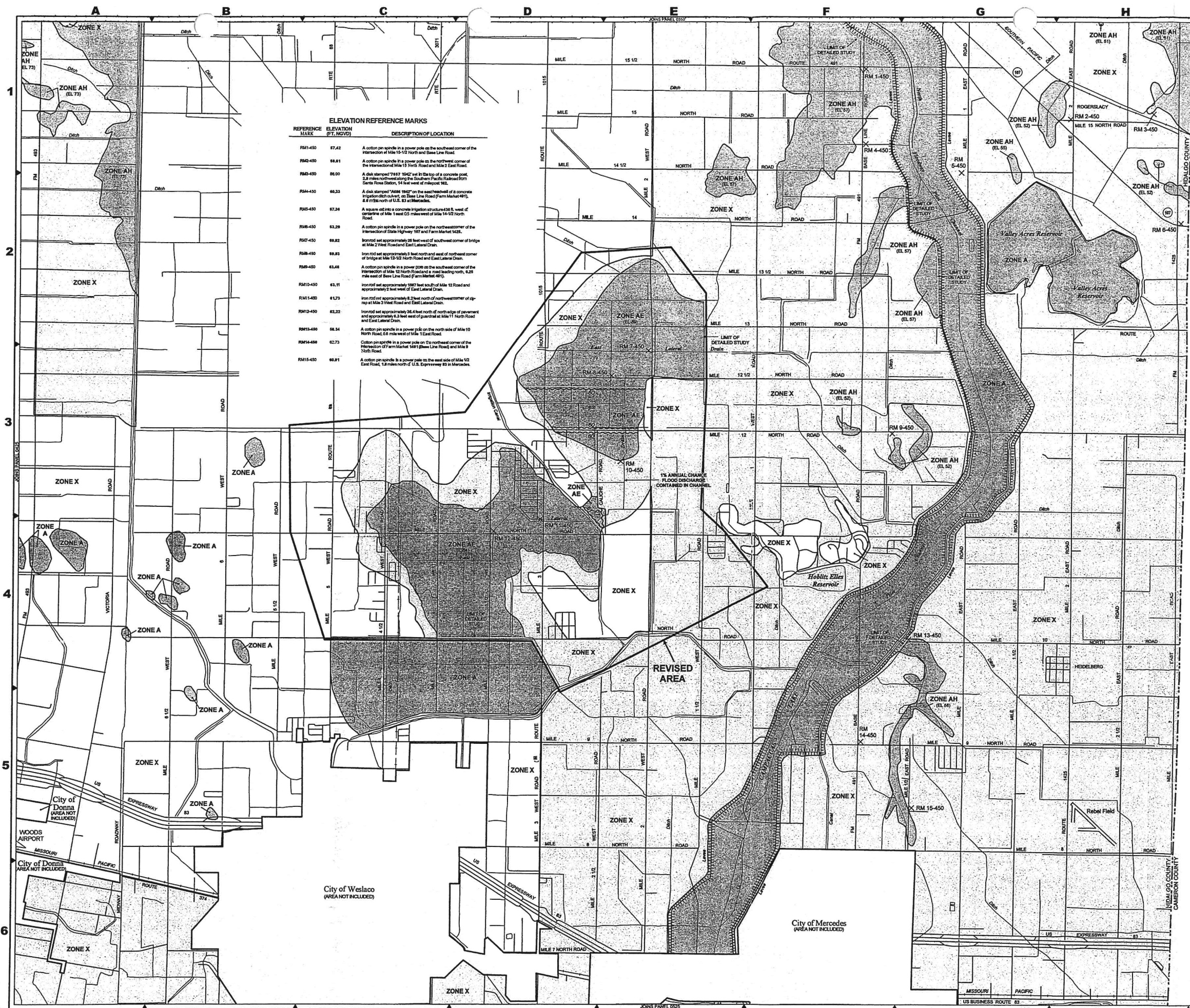
Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Federal Insurance and Mitigation Administration reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical

data. All interested parties are on notice that until the 90-day period elapses, the Federal Insurance and Mitigation Administration 's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Jose E. Pulido
County Judge, Hidalgo County
100 E. Cano St.
Edinburg, TX 78539

REGION VI
TEXAS
HIDALGO
COUNTY
02-06-715P



ELEVATION REFERENCE MARKS		
REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM41-450	87.42	A cotton gin spindle in a power pole on the southwest corner of the intersection of Mile 10-1/2 North and Base Line Road
RM42-450	88.81	A cotton gin spindle in a power pole on the northwest corner of the intersection of Mile 15 North Road and Mile 2 East Road
RM43-450	86.00	A disk stamped "7617 1042" set in the top of a concrete post, 2.8 miles north of the Southern Pacific Railroad from Santa Rosa Station, 14 feet west of milepost 982.
RM44-450	88.33	A disk stamped "A686 1942" on the east head of a concrete irrigation ditch, on Base Line Road (Farm Market 487), 4.8 miles north of U.S. 83 at Mercedes.
RM45-450	87.34	A square set into a concrete irrigation structure 438 ft. west of the intersection of Mile 12 North Road and a road leading north, 4.2 miles east of Base Line Road (Farm Market 487).
RM46-450	83.28	A cotton gin spindle in a power pole on the northeast corner of the intersection of State Highway 167 and Farm Market 1425.
RM47-450	88.82	Iron rod set approximately 28 feet west of southwest corner of bridge at Mile 2 West Road and East Lateral Drain
RM48-450	88.82	Iron rod set approximately 3 feet north and east of northwest corner of bridge at Mile 12-1/2 North Road and East Lateral Drain
RM49-450	83.48	A cotton gin spindle in a power pole on the southwest corner of the intersection of Mile 12 North Road and a road leading north, 4.2 miles east of Base Line Road (Farm Market 487).
RM410-450	83.11	Iron rod set approximately 1987 feet south of Mile 12 Road and approximately 2 feet west of East Lateral Drain
RM411-450	83.72	Iron rod set approximately 8.2 feet north of northwest corner of sign at Mile 3 West Road and East Lateral Drain
RM412-450	83.22	Iron rod set approximately 36.4 feet north of north side of Mile 10 North Road, 6.8 miles west of Mile 1 East Road
RM413-450	86.34	A cotton gin spindle in a power pole on the north side of Mile 10 North Road, 6.8 miles west of Mile 1 East Road
RM414-450	82.73	Cotton gin spindle in a power pole on the northeast corner of the intersection of Farm Market 5491 (Base Line Road) and Mile 9 North Road
RM415-450	88.91	A cotton gin spindle in a power pole on the east side of Mile 12 East Road, 1.8 miles north of U.S. Expressway 83 in Mercedes.

LEGEND
SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
No base flood elevations determined.
ZONE A Base flood elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of substantial flooding, velocities also determined.
ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.
ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE
OTHER FLOOD AREAS
ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of 1 to 3 feet (usually areas of ponding) less than 1 square mile; and areas protected by levees from 500-year flood.
OTHER AREAS
ZONE X Areas determined to be outside 500-year floodplain.
ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS
Coastal barrier areas are normally located within or adjacent to special flood hazard areas.
Floodplain Boundary
Floodway Boundary
Zone D Boundary
Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
Base Flood Elevation Line, Elevation in Feet
Cross Section Line
Base Flood Elevation in Feet Within Uniform Within Zone
Elevation Bench Mark (See notes below)
River Mile
Referenced to the National Geodetic Vertical Datum of 1929

NOTES
This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all potential features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on BFEs, and for any information on floodway delineations, prior to use of this map for property purchase or construction purposes.
Areas of Special Flood Hazard (100-year flood) include Zones A, AE, A1-A30, AH, AO, A99, V, VE and V1-V30.
Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.
Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.
Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data Table where floodway width is shown at 1/20 inch.
Coastal base flood elevations apply only to landward of 0.0 NGVD, and include the effects of wave action; these elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.
Corporate limits shown are current as of the date of this map. The user should contact appropriate community officials to determine if corporate limits have changed subsequent to the issuance of this map.
For adjoining panels, see separately printed Map Index.

MAP REPOSITORY
City of Edinburg
1304 South 25th Street
Edinburg, Texas 78540
(Maps available for reference only, not for distribution.)
INITIAL IDENTIFICATION
MAY 23, 1978
FLOOD HAZARD BOUNDARY MAP REVISIONS:
JANUARY 2, 1981
FLOOD INSURANCE RATE MAP EFFECTIVE:
NOVEMBER 16, 1982
Map revised June 6, 2000 to update corporate limits, to add base flood elevations, to add roads and road names, to incorporate previously issued letters of map revision, and to incorporate previously issued letters of map amendment.
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.

SCALE 1" = 2000'
2000 0 2000 Feet

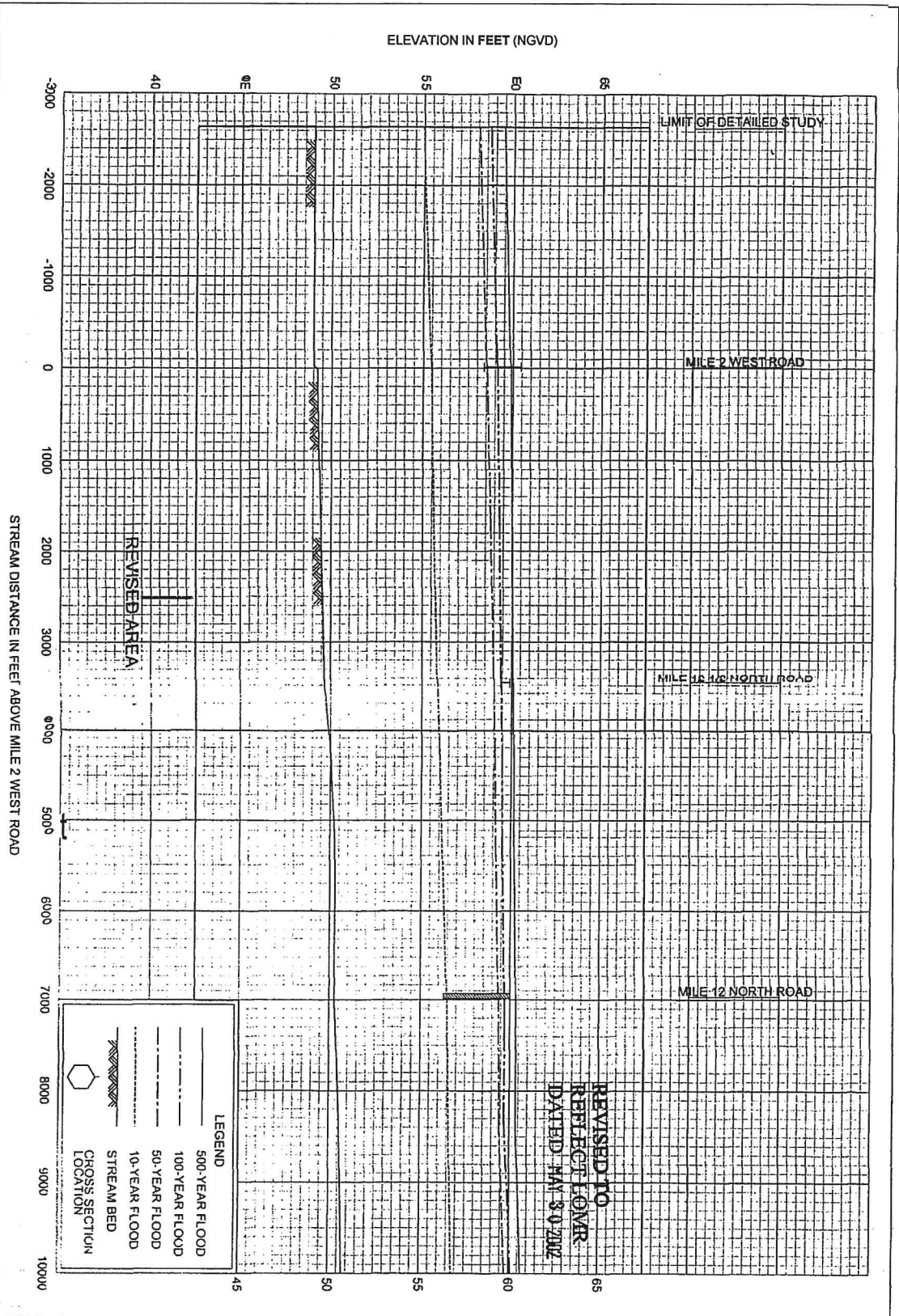
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0450 C
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)
(SEIZURE INDEX FOR PANELS NOT PRINTED)
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6, 2000
REVISED TO REFLECT LOMR
DATED 6/6/00
Federal Emergency Management Agency

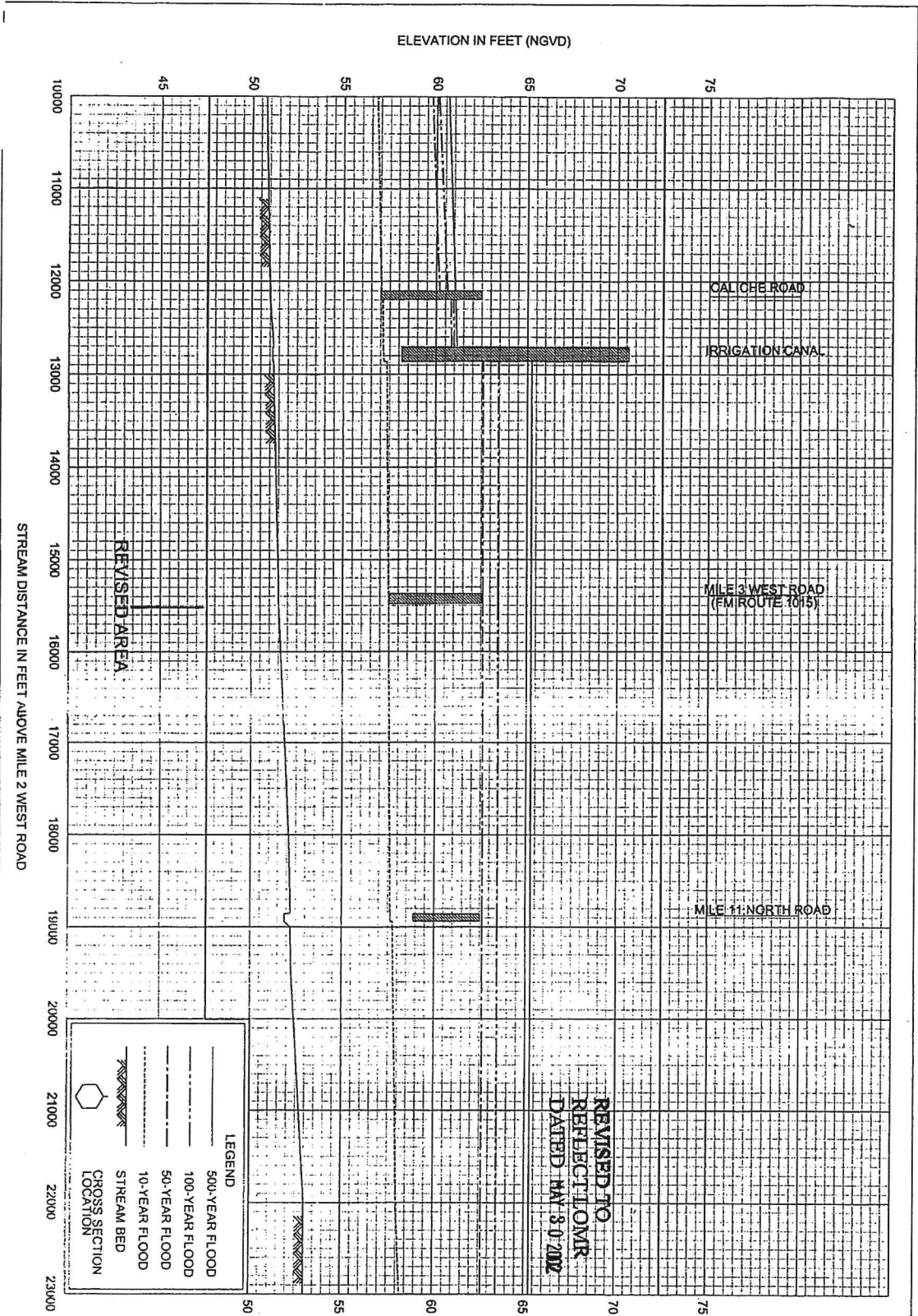
REVISED AREA

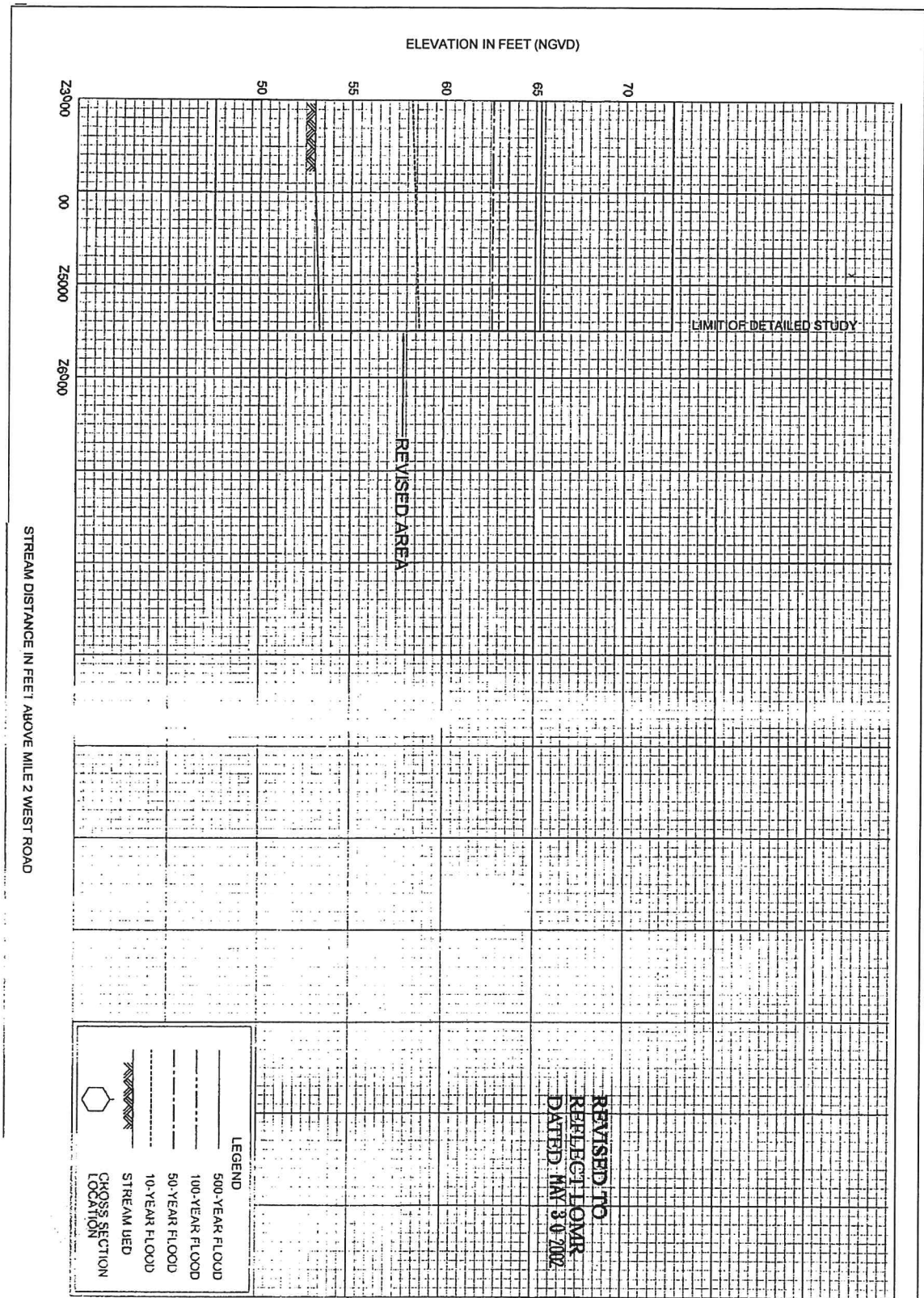
Table 1. Summary of Discharges

Flooding Source and Location	Drainage Area (Square Miles)	10-Year	50-Year	100-Year	500-Year
East Lateral Drain					
At outfall to IBWC floodway	30.53	413	975	1360	2547
At Mile 2 West Road	24.94	322	1128	1476	2445
At elevated canal crossing	13.96	195	606	720	934
At Mile 11 North Road	7.36	152	576	847	1743
North Main Drain					
At downstream Junction of North and South Main Drains	318.10	653	2,565	4,001	10,034
At Doolittle Road	288.78	554	2,258	3,818	10,010
At Ingle Road	277.30	555	2,215	3,804	9,926
At Seminary Road	264.72	527	2,355	4,178	10,347
At FM 1925	208.28	484	1,985	3,435	8,788
At upstream junction of North and South Main Drains	105.61	158	1,051	1,858	4,804
West Main Drain					
At junction of West Main Canal and Mission-McAllen Lateral	92.88	1,081	3,336	4,809	7,700
At confluence of United Irrigation Canal	28.22	148	727	1,128	2,072
At Brushliner Road	18.40	85	468	731	1,346

REVISED TO
REFLECT LOMR
DATED MAY 30 2002



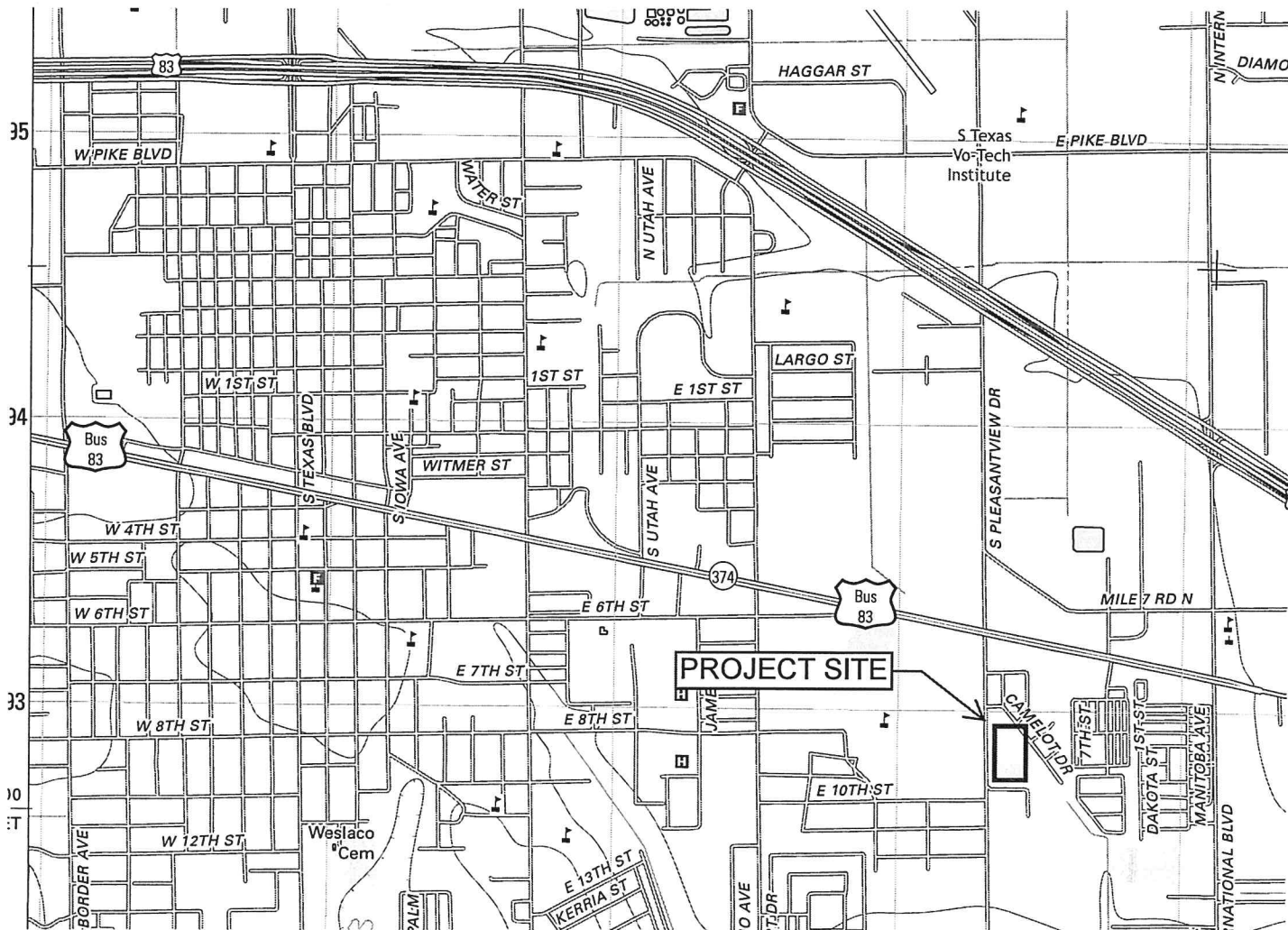




03P(3)

FEDERAL EMERGENCY MANAGEMENT AGENCY
 HIDLAGO COUNTY, TX
 (UNINCORPORATED AREAS)

FLOOD PROFILES
 EAST LATERAL DRAIN



Soil Map—Hidalgo County, Texas



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/24/2016
Page 1 of 3

MAP LEGEND

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

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 Date: 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.

Map Unit Legend

Hidalgo County, Texas (TX215)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	6.0	77.9%
70	Willacy fine sandy loam, 0 to 1 percent slopes	0.4	5.5%
71	Willacy fine sandy loam, 1 to 3 percent slopes	1.3	16.6%
Totals for Area of Interest		7.7	100.0%

pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of tumblegrass, threeawn, ragweed, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for quail, doves, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitation for urban uses is the high corrosivity for uncoated steel. Low strength is a limitation for local roads and streets.

This Hidalgo soil is in capability subclass IIe, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

27—Hidalgo fine sandy loam, 3 to 5 percent slopes. This deep, gently sloping soil is on convex uplands. Areas are small and irregular in shape and range from 5 to 175 acres.

Typically, the surface layer is dark grayish brown fine sandy loam about 16 inches thick. The upper part of the subsoil, from 16 to 27 inches, is grayish brown sandy clay loam. The lower part, from 27 to 37 inches, is brown sandy clay loam. The layer extending from 37 to 65 inches is pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is medium. Permeability is moderate, and the available water capacity is medium. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is severe, and the hazard of soil blowing is moderate.

Included with this soil in mapping are small areas of Brennan, Delfina, and Willacy soils. The included soils make up less than 15 percent of this map unit.

This Hidalgo soil is used mostly as nonirrigated cropland, pastureland, or rangeland. A few areas are irrigated.

This soil has medium potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. When the soil is bench leveled, it has medium potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, controlling erosion, and conserving soil moisture are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth, reduce evaporation, control soil blowing, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Bench leveling reduces

the depth of required land leveling cuts. Subsurface tile drainage lowers the high water table that can develop from irrigation if the soil is bench leveled. If the soil has not been leveled, a properly designed sprinkler system helps to conserve water. When this soil is not irrigated, contour farming helps reduce soil losses from erosion. Stripcropping helps control soil blowing. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps to offset the loss of organic matter from land leveling.

Potential is medium for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristleglass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristleglass decrease in the plant community. These plants are replaced by less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are high corrosivity to uncoated steel and low strength for local roads and streets.

This Hidalgo soil is in capability subclass IIle, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

28—Hidalgo sandy clay loam, 0 to 1 percent slopes. This deep, nearly level soil is on convex uplands. Areas are mostly broad and irregular in shape and range from 25 to more than 900 acres.

Typically, the surface layer is dark grayish brown sandy clay loam about 17 inches thick. The next layer, from 17 to 28 inches, is brown sandy clay loam. The next layer, from 28 to 38 inches, is pale brown clay loam. The layer extending from 38 to 80 inches is very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water

capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, in a few areas it has a thick surface layer because of filling; and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of Raymondville and Willacy soils and Hidalgo soils that have a fine sandy loam surface layer. The included soils make up less than 20 percent of this map unit.

This Hidalgo soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and providing adequate surface drainage are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth and provide organic matter. Land leveling reduces runoff and permits a better distribution of irrigation water. Surface drainage is useful

in removing excess water after heavy rainfall. Subsurface tile drainage lowers the high water table that can develop from irrigation. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses (fig. 8). Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash,



Figure 8.—Irrigated Coastal bermudagrass on Hidalgo sandy clay loam, 0 to 1 percent slopes.

pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIc, nonirrigated and in class I, irrigated; it is in the Gray Sandy Loam range site.

29—Hidalgo sandy clay loam, 1 to 3 percent slopes. This deep, gently sloping soil is on convex uplands. Areas are small and irregular in shape and range from 5 to 150 acres.

Typically, the surface layer is dark brown sandy clay loam about 14 inches thick. The next layer, from 14 to 36 inches, is brown sandy clay loam. The layer extending from 36 to 72 inches is pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is moderate, and the hazard of soil blowing is slight.

Included with this soil in mapping are small areas of Willacy soils and Hidalgo soils that have a fine sandy loam surface layer. The included soils make up less than 15 percent of this map unit.

This soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and controlling erosion are necessary. Cropping systems that include high residue crops help maintain or improve soil tilth, reduce evaporation, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Bench leveling reduces the depth of required land-leveling cuts. Subsurface tile drainage lowers the high water tables that can develop from irrigation when the soil is leveled. When this soil is not irrigated, contour farming helps reduce soil erosion. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land

leveling. Applying mulch or manure helps offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIe, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

30—Hidalgo sandy clay loam, saline, 0 to 1 percent slopes. This deep, nearly level saline soil is on convex uplands. Areas are small and irregular in shape and range from 25 to 100 acres.

Typically, the surface layer is saline, dark grayish brown sandy clay loam about 15 inches thick. The next layer, from 15 to 25 inches, is saline, brown sandy clay loam. The next layer, from 25 to 36 inches, is saline, pale brown clay loam. The layer extending from 36 to 65 inches is saline, very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is low. This soil is moderately saline to strongly saline as a result of overirrigation and evaporation of slightly saline water. A high water table that is saline occurs at depths from 1 1/2 to 4 1/2 feet below the surface. A few areas of this soil have been altered by land leveling for irrigation. In these areas, the soil has a thin surface layer because of cutting; in a few areas, it has a thick surface layer because of filling; and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

years this soil is saturated or covered with water during the growing season. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thick surface layer from fill material. The root zone is deep but is not easily penetrated by plant roots. The hazard of water erosion is moderate, and the hazard of soil blowing is slight.

Included with this soil in mapping are small areas of Rio, Ramadero, and Racombes soils. Also included are a few areas that have sandy overwash material from 3 to 10 inches thick on the surface. The included soils make up less than 15 percent of this map unit.

This Tiocano soil is idle or is used as pastureland, rangeland, or wetland wildlife habitat. This soil is not suitable for use as cropland.

Potential is medium for pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed on this soil. If the pasture is grazed when the surface is wet, this soil puddles. Surface drainage is needed to remove surface water after a heavy rainfall.

Potential is low for rangeland. In open grassland, the dominant grasses in the potential plant community consist of Hartweg paspalum, white tridens, and switchgrass; woody plants include sesbania; and there are a few annual forbs.

With continuous heavy grazing by livestock, Hartweg paspalum, white tridens, and switchgrass decrease in the plant community. These are replaced by the less desirable spike lovegrass, knotroot bristlegrass, and curlymesquite. If heavy grazing continues for many years huisache, retama, and sesbania form a dense canopy that has an understory of common bermudagrass, annual forbs, rushes, and sedges.

The potential is low for wildlife habitat including habitat for deer, javelina, doves, and quail; however, the potential is high for habitat for wetland wildlife including ducks, rails, herons, and muskrats.

Potential is low for urban and recreation uses. Ponding, shrinking and swelling of the soil, and the clayey surface layer are main limitations.

This Tiocano soil is in capability subclass VIw, nonirrigated; and is in the Lakebed range site.

68—Urban land. This map unit is mainly in the business sections of the cities of Alamo, Donna, Edinburg, Pharr, McAllen, Mercedes, Mission, and Weslaco.

The unit is made up of extensively built-up areas that are 85 to 100 percent covered by streets, parking lots, buildings, and other structures. The open areas consist mainly of soils that have been disturbed by cutting or grading or are covered with fill material.

Included in mapping are small areas of moderately built-up areas where buildings and other structures cover only 45 to 70 percent of the surface. The included areas make up as much as 25 percent of Urban land.

This unit is not assigned to a capability subclass or to a range site.

69—Ustorthents, loamy. These deep, nearly level soils are on uplands. Slopes are mostly less than 0.5 percent but range from 0 to 1 percent. Areas are irregular in shape and range from 10 to 50 acres.

This map unit consists of soils that have been drastically modified by land leveling for irrigation. About 24 to 60 inches of the original soil has been removed by mechanical means. The modified soils include Delfina, Hidalgo, Hargill, and Willacy soils. Ustorthents, loamy, are firm, mildly alkaline or moderately alkaline, brown, light brown, very pale brown, reddish brown, yellowish red, or pink sandy clay loam or clay loam. In some areas about 6 inches of the original surface layer has been returned as backfill.

These soils are well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is medium. The soils are very low in organic matter and fertility. Because of the high calcium carbonate content, iron chlorosis is a severe problem for plants. The root zone is deep. The hazards of water erosion and soil blowing are slight.

Included in mapping are small areas of Delfina, Hargill, Hidalgo, and Willacy soils. These soils make up less than 15 percent of this map unit.

The soils making up this map unit are used as irrigated cropland, although their potential for this use is low. The best suited crop is cotton, although other crops such as grain sorghum, sugarcane, and cool and warm season vegetables are grown. If these soils are used as cropland, maintaining or improving soil tilth, reducing iron chlorosis, managing irrigation water, and providing surface drainage are necessary. Cropping systems that include high residue crops help to improve soil tilth and provide organic matter. Surface drainage is useful in removing excess water after a heavy rainfall. Subsurface tile drainage lowers the high water table that can develop from irrigation. A well balanced fertilizer program is needed. Applying mulch or manure is needed to help offset the loss of organic matter in the surface and subsurface layers.

These soils are not in rangeland. Potential for wildlife habitat is low because these soils are continuously cropped or fallowed.

Potential is medium for urban and recreation uses. Shrinking and swelling of the soil and high corrosivity of the soil to uncoated steel are the main limitations.

Ustorthents, loamy, are in capability subclass IIIs, irrigated. They are not assigned to a range site.

70—Willacy fine sandy loam, 0 to 1 percent slopes.

This deep, nearly level soil is on convex uplands. These areas are irregular in shape and range from 25 to 200 acres.

Typically, the surface layer is dark grayish brown fine sandy loam about 14 inches thick. The upper part of the subsoil, from 14 to 19 inches, is dark grayish brown sandy clay loam. The lower part, from 19 to 59 inches, is brown sandy clay loam. The next layer, from 59 to 69

inches, is pale brown sandy clay loam. The layer extending from 69 to 80 inches is very pale brown sandy clay loam. The soil is noncalcareous to 42 inches.

This soil is well drained. Surface runoff is medium, and permeability is moderate. The available water capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, in a few areas it has a thick surface layer because of filling, and in some areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is slight, and the hazard of soil blowing is moderate.

Included with this soil in mapping are small areas of Hargill, Hidalgo, Delfina, and Racombes soils. Also included are a few areas of a soil that has secondary lime within a depth of 36 inches. The included soils make up less than 25 percent of this map unit.

This Willacy soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus (fig. 10).

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and conserving soil moisture are necessary. Cropping systems that include high residue crops help to maintain soil tilth, reduce evaporation, provide organic matter, and control soil blowing. Land leveling reduces erosion and runoff and permits better distribution of irrigation water. Subsurface tile drainage lowers the high water table that can develop from irrigation. Temporary field ditches are difficult to maintain.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Improved bermudagrass, buffelgrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and little bluestem; woody plants include desert yaupon and vine ephedra; and forbs include Engelmann-daisy and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and little bluestem decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and fall witchgrass. If heavy grazing

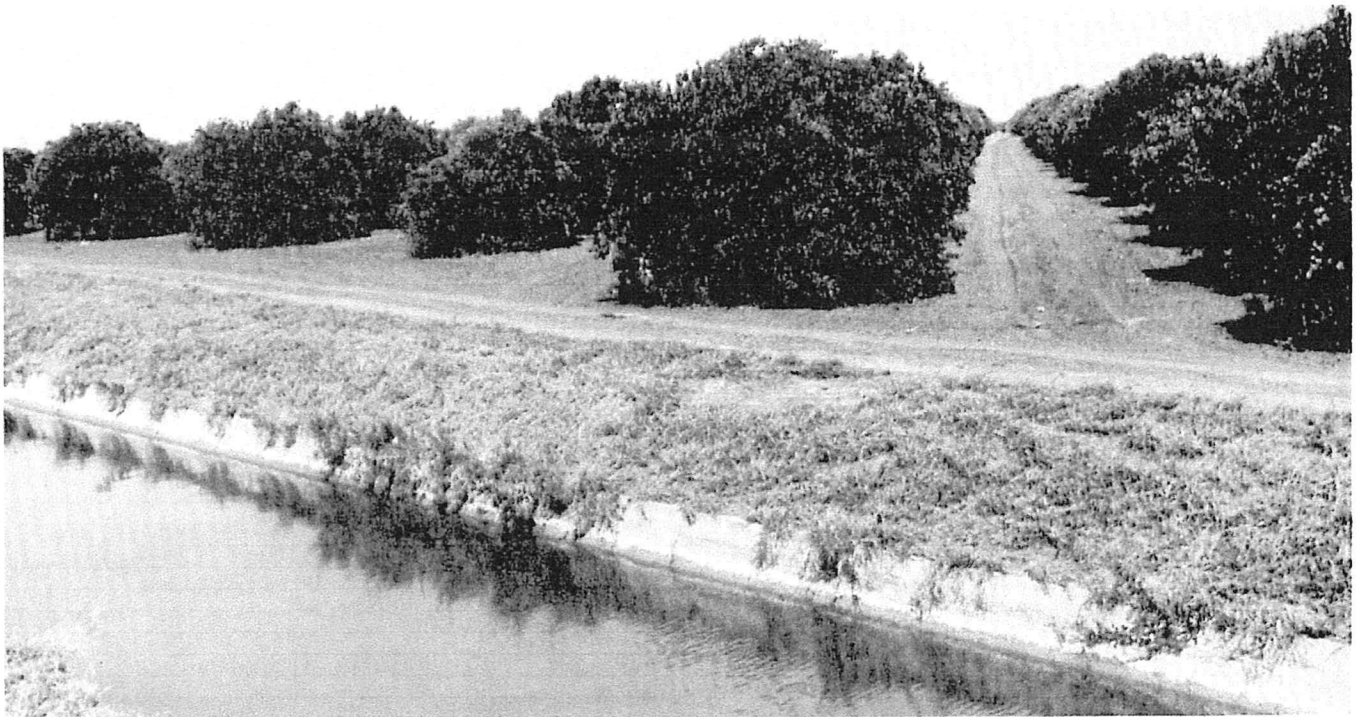


Figure 10.—Citrus orchard on Willacy fine sandy loam, 0 to 1 percent slopes. The lined canal is used for irrigation.

continues for many years, mesquite, blackbrush, condalias, pricklypear, and other woody plants form a dense canopy that has an understory of red lovegrass, red grama, threeawn, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is high for urban and recreation uses.

This Willacy soil is in capability subclass IIc, nonirrigated, and in class I, irrigated; it is in the Sandy Loam range site.

71—Willacy fine sandy loam, 1 to 3 percent slopes.

This deep, gently sloping soil is on convex uplands.

Areas are irregular in shape and range from 10 to 150 acres.

Typically, the surface layer is dark grayish brown fine sandy loam about 16 inches thick. The upper part of the subsoil, from 16 to 34 inches, is grayish brown sandy clay loam. The lower part, from 34 to 43 inches, is pale brown sandy clay loam. The layer extending from 43 to 65 inches is very pale brown sandy clay loam. The soil is noncalcareous to 34 inches.

This soil is well drained. Surface runoff is medium, and permeability is moderate. The available water capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are moderate.

Included with this soil in mapping are small areas of Hargill, Hidalgo, and Delfina soils. Also included are a few areas of soils that contain secondary lime at a depth of less than 36 inches. The included soils make up less than 15 percent of this map unit.

This Willacy soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, conserving soil moisture, and controlling erosion are necessary. Cropping systems that include high residue crops help maintain soil tilth, reduce evaporation, provide organic matter, and control soil blowing. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Subsurface tile drainage lowers the high water table that can develop from irrigation if the soil is bench leveled. Temporary field ditches are difficult to maintain. If the soil is not irrigated, contour farming helps reduce soil losses from erosion. Stripcropping helps control soil blowing.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain pasture grasses. Improved bermudagrass, buffelgrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and little bluestem; woody plants include desert yaupon and vine ephedra; and forbs include Engelmann-daisy and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and little bluestem decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and fall witchgrass. If heavy grazing continues for many years, mesquite, blackbrush, condalias, pricklypear, and other woody plants form a dense canopy that has an understory of red lovegrass, red grama, threeawn, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is high for urban and recreation uses.

This Willacy soil is in capability subclass IIe, nonirrigated and irrigated; it is in the Sandy Loam range site.

72—Willacy-Urban land complex, 0 to 3 percent slopes. This map unit consists of nearly level to gently sloping Willacy soil and Urban land in areas so intricately mixed that it was not practical to separate them because of the scale selected for mapping. Areas are small and irregular in shape and range from 10 to 100 acres. Boundaries commonly coincide with the outer limits of subdivisions, built-up areas, and cities.

Willacy soil makes up 40 to 80 percent of this complex, Urban land 15 to 55 percent, and other soils 5 to 10 percent.

Typically, the surface layer of the Willacy soil is dark grayish brown fine sandy loam about 13 inches thick. The upper part of the subsoil, from 13 to 38 inches, is brown sandy clay loam. The lower part, from 38 to 49 inches, is pale brown sandy clay loam. The layer extending from 49 to 65 inches is very pale brown sandy clay loam. The soil is noncalcareous to a depth of 38 inches.

Urban land consists of soils that are covered by single or multiple-unit dwellings, garages, sidewalks, patios, driveways, streets, schools, churches, shopping centers on less than 40 acres, office buildings, paved parking lots, and industrial sites. In some areas the Willacy soil has been altered by cutting or grading, and in some areas 6 to 24 inches of loamy fill material cover the surface layer.

Included in mapping are areas of Delfina, Hidalgo, and Racombes soils.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
13:*										
Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14-----	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
Falfurrias										
15-----	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
Grulla	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
Hargill	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
Harlingen	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24-----	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
Hebbronville	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27-----	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
Hidalgo	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
Hidalgo	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
60, 61----- Rio	0-12	Clay loam-----	CL	A-6, A-7	95-100	95-100	95-100	70-80	35-45	15-22
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27
62----- Rio Grande	0-8	Silt loam-----	CL, CL-ML	A-4, A-6	100	100	95-100	70-95	20-30	4-12
	8-65	Stratified silt loam to loamy very fine sand.	CL, CL-ML	A-4, A-6	100	100	95-100	70-100	20-33	4-12
63----- Rio Grande	0-8	Silty clay loam	CL	A-6, A-7	100	100	95-100	80-100	30-43	11-18
	8-65	Stratified silt loam to loamy very fine sand.	CL, CL-ML	A-4, A-6	100	100	95-100	70-100	20-33	4-12
64, 65----- Runn	0-55	Silty clay-----	CH, CL	A-7-6	100	100	95-100	85-98	43-62	21-36
	55-65	Silty clay, silty clay loam, silt loam.	CH, CL, CL-ML	A-6, A-7-6, A-4	100	95-100	90-100	70-98	21-62	4-36
66----- Sarita	0-48	Fine sand-----	SM-SC, SP-SM, SM	A-2-4, A-3	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam.	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
67----- Tiocano	0-65	Clay-----	CH	A-7-6	100	100	95-100	85-100	56-76	33-49
68.* Urban land										
69.* Ustorthents										
70, 71----- Willacy	0-14	Fine sandy loam	SC, SM-SC	A-2-4, A-4	100	100	95-100	30-45	20-30	5-10
	14-80	Sandy clay loam, fine sandy loam.	SC, CL	A-4, A-6	95-100	90-100	90-100	36-65	28-40	9-20
72.* Willacy-----	0-14	Fine sandy loam	SC, SM-SC	A-2-4, A-4	100	100	95-100	30-45	20-30	5-10
	14-80	Sandy clay loam, fine sandy loam.	SC, CL	A-4, A-6	95-100	90-100	90-100	36-65	28-40	9-20
Urban land.										
73----- Zalla	0-9	Loamy fine sand	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7
	9-65	Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7
74----- Zalla	0-9	Silt loam-----	CL, CL-ML, ML	A-4, A-6	100	100	90-100	70-80	<30	NP-11
	9-65	Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7

* See description of the map unit for composition and behavior characteristics of the map unit.

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
					<u>Ft</u>			<u>In</u>			
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.

TABLE 18.--SOIL AND WATER FEATURES--Continued

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
					<u>Ft</u>			<u>In</u>			
60**----- Rio	D	Frequent----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
61**----- Rio	D	Frequent----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.
62, 63----- Rio Grande	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
64----- Runn	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
65----- Runn	D	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
66----- Sarita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
67**----- Tlocano	D	Frequent----	Long-----	Sep-May	+3-6.0	Perched	Sep-May	---	---	High-----	Low.
68.* Urban land											
69.* Ustorthents											
70, 71----- Willacy	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
72:* Willacy----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
73----- Zalla	A	Occasional	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
74----- Zalla	A	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.

* See description of the map unit for composition and behavior characteristics of the map unit.

** In the "High water table--Depth" column, a plus sign preceding the range in depth indicates that the water table is above the surface of the soil. The first numeral in the range indicates how high the water rises above the surface. The second numeral indicates the depth below the surface.

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
22, 23, 24----- Hebbronville	Severe: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Soil blowing---	Favorable.
25, 26----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
27----- Hidalgo	Moderate: seepage, slope.	Moderate: piping.	Slope-----	Slope-----	Favorable-----	Favorable.
28, 29----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
30----- Hidalgo	Moderate: seepage.	Moderate: piping, wetness, excess salt.	Excess salt---	Wetness, excess salt.	Wetness-----	Excess salt, droughty.
31: * Hidalgo----- Urban land.	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
32: * Jimenez----- Quemado-----	Severe: cemented pan.	Severe: thin layer.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty.
	Severe: cemented pan.	Severe: seepage.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty, cemented pan.
33----- Laredo	Severe: seepage.	Moderate: piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
34----- Matamoros	Slight-----	Moderate: hard to pack.	Peres slowly, floods.	Slow intake, peres slowly, floods.	Peres slowly---	Peres slowly.
35, 36, 37, 38---- McAllen	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
39----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.
40----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly, excess salt.	Peres slowly---	Excess salt, droughty, peres slowly.
41----- Mercedes	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.
42----- Nueces	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
43: * Nueces-----	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
Sarita-----	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
44----- Olmito	Slight-----	Moderate: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
64----- Runn	Moderate: seepage.	Moderate: hard to pack.	Peres slowly---	Slow intake, peres slowly, excess salt.	Peres slowly---	Peres slowly.
65----- Runn	Moderate: seepage.	Moderate: hard to pack, wetness, excess salt.	Peres slowly, excess salt.	Slow intake, peres slowly, excess salt.	Wetness, peres slowly.	Excess salt, erodes easily, peres slowly.
66----- Sarita	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
67----- Tiocano	Slight-----	Severe: hard to pack, ponding.	Ponding, peres slowly, floods.	Ponding, slow intake, peres slowly.	Ponding, peres slowly.	Wetness, peres slowly.
68.* Urban land						
69.* Ustorthents						
70, 71----- Willacy	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
72.* Willacy----- Urban land.	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
73, 74----- Zalla	Severe: seepage.	Severe: seepage, piping.	Floods-----	Droughty, fast intake.	Too sandy-----	Droughty.

* See description of the map unit for composition and behavior characteristics of the map unit.

ORDINANCE NO. 2017-02

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 131 S. PLEASANTVIEW DR., ALSO BEING THE LOT 1, REV. M. PEREZ DREAM ACRES SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT.

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

SECTION I: R-1 Single Family Dwelling District to B-1 Neighborhood Business District being Lot 1, Rev. M. Perez Dream Acres Subdivision, also being 131 S. Pleasantview 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 17th day of January, 2017.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2017.

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

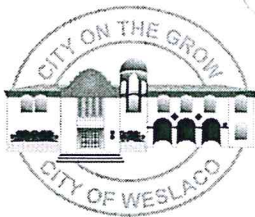
Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2017-5	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration after public hearing on behalf of Ivan Garcia P.E., R.P.L.S. to approve Ordinance 2017-03 rezoning 1411 N. Westgate Dr., also being 0.9426 acre tract of land out of Farm Tract 146, Blk 179, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District and authorize the Mayor to execute any related documents. Possible action. First reading of Ordinance 2017-03. (Staffed by Planning and Code Enforcement).			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. Sixteen (16) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2016. The property was previously right-of-way. Upon rezoning, the owner will need to subdivide property before any building permit can be issued.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing 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: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 19, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended approval on January 4, 2017.			
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			

Attachments, if any:
Rezone Aerial, Photo, 1411 N. Westgate Dr., Ordinance 2017-03
Responsibilities upon Approval:
Staff will notify applicant.



**1411 N. WESTGATE DR.
REZONE - R-1 TO B-2**





APPLICATION FOR REZONING

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. 2016-13

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot TRACT: 146 Block 179

Subdivision Name THE WEST AND ADAMS TRACTS

Street Address 1400 N WESTGATE, WESLACO, TEXAS

Existing Zoning _____ Existing Land Use _____

Proposed Zoning COMMERCIAL Proposed Land Use RETAIL

- ☒ \$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 "The Intent of Zoning Application Instructions".

APPLICANT

Name IVAN GARCIA P.E. R.P.L.S Phone (956) 380-5152

Address 921 S. 10th AVE Fax: (956) 380-5083

City EDINBURG State TX Zip Code 78539 E-Mail: riodelta2004@yahoo.com

OWNER

Name FALARS - V, INC. Phone (956) 778-8689

Address 326 W MILE 11N Fax: _____

City WESLACO State TX Zip Code 78599 E-Mail: felizaptaylor@aol.com

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

Signature FALARS, INC Date _____

Signature [Signature] Date 12-5-16

Signature [Signature] Date 12-5-16

Authorized Agent

CITY OF WESLACO

956-968-3181

REC#: 02202977 12/08/2016 3:28 PM
OPER: KArev TERM: 036
REF#: 8137

TRAN: 204.0000 REZONING APPL FEE
FALARS-V, INC.
1400 N WEESTGATE
01 -400-1027
REZONING APPLICATIO 300.00CR

TENDERED: 300.00 CHECK
APPLIED: 300.00-

CHANGE: 0.00



EXHIBIT "A" - METES AND BOUNDS

BEING A 2.116-ACRE TRACT OF LAND MORE OR LESS, OUT OF FARM TRACT 146, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID 2.116-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID FARM TRACT 146, WEST AND ADAMS TRACT SUBDIVISION; THENCE, NORTH WITH THE EAST LINE OF SAID FARM TRACT 146, A DISTANCE OF 120.00 FEET; THENCE, WEST PARALLEL WITH THE SOUTH LINE OF SAID FARM TRACT 146, A DISTANCE OF 71.03 FEET TO A SET NO. 4 REBAR ON THE WEST RIGHT-OF-WAY LINE OF MILE 6 WEST, FOR THE NORTH EAST CORNER OF A 0.298-ACRE TRACT ACCORDING TO DOCUMENT NUMBER 20416186, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED AND ALSO BEING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1) THENCE, WEST, PARALLEL WITH THE SOUTH LINE OF SAID FARM TRACT 146 AND WITH THE NORTH LINE OF SAID 0.298-ACRE TRACT, AND A 0.330-ACRE TRACT ACCORDING TO VOLUME 1775, PAGE 232, DEED RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE 253.97 FEET TO A NO. 4 REBAR FOUND FOR THE NORTH NORTHWEST CORNER OF SAID 0.33-ACRE TRACT AND THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

2) THENCE, NORTH, PARALLEL TO THE EAST LINE OF SAID FARM TRACT 146, A DISTANCE OF 353.50 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF 0.17-ACRE TRACT ACCORDING TO VOLUME 3364, PAGE 523, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

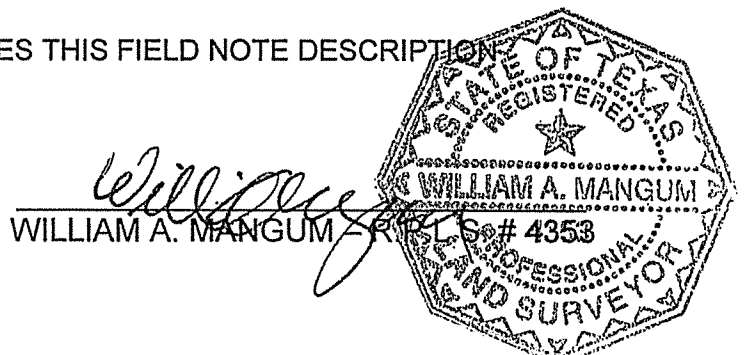
3) THENCE, EAST, PARALLEL WITH THE SOUTH LINE OF SAID FARM TRACT 146, AND WITH THE SOUTH LINE OF SAID 0.17-ACRE TRACT, A DISTANCE OF 272.89 FEET TO A FOUND NO. 4 REBAR WITH AN ALUMINUM CAP, ON THE WEST RIGHT-OF-WAY LINE OF MILE 6 WEST ROAD (WESTGATE DRIVE), FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

4) THENCE, S 04°24'56" W, WITH THE WEST RIGHT-OF-WAY LINE OF MILE 6 WESTROAD (WESTGATE DRIVE), A DISTANCE OF 152.89 FEET TO A FOUND NO. 4 REBAR WITH AN ALUMINUM CAP, FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT, FOR AN INTERNAL CORNER OF HEREIN DESCRIBED TRACT;

5) THENCE, IN A SOUTHERLY DIRECTION, WITH THE WEST RIGHT-OF-WAY LINE OF MILE 6 WEST ROAD (WESTGATE DRIVE), AND WITH THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,070.00 FEET, AT AN ARC LENGTH OF 159.06 FEET, HAVING A CENTRAL ANGLE OF 04°24'10", A CHORD LENGTH OF 159.02 FEET TO A SET NO. 4 REBAR FOR THE POINT OF TANGENCY OF SAID CURVE AND FOR FOR AN INTERNAL CORNER OF HEREIN DESCRIBED TRACT;

6) THENCE, S 00°00'31" W, WITH THE WEST RIGHT-OF-WAY LINE OF MILE 6 WEST ROAD (WESTGATE DRIVE), A DISTANCE OF 42.20 FEET TO A SET NO. 4 REBAR FOR SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING AND CONTAINING 2.116-ACRES OF LAND MORE OR LESS

A PLAT OF SAME DATE ACCOMPANIES THIS FIELD NOTE DESCRIPTION



WEST AND ADAMS TRACT SUBDIVISION

Juanita & Martin Montes
Warranty Deed w/vendor's lein
Vol. 3364, Pg. 523 H.C.D.R.

VOL. 2, Pg. 36, H.C.M.R.

Building 0.59'
inside property

FT 146

272.89'

Fnd No. 4
Rebar w/
aluminum cap

MILE 6 ROAD R.O.W.
(R.O.W. Varies)

SCALE: 1"=40'

C-1

$\Delta = 04^{\circ}24'10"$

($04^{\circ}24'24"$ recorded)

R = 2070.00'

L = 159.06'

(159.21' recorded)

T = 79.57'

CH = 159.02'

(159.17' recorded)

Legend

H.C.M.R. Hidalgo County Map Records
H.C.O.R. Hidalgo County Official
Records
P.O.B. Point of Beginning
R.O.W. Right-of-Way
FT Farm Tract
S.E. Southeast
Existing iron rod
Existing Aluminum Cap
Existing power pole
Existing lamp post
Existing water meter
Existing water valve
Existing fire hydrant
Existing gas meter
Existing underground
gasoline access lid
Existing sewer manhole
Existing sewer cleanout
Existing storm manhole
Existing telephone pedestal

Asphalt pavement
Concrete pavement
Caliche pavement

Trees

Set
No. 4
Rebar

S $00^{\circ}00'31"$ W
42.20'

P.O.B.

P.O.C.

S.E. corner
FT 146

1-Story Block
Building

1-Story Block
Building

2.116-acres

Building 10.11'
inside property

WEST

WEST AND ADAMS TRACT SUBDIVISION

Armando & Oralia Alaniz
Warranty Deed
Vol. 1775, Pg. 232 H.C.D.R.

FT 146

Armando & Oralia Alaniz
Warranty Deed
Document #2046186 H.C.O.R.

IMPROVEMENT PLAT OF

A 2.116-ACRE TRACT OF LAND OUT OF FARM TRACT 146,
WEST AND ADAMS TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS,
VOL. 2, PG. 34-37, H.C.M.R.

NOTES:

(See Exhibit "A" for metes and bounds description)

- Survey is valid only if print has original seal and signature of surveyor.
- Survey was prepared in coordination with Edwards Abstract and Title Company.
Commitment GF No. 908307
Effective Date: September 08, 2016; issued Date: September 13, 2016
From Schedule B:
10.
g. Easement and Right-of-Way dated February 28, 1947, recorded in Volume 612, Page 373, Deed Records of Hidalgo County, Texas.
h. Easements, rules, regulations, and rights in favor of Hidalgo and Cameron Counties Irrigation District No. 9.
i. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
- Subject to City's zoning ordinance's and Subdivision regulations.
- Flood Zone "A"- No base flood elevations determined.
Flood Zone "X"- Areas determined to be outside 500-year floodplain.
Community Panel 480334 0450C
Map Revised: June 06,2000; Reflect LOMR May 17, 2001

Borrower:

FALARS-V, Inc. A
Texas Corporation

THE UNDERSIGNED HEREBY STATE THAT THIS
SURVEY AS DESCRIBED HEREON, WAS MADE ON THE
GROUND ON 10/06/16 UNDER MY DIRECTION, THAT
THE ONLY IMPROVEMENTS ON THE GROUND ARE AS
SHOWN, THAT THERE ARE NO VISIBLE ENCROACH-
MENTS, VISIBLE OVERLAPPING, APPARENT CON-
FLICTS, OR VISIBLE EASEMENTS, EXCEPT AS
SHOWN HEREON.

WILLIAM A. MANGUM, RPLS No. 4353 DATE 10/07/16

W & L MANGUM SURVEYING
817 N. WARE ROAD SUITE 11
McALLEN, TEXAS 78501
PHONE (956) 821-7026
FIRM NUMBER 10113300
wlmangumsurveying@gmail.com

DATE: 10/07/16

© COPYRIGHT 2016 W & L MANGUM SURVEYING ALL RIGHTS RESERVED

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, January 4, 2017 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, January 17, 2017 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. Lynnette Rodriguez is requesting a Conditional Use Permit to operate a daycare at 915 E. Sugarcane Dr., also being 0.37 acres S200.88'-E80'-W211' out of Farm Tract 58, West Tract Subdivision, Weslaco, Hidalgo County, Texas. T-Mobile with Eco-Site represented by SSC is requesting to rezone 131 S. Pleasantview Dr., also being Lot 1, Rev. M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Ivan Garcia, P.E., R.P.L.S., is requesting to rezone 1411 N. Westgate Dr., also being 0.9426 acre tract of land out of Farm Tract 146, Blk 179, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. 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 January 4, 2017, for the Planning and Zoning Commission and on or before January 17, 2017 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ mARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

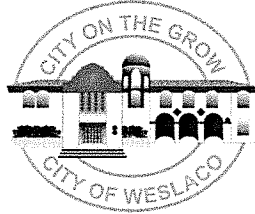
[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 12/19/2016

Powered by [myPublicNotices.com](http://www.mypublicnotices.com)

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

December 22, 2016

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 4, 2017 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, January 17, 2017 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following request:

REZONE REQUEST:

Ivan Garcia, P.E., R.P.L.S., is requesting to rezone 1411 N. Westgate Dr., also being 0.9426 acre tract of land out of Farm Tract 146, Blk 179, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District.

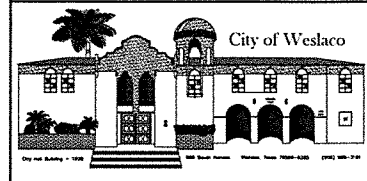
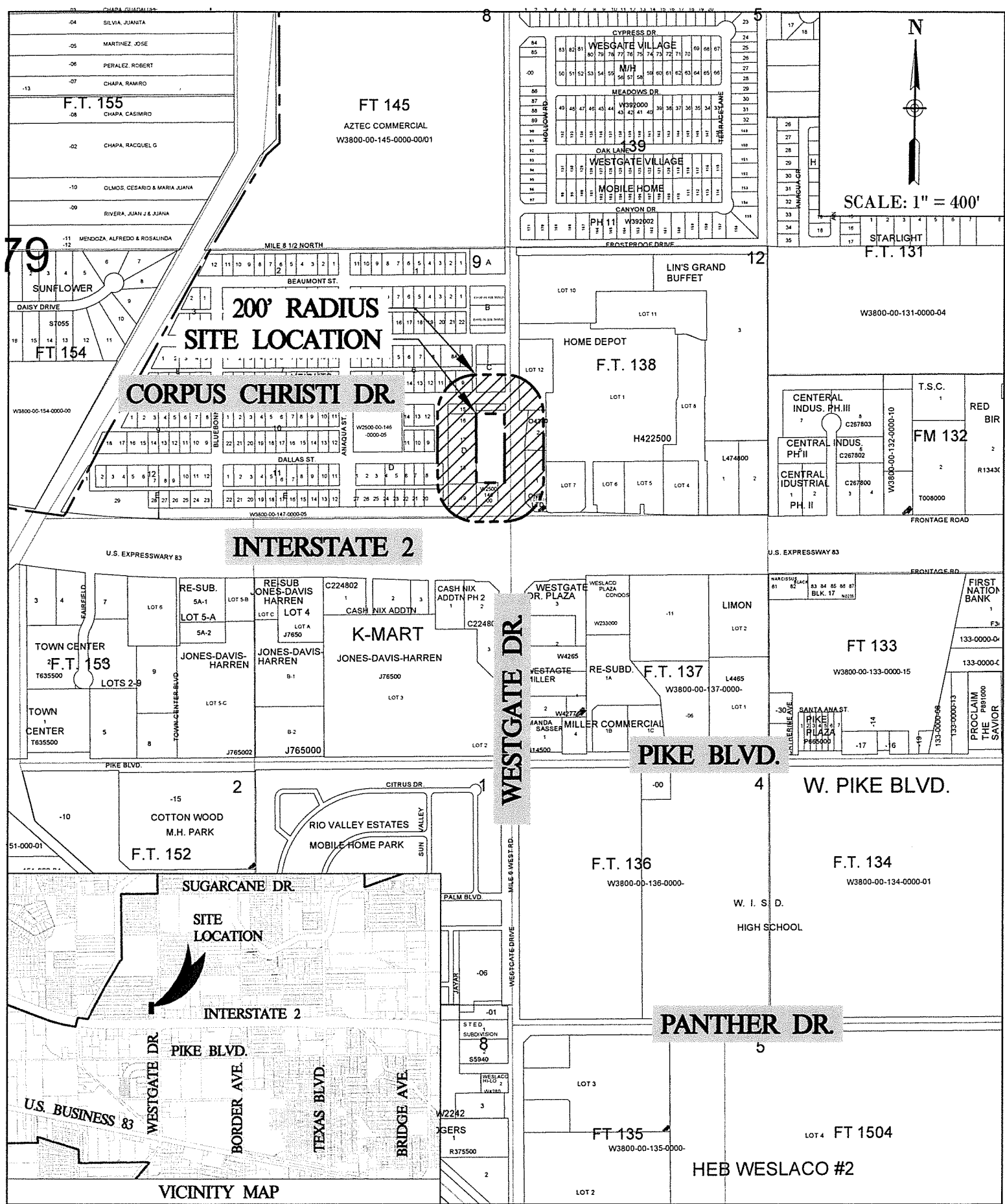
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

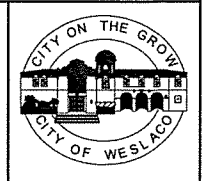
Sincerely,

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

MH/mh



IVAN GARCIA, P.E., R.P.L.S.
 1411 N. WESTGATE DR.
 0.9429 ACRES OUT OF FARM TRACT 146 BLOCK 179
 WEST & ADAMS TRACT SUBDIVISION
 EX. ZONE: R-1, PROP. ZONE: B-2



DEC 16, 2016

BATAQUES LTD 5804 LA QUINTA LN WESLACO TX 78599-3758	E8500-00-00C-0000-00 EXPRESSWAY HEIGHTS UT NO. 3 BLK C 0.491AC 2200 CORPUS CHRISTI DR	L: 62031 B: 177788
MARTINEZ, ALFREDO 1009 N OHIO AVE WESLACO TX 78596-4305	E8500-00-00D-0008-00 EXPRESSWAY HEIGHTS BLK D LOT 8 1809 W DALLAS DR	L: 30986 B: 21743
MONTES JUANITA & MARTIN 6815 A ST MERCEDES TX 78570-7494	E8500-00-00D-0015-00 EXPRESSWAY HEIGHTS BLK D LOT 15 1421 WESTGATE	L: 36000 B: 38180
FALARS-V INC 326 W MILE 11 N WESLACO TX 78599-2787	E8500-00-00D-0016-00 EXPRESSWAY HEIGHTS BLK D LOTS 16 -18 1400 WESTGATE	L: 169440 B: 774842
FALARS-V INC 1400 WESTGATE DR WESLACO TX 78596-9806	E8500-00-00D-0017-00 EXPRESSWAY HEIGHTS BLK D LOT 17 1400 WESTGATE DR	L: 34800 B: 402526
FALARS-V INC 1400 WESTGATE DR WESLACO TX 78596-9806	E8500-00-00D-0018-00 EXPRESSWAY HEIGHTS LT 18 BLK D	L: 60900 B: 0
MONTES MARTIN & JUANITA 6815 A ST MERCEDES TX 78570-7494	E8500-00-00D-0019-00 EXPRESSWAY HEIGHTS BLK D LOT 19- A 1421 N WESTGATE DR	L: 17383 B: 0
ALANIZ ARMANDO & ORALIA 2308 E 18TH ST WESLACO TX 78596-8529	E8500-00-00D-0019-01 EXPRESSWAY HEIGHTS BLK D LOT 19 1403 N WESTGATE DR	L: 86400 B: 0
ANCISO HECTOR & DELMA 1909 W DALLAS DR WESLACO TX 78599-3972	E8500-00-00D-0020-00 EXPRESSWAY HEIGHTS W1/2 LOT 20 B LK D BNG S89.6'-W48'-E441 FT 146	L: 12632 B: 0
ORTEGA BEATRIZ R PO BOX 1212 WESLACO TX 78599-1212	E8500-03-006-0009-00 EXPRESSWAY HEIGHTS UT NO. 3 BLK 6 LOT 9 1716 CORPUS CHRISTI DR	L: 27113 B: 28065
ZUNIGA, SONIA & ALVARO M 1802 W CORPUS CHRISTI DR WESLACO TX 78596	E8500-03-006-0011-00 EXPRESSWAY HEIGHTS UT NO. 3 BLK 6 LOT 11 1802 W CORPUS CHRISTI DR	L: 17429 B: 91139
HERNANDEZ HILDA A 7011 VENUS LN PHARR TX 78577-9176	E8500-03-006-0010-00 EXPRESSWAY HEIGHTS UT NO. 3 BLK 6 LOT 10 1720 CORPUS CHRISTI DR	L: 17429 B: 0

DEC 16, 2016

ALANIZ ARMANDO & ORALIA 2308 E 18TH ST WESLACO TX 78596	W2500-00-146-0000-00 WEST & ADAMS AN IRR TR S119.92-E 109.97' FT 146 N EXPWY 83 0.30 A	L: 52272 B: 0
ONE WESTGATE LTD PO BOX 771149 HOUSTON TX 77215-1149	O4340-00-000-0001-00 ONE WESTGATE LTD LOT 1 1402 N WESTGATE DR	L: 429013 B: 0
ONE WESTGATE LTD PO BOX 771149 HOUSTON TX 77215-1149	O4340-00-000-0002-00 ONE WESTGATE LTD LOT 2 1412 N WESTGATE DR	L: 270361 B: 0
ARREDONDO ALEX R TRUSTEE ARREDONDO FAMILY IRRVCBLE 21802 BROKEN ELM SAN ANTONIO TX 78259-2282	A0115-00-000-0012-00 A & M LOT 12 & 13	L: 54271 B: 14332

ORDINANCE NO. 2017-XX

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 1411 N. SUGARCANE DR., ALSO BEING THE 0.9426 ACRE TRACT OF LAND OUT OF FARM TRACT 146, BLK 179, WEST AND ADAMS TRACT SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS DISTRICT.

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

SECTION I: R-1 Single Family Dwelling District to B-2 Secondary and Highway Business District being 0.9426 acre tract of land out of Farm Tract 146, Blk 179, West and Adams Tract Subdivision, also being 1411 N. Westgate 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 17th day of January, 2017.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2017.

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: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2017-6	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration of the Final Plat for The Villages at Westgate Subdivision– 39.87 acre tract of land out of Farm Tract 131, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas located along the west right-of-way of Westgate Drive and approximately 1445 feet North of Interstate 2 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning and Code Enforcement Department).			
Background: The proposed eighty-six (86) R-2 Duplex and Apartments District lots and three (3) commercial lots subdivision is within the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through a 12" waterline and sewer through a 12" sanitary sewerline. The property is within a Flood Zone "X". The property will be a private community where streets will not be dedicated to public use.			
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 on January 4, 2017.			
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Aerial, Plat, The Villages at Westgate			
Responsibilities upon Approval: Staff will notify owner to proceed with construction documents to meet City			

requirements.

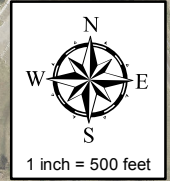
W3800-00-156-0000-00/01/02/05

N MILE 6 1/2 W

W LINCOLN ST
WEST GATE CROSSING
PH I
W ADELITA ST

FT 140

INTERMEDIATE SCHOOL



FT 130

VILLAS DEL NORTE

CYPRESS DR
WESGATE VILLAGE

PROPOSED
SITE

F.T. 155

FT 145

AZTEC COMMERCIAL
W3800-00-145-0000-00/01

HIDALGO COUNTY

HOUSING AUTHORITY

UNIT No.1

STARLIGHT
F.T. 131

P6156
179

SUNFLOWER

DAISY DR

FT 154

W BEAUMONT DR

EXPRESSWAY

W ABILENE DR

HEIGHTS

W CORPUS CHRISTI

W DALLAS DR

W FRONTAGE RD

W EXPRESSWAY 83

W FRONTAGE RD

HOME DEPOT

F.T. 138

H422500

CENTRAL
INDUS. PH.III

CENTRAL INDUS.
PH.II

CENTRAL
INDUSTRIAL
PH. II

FM 132

WESTGATE
DR. PLAZA

LIMON

RE-SUB.

RE-SUB.
JONES-DAVIS
HARRIS

C224802

CASH NIX
ADDN PH 2

WESTGATE
DR. PLAZA

LIMON

THE VILLAGES AT WESTGATE SUBDIVISION PRELIMINARY PLAT

PLAT OF
***THE VILLAGES AT
WESTGATE SUBDIVISION***
A RESUBDIVISION
OF 39.87 AC. BEING ALL
OF FARM TRACT 145, WEST TRACT S/D
VOLUME 2, PAGES 34-37, H.C.M.R.
CITY OF WESLACO, HIDALGO COUNTY, TEXAS

A TRACT OF LAND CONTAINING 39.87 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF FARM TRACT 145 OF WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE, 34-37, HIDALGO COUNTY MAP RECORDS, SAID 39.87 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID FARM TRACT 156 FOR THE NORTHWEST CORNER OF POINT OF COMMENCING;

1. THENCE, S 88° 48' 07" E (EAST PER WEST TRACT SUBDIVISION) ALONG THE NORTH LINE OF FARM TRACTS 156 AND 144, A DISTANCE OF 264.00 FEET, TO A POINT BEING THE INTERSECTION OF MILE 9 NORTH AND MILE 6 WEST;
2. THENCE, S 01° 11' 53" W (SOUTH AS PER WEST TRACT SUBDIVISION) ALONG THE EAST LINE OF FARM TRACT 144 A DISTANCE OF 1320.00 FEET TO A COTTON PINNACLE SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT AND BEING THE POINT OF BEGINNING FOR THIS TRACT;
3. THENCE, S 01° 11' 53" W (SOUTH AS PER WEST TRACT SUBDIVISION) ALONG THE EAST LINE OF FARM TRACT 144 A DISTANCE OF 1320.00 FEET TO A COTTON PINNACLE SPINDLE SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 88° 48' 07" W (WEST AS PER WEST TRACT SUBDIVISION) ALONG THE SOUTH LINE OF FARM TRACT 145, AND THE NORTH LINE OF EXPRESSWAY HEIGHTS SUBDIVISION AT A DISTANCE OF 30.00 FEET PASS A #4 IRON ROD SET ON THE WEST RIGHT-OF-WAY LINE OF MILE 6 WEST CONTINUING A TOTAL DISTANCE OF 1570.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 29° 33' 07" E (N 30° 45' 00" E DEED CALL) ALONG THE WEST LINE OF FARM TRACT 145 AND EAST LINE OF A.H. & C. I.R.R. DIST. NO. 9 RIGHT-OF-WAY, AT A DISTANCE 560.23 FEET (560.30 FEET DEED CALL) TO AN INTERIOR CORNER FOR THIS TRACT;
6. THENCE, N 03° 08' 07" E (N 04° 20' 00" E DEED CALL) ALONG THE WEST LINE OF FARM TRACT 145 AND THE EAST LINE OF A.H. & C. I.R.R. DIST. NO. 9 RIGHT-OF-WAY, A DISTANCE OF 840.94 FEET (840.80 FEET DEED CALL) TO A #4 IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;
7. THENCE, S 88° 48' 07" E (EAST AS PER WEST TRACT SUBDIVISION) ALONG THE NORTH LINE OF FARM TRACT 145 AND THE SOUTH LINE OF THE WEST GATE CROSSING SUBDIVISION, A DISTANCE OF 20.00 FEET PASSING AN IRON ROD FOUND FOR AN ADDITIONAL DRAINAGE RIGHT-OF-WAY GIVEN BY WEST GATE CROSSING PHASE I SUBDIVISION, AT A DISTANCE OF 1190.00 FEET PASS A #4 IRON ROD SET ON THE WEST RIGHT-OF-WAY LINE OF MILE 6 WEST, CONTINUING A TOTAL DISTANCE OF 1220.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 39.87 ACRES, OF WHICH 0.91 OF ONE ACRES LIES IN LAND, MORE OR LESS, OF THE WEST RIGHT-OF-WAY LINE OF MILE 6 WEST, 0.41 OF ONE ACRES LIES IN A 15.00 FEET C. & C. I.R.R. DIST. NO. 9 RIGHT-OF-WAY, 0.41 OF ONE ACRES LIES IN A 50.00 FEET C. & C. I.R.R. DIST. NO. 9.8 RIGHT-OF-WAY, LEAVING A NET OF 37.59 ACRES IN SLOD, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS.

1. PROPOSED SETBACKS:

FRONT: 25 FEET;
REAR: 25.00' OR EASEMENT WIDTH WHICHEVER IS GREATER
SIDE: 5.00' OR EASEMENT WIDTH WHICHEVER IS GREATER

THE AVERAGE LOT DEPTH SHALL BE USED TO DETERMINE THE DIMENSION USED WHEN CALCULATING THE 20% LOT DEPTH FOR IRREGULAR LOTS.
2. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
COMMUNITY-PANEL NUMBER: 480334 0450 C MAP REVISED: JUNE 6, 2000
3. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB LOCATED IN THE CENTER FRONT OF THE LOT.
4. BENCH MARK 1:
5. NO BUILDING IMPROVEMENTS SHALL BE PERMITTED ON OR WITHIN ANY EASEMENT IN THIS SUBDIVISION.
6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 224,087 CUBIC FEET OR 5.144-ACRE-FEET. DETENTION WILL BE ACCOMPLISHED BY WIDENING THE HIDALGO & CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT #9.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
8. NO CONSTRUCTION OF ANY STRUCTURES IS ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
9. SITE PLAN SHALL BE APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUE OF BUILDING PERMIT.
10. LAND USE SHALL COMPLY WITH CITY OF WESLACO R-2, DUPLEX AND APARTMENTS DISTRICT ZONING.
11. 5' SIDEWALK SHALL BE CONSTRUCTED ALONG WESTGATE. 4' SIDEWALK ON INTERIOR STREETS TO BE CONSTRUCTED AT BUILDING PERMIT STAGE.
12. FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
13. FOLLOW STREET LIGHT ORDINANCE AS PER CITY REQUIREMENTS.
14. SUBMIT STORM WATER POLLUTION PREVENTION PLAN FOR REVIEW AND APPROVAL.

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 CODE §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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE _____

DRAWN BY: FDLC DATE: 11-07-16
SURVEYED, CHECKED _____ DATE: _____
FINAL CHECK _____ DATE: _____

TBPE FIRM # F-1435

3PE FIRM # F-1435

IM

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947

227 N. F.M. 3167
RIO GRANDE CITY, TX 78852
PH: (956) 487-8256
FAX: (956) 488-8591
www.meldenandhunt.com

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
BLAKE J. BOX	P.O. BOX 3376	MCALLEN, TX. 78502-3376	(956) 381-0981	(956) 381-1839
MARIO A. REYNA	115 W. McIntYRE	EDINBURG, TX. 78541	(956) 381-0981	(956) 381-1839
FRED L. KURTH	115 W. McIntYRE	EDINBURG, TX. 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNS OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS THE VILLAGES OF WESTGATE SUBDIVISION TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HEREBY, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF WESLACO. EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR SUCCESSORS, AGENTS, EMPLOYEES, AND ASSOCIATES SHALL HAVE THE RIGHT TO ENTER THE VILLAGES OF WESTGATE SUBDIVISION HOMEOWNERS ASSOCIATION, AND OWNERSHIP, AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREAS) SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE VILLAGES OF WESTGATE SUBDIVISION HOMEOWNERS ASSOCIATION.

AZTECA COMMERCAL, LP
BY: AZTEC PARTNERS, L.L.C., A TEXAS LIMITED LIABILITY
COMPANY, GENERAL PARTNER

DATE _____

BY: BLAKE J. BOX, VICE PRESIDENT
P.O. BOX 3376, MCALLEN, TX. 78502-3376

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED BLAKE J. BOX, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, RPE # 117368 RPLS # 4750
STATE OF TEXAS

DATE PREPARED: 11/24/16
ENGINEERING JOB # 16154.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____ 20____

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750
STATE OF TEXAS

DATE SURVEYED: 08/12/2002
T-638, PG. 16
SURVEY JOB # 02006.29

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

APPROVED THIS THE _____ DAY OF _____ 20____

CHAIRPERSON, PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, 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

DATE _____

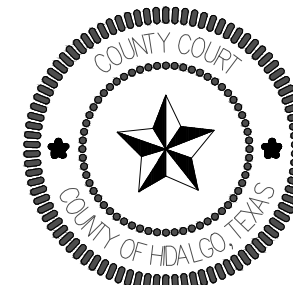
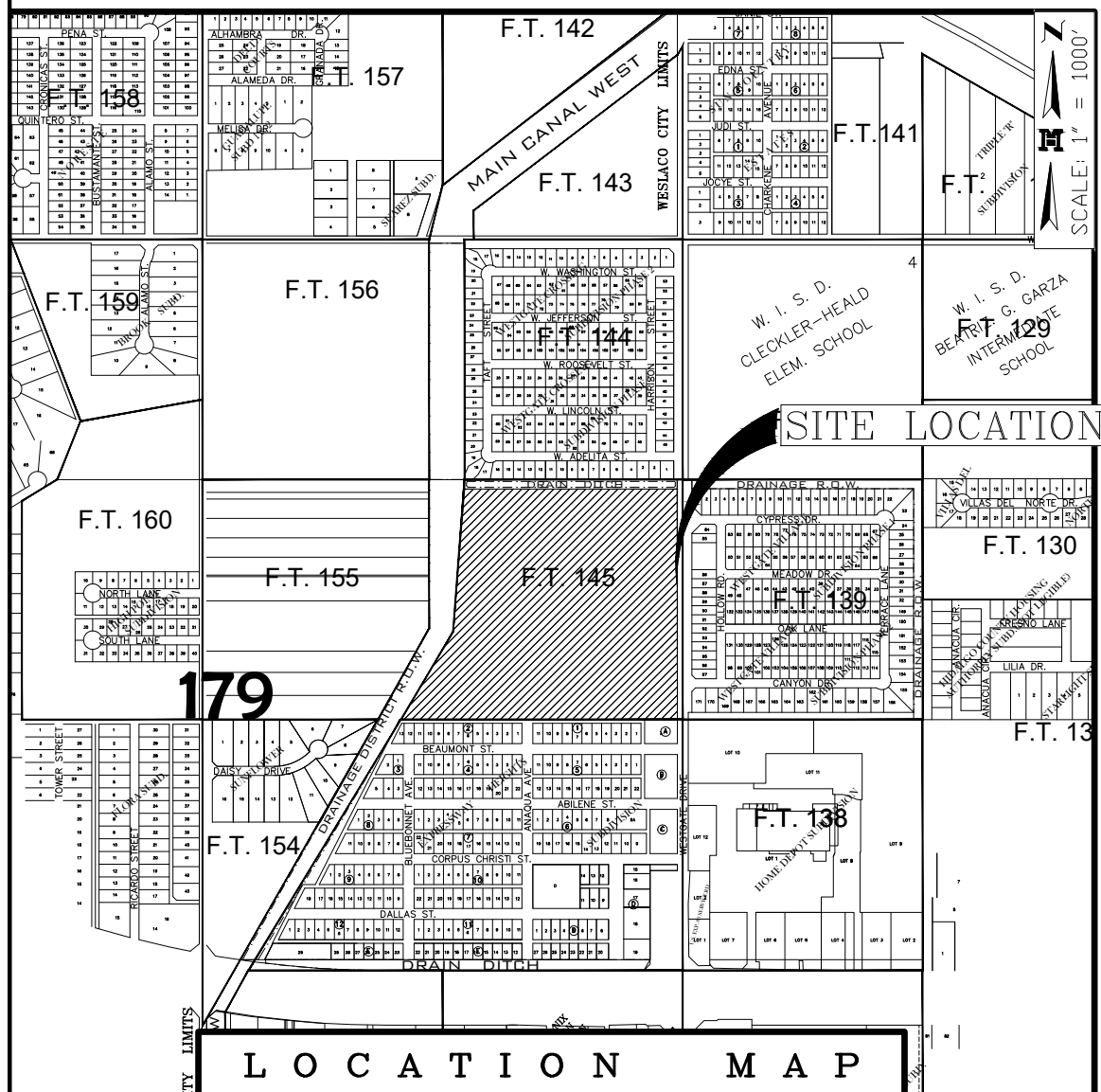
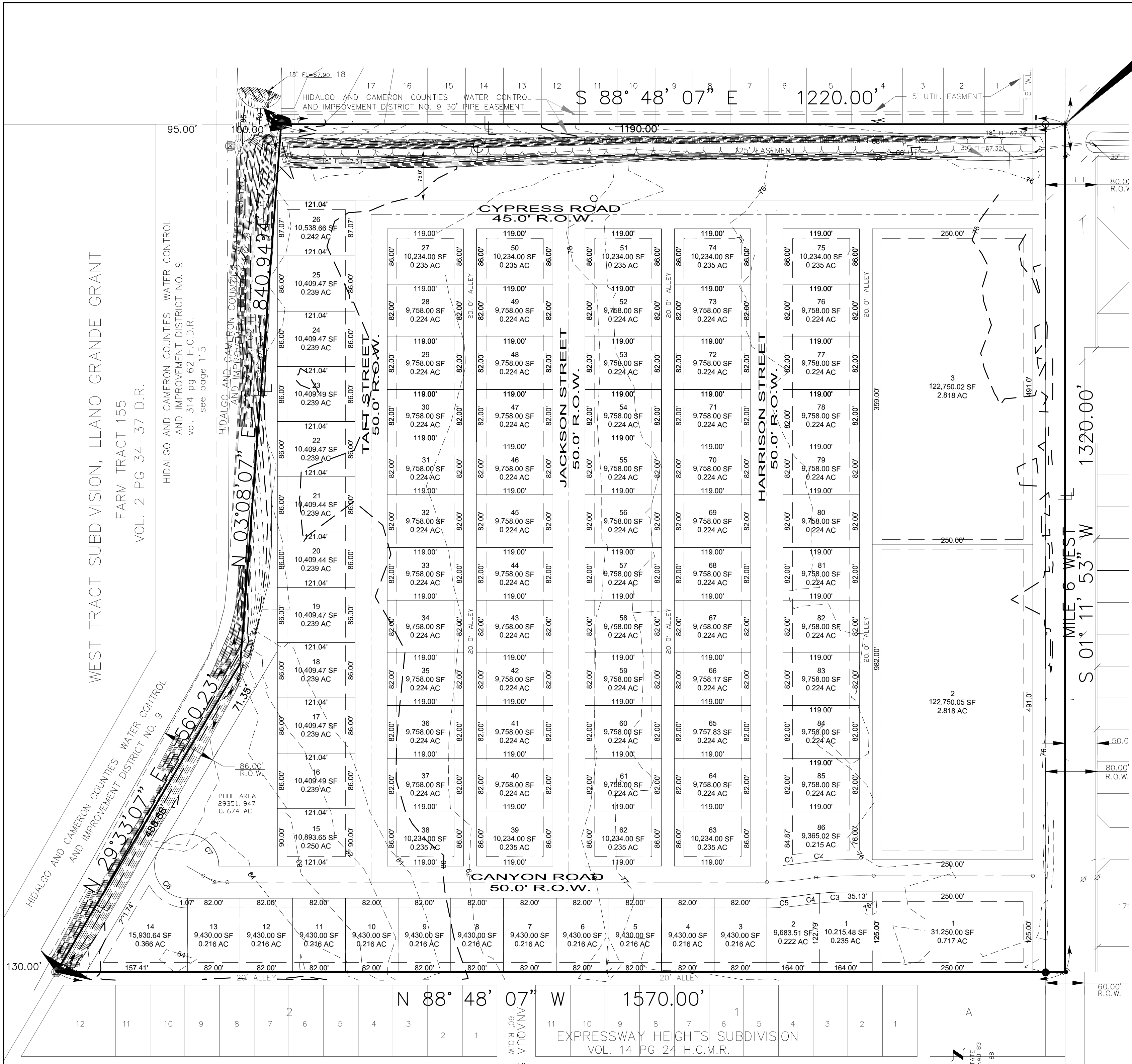
CITY CLERK DATE

DATE _____

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXA

BY: _____ DEPUTY _____



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



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. 2016-11

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: The Villages at Westgate

Location: West side of North Westgate

Legal Description: A resubdivision 39.87 acres being all of Farm Tract 145, West Tract 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: R-2 Duplex & Apartments District/B-2 Secondary & Highway District

Existing Land Use: Open Proposed Land Use: Fourplex & Commercial

Number of Lots Proposed: 86 Res./3 Comm. Gross Acreage: 39.87

Title Report Submitted: ☐ Yes ☒ No

OWNER INFORMATION

Owner's Name: Aztec Commercial, L.P. Telephone: c/o 956-381-0981

Address: P.O. Box 3376 Fax: c/o 956-381-1839

City: McAllen State: TX Zip: 78502 E-mail: c/o fkurth@meldenandhunt.com

ENGINEER INFORMATION

Name: MELDEN & HUNT, INC. C/O FRED L. KURTH Telephone: 956-381-0981

Address: 115 W. McINTYRE STREET Fax: 956-381-1839

City: EDINBURG State: TX Zip: 78541 E-mail: fkurth@meldenandhunt.com

VARIANCE

Will proposed subdivision require a variance to the Code?

☐ YES ☒ NO

Describe in detail the variance requested and reason why:

N/A

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: MVEC

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

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

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

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

SUBMITTALS REQUIRED FOR 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

N/A If septic tank system required, submit soil evaluation report

N/A Water Rights associated with the property

N/A Tax Receipt for all taxing entities showing that taxes are paid in full

N/A 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

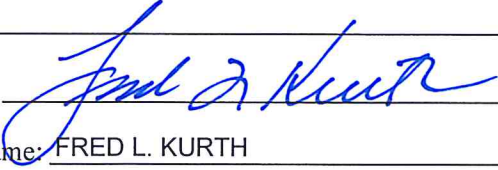
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: (SEE ATTACHED OWNER'S AUTHORIZATION)

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 11/11/2016

Authorized Agent Printed Name: FRED L. KURTH

MELDEN & HUNT INC.115 W. McINTYRE
EDINBURG, TX 78541OFF: (956) 381-0981
FAX: (956) 381-1839**028364**

Check Date: 11/11/2016

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
16154 S/D Review	11/10/2016	0030404	50.00			50.00
City of Weslaco		TOTAL	50.00			50.00
INB Accounts Payable #7797 8		WESLACO CITY OF				

CITY OF WESLACO
956-968-3181REC#: 02194692 11/15/2016 9:03 AM
OPER: Karev TERM: 036
REF#: 028364TRAN: 208.0000 SUBDIVISION REVIEW
01 -400-1025
SUBDIVISION FEES 50.00CRTENDERED: 50.00 CHECK
APPLIED: 50.00-

CHANGE: 0.00

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

Check Date: 12/1/2016

028424

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Villages @ Westgate	11/30/2016	0030470	350.00			350.00
City of Weslaco		TOTAL	350.00			350.00
INB Accounts Payable #7797 11		WESLACO CITY OF				

CITY OF WESLACO
956-968-3181REC#: 02202983 12/08/2016 3:30 PM
OPER: KArev TERM: 036
REF#: 028424TRAN: 207.0000 SUBDIVISION APPLICAT
melden & Hunt
the villages at Westgate
01 -400-1025
SUBDIVISION FEES 350.00CRTENDERED: 350.00 CHECK
APPLIED: 350.00-

CHANGE: 0.00

OWNER'S AUTHORIZATION

I/We, AZTEC COMMERCIAL, L.P., a Texas Limited Partnership hereby authorize Mario A. Reyna, P.E., Project Engineer and Fred Kurth, P.E., President of Melden and Hunt, Inc. to sign all subdivision application(s) and related paperwork to the City of Weslaco for the proposed multi-family development All of Farm Tract One Hundred Forty-Five (145), Block One Hundred Seventy-Nine (179), West Tract Subdivision out of Llano Grande Grant of lands in Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas.

AZTEC COMMERCIAL, L.P.

BY: **AZTEC PARTNERS, L.L.C.**, A Texas limited liability company, General Partner

BY: _____

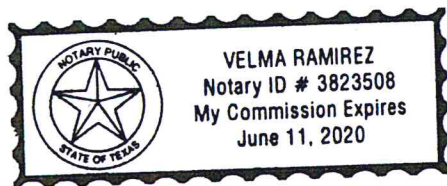
Blake J. Box, Vice President

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 31st day of October, 2016, by BLAKE J. BOX, VICE PRESIDENT of **AZTEC PARTNERS, L.L.C.**, a Texas limited liability company, in its capacity of General Partner of **AZTEC COMMERCIAL, L.P.** on behalf of such limited partnership.



Notary Public, State of Texas

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

November 28, 2016

Mario Reyna, P.E.
Melden & Hunt, Inc.
115 W. McIntyre
Edinburg, Texas 78541

Re: The Villages at Westgate Subdivision Plat

Dear Applicant:

As per the plan set received for The Villages at Westgate Subdivision, see comments on civil plans below:

Sheet 1:

1. Note 2: Flood zone should be flood Zone "X"
2. Note 4: benchmark location not provided.
3. Note 6: detention requirements are not shown. Provide detention requirements of subdivision. Include detention per lot.
4. If lots 1, 2 and 43 are for commercial use, show detention requirements based on proposed use.
5. Note 5: sidewalk note should be changed from FM 88 to Westgate Dr.
6. Note 14: submit NOI at time of construction
7. Cul-de-sac required at north west corner of property
8. 75' additional drain ditch right of way required.
9. 45' right of way on north street?
10. Drainage lines need to be upsized.

Please resubmit plan with the above revisions. Should you need additional information or have any questions, please call the Planning Department at (956) 447-3403.

Sincerely,

Israel Gaona, CFM
Engineer II



CITY OF WESLACO
PLANNING & CODE ENFORCEMENT DEPARTMENT
SUBDIVISION REVIEW MEETING

DATE: 11/23/2016

NAME OF SUBDIVISION: THE VILLAGES AT WESTGATE

SIGN IN SHEET

#	NAME	COMPANY	Phone/email
1	Rebekah de la Fuente	cow	447-3401
2	Marcelo Cosme	Cow	532-8342
3	Israel Gaona	cow	447-3403
4	Fred Kurth	MHi	381-0981
5	Rafael Garcia	Cow	956-742-7000
6	Efrain Tafolla	City of Weslaco	956-472-2181
7	Mike Serrano	WFAO	447-1990
8	Charles Warren	PD	(956) 463-1186
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: 11/15/16 OCCUPANCE: Subdivision
 FACILITY NAME: The Villages at Westgate
 PHYSICAL & MAILING ADDRESS: 1500 Block N. Westgate
 PHONE #: _____ OWNER/MANAGER: _____

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. No ceiling shall be in place until aboveground hydrostatic test has been approved.		
	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 as shown.		
	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		
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). My calculation is only 25 feet wide. We need 26 feet due to fire hydrants.		
X	M	Fire apparatus access road shall comply with IFC 2012 Edition, Appendix D. (Cul-de-sac, wye, hammerhead) Cul-de-sac needs to be 96 foot diameter minimum.		
	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	Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.		
	R	Shall maintain 44" clearance between aisles.		
X	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 Storx 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	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)
		Sprinkler system plan review	Aboveground hydro test	Fire alarm plan review
			Underground hydro test	Fire alarm trip test
X	X	Shall have fire lane in place for fire hydrants. From center of hydrant, fire lane shall be 15 feet each way.		

Asst. Fire Marshal Mike Swinnea
 FIRE MARSHAL/FIRE INSPECTOR

FIRM NAME: MELDEN & HUNT, INC. – #F1435
TITLE: THE VILLAGES AT WESTGATE SUBDIVISION
PREPARED BY: FRED L. KURTH
DATE: November 15, 2016



Fred L. Kurth
11-16-16

INDEX

1. Drainage Statement
2. Drainage Calculations
3. Time of Concentration Determination Table (If Applicable)
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

THE VILLAGES AT WESTGATE SUBDIVISION

Project No.: 16154.00 Revised Date: November 15, 2016

THE VILLAGES AT WESTGATE SUBDIVISION a resubdivision of 39.87 Ac. being a all of Farm Tract 131, Block 162, West Tract Subdivision, City of Weslaco, Hidalgo County, Texas as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. The property is located along the West intersection of Mile 6 West and approximately 1445 feet north of U.S. Expressway 83. This property is currently open agriculture with a proposed 86 residential lot and 3 commercial lots. This property is located in Zone "X" unshaded in FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Map Revised June 6, 2000. Zone "X" unshaded is an "area determined to be outside 500-floodplain".

The soils are sandy clay loam and clay loam, which are in Hydrologic Group "B" respectively. 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 northeasterly direction and has a runoff of 10.07 c.f.s. during the 25-year storm frequency as per the attached calculations. Proposed runoff after development is 54.47 c.f.s., during the 10-year storm frequency, per the attached calculation, which is an increase of 44.40 c.f.s.

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, 180,547 cubic feet of detention will be provided by widening of the Hidalgo and Cameron Counties Water Control and Improvements District No. 9 ditch located along the north side of this subdivision.



By:

Fred L. Kurth
Fred L. Kurth, P.E., R.P.L.S.
President

11-16-16
Date

DRAINAGE REPORT

PROJECT NAME: THE VILLAGES AT WESTGATE SUBDIVISION
 PROJECT NUMBER: 16154.00
 DATE: November 15, 2016

I. Existing Condition (10 Year)

Ex. Area: 1736737.2 sf
 39.87 ac
 Imp. Area: 52800 sf
 % Imp. : 0.03
 Slope : 0.64 % SCS Curve Number: 62
 tc : 172.00 min
 Rainfall Intensity (10yr) 1.523 in/hr
 c factor (from Nomograph) 0.166
 Q peak existing condition: 10.07 cfs

II. Future Condition (25 Year)

Future area: 1736737.2 sf
 39.87 ac
 Estimated Imp. Area: 727505 sf
 % Imp. : 0.42
 Slope : 0.64 % SCS Curve Number: 76
 tc : 65.78 min
 Rainfall Intensity (25yr) 3.513 in/hr
 c factor (from Nomograph) 0.381
 Q future cond. = $Aci = i^*$ = 53.29 * 0.38
 15.17181 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	192.24	57673	10.07	3021	54652
10	0.17	10.04	152.36	91413	10.07	6041	85372
15	0.25	8.40	127.44	114699	10.07	9062	105637
20	0.33	7.27	110.27	132322	10.07	12082	120240
25	0.42	6.43	97.62	146423	10.07	15103	131320
30	0.50	5.79	87.88	158175	10.07	18123	140052
35	0.58	5.28	80.11	168225	10.07	21144	147081
40	0.67	4.86	73.75	177000	10.07	24165	152836
45	0.75	4.51	68.44	184788	10.07	27185	157603
50	0.83	4.22	63.95	191848	10.07	30206	161642
60	1.00	3.74	56.70	204109	10.07	36247	167862
90	1.50	2.83	42.95	231938	10.07	54370	177567
120	2.00	2.31	35.03	252228	10.07	72494	179734
180	3.00	1.72	26.11	281995	10.07	108741	173255
240	4.00	1.39	21.12	304116	10.07	144988	159728

Storage Required: 179734 cf
 Storage Required: 4.126 Ac.-Ft.
 w/ release rate of: 10.07 cfs
 Storage per lot: 2019 cf per lot
 Storage / Ac. Development: 0.103 Ac.Ft. per Ac.



Fred L. Kurth
 11-16-16

TABLE I
TIME OF CONCENTRATION DETERMINATION
THE VILLAGES AT WESTGATE SUBDIVISION

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW					CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	FLOW RATE (FPS)	TIME (MIN)	WIDTH DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.166	1550		0.15	172.2						172.2
D.A.#1	Overland & Gutter	0.381	190		0.15	21.1			880	0.4	36.7	57.8
D.A.#1-D.A.#2	Pipe Flow	0.381							35	3.0	0.2	58.0
D.A.#2	Overland & Gutter	0.381	120		0.15	13.3			550	0.4	22.9	36.3
D.A.#2-D.A.#3	Pipe Flow	0.381							143	3.0	0.8	58.8
D.A.#3	Overland & Gutter	0.381	40		0.15	4.4			460	0.4	19.2	23.6
D.A.#3-D.A.#4	Pipe Flow	0.381							130	3.0	0.7	59.5
D.A.#4	Overland & Gutter	0.381	120		0.15	13.3			700	0.4	29.2	42.5
D.A.#4-D.A.#5	Pipe Flow	0.381							35	3.0	0.2	59.7
D.A.#5	Overland & Gutter	0.381	120		0.15	13.3			550	0.4	22.9	36.3
D.A.#5-D.A.#6	Pipe Flow	0.381							143	3.0	0.8	60.5
D.A.#6	Overland & Gutter	0.381	40		0.15	4.4			460	0.4	19.2	23.6
D.A.#6-D.A.#7	Pipe Flow	0.381							130	3.0	0.7	61.2
D.A.#7	Overland & Gutter	0.381	120		0.15	13.3			650	0.4	27.1	40.4
D.A.#7-D.A.#10	Pipe Flow	0.381							35	3.0	0.2	61.4
D.A.#8	Overland & Gutter	0.381	120		0.15	13.3			950	0.4	39.6	52.9
D.A.#8-D.A.#9	Pipe Flow	0.381							140	3.0	0.8	62.2

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

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

TABLE 1A

FLOWRATE DETERMINATION

THE VILLAGES AT WESTGATE SUBDIVISION

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
Existing	39.87	0.166	172.2	25	1.777	11.75				
D.A.#1	5.61	0.381	57.8	25	3.832	8.18				
D.A.#1-D.A.#2	5.61	0.381	58.0	25	3.824	8.16	24.00	0.130%	0.335%	1.6
D.A.#2	2.62	0.381	36.3	25	5.167	5.15				
D.A.#2-D.A.#3	8.23	0.381	58.8	25	3.789	11.87	24.00	0.276%	1.807%	7.6
D.A.#3	1.99	0.381	23.6	25	6.643	5.03				
D.A.#3-D.A.#4	10.22	0.381	59.5	25	3.758	14.62	24.00	0.418%	0.174%	4.8
D.A.#4	3.86	0.381	42.5	25	4.679	6.87				
D.A.#4-D.A.#5	14.08	0.381	59.7	25	3.750	20.09	30.00	0.240%	0.17%	4.8
D.A.#5	3.12	0.381	36.3	25	5.167	6.13				
D.A.#5-D.A.#6	17.20	0.381	60.5	25	3.717	24.33	30.00	0.352%	0.129%	6.6
D.A.#6	1.70	0.381	23.6	25	6.643	4.30				
D.A.#6-D.A.#7	18.90	0.381	61.2	25	3.688	26.52	36.00	0.159%	0.129%	1.0
D.A.#7	3.49	0.381	40.4	25	4.829	6.41				
D.A.#7-D.A.#10	22.39	0.381	61.4	25	3.680	31.35	36.00	0.222%	0.129%	3.2
D.A.#8	4.45	0.381	52.9	25	4.061	6.88				
D.A.#8-D.A.#9	26.84	0.381	62.2	25	3.649	37.27	36.00	0.313%	0.255%	3.2

FORMULA FOR INTENSITY $I = \frac{b}{Tc + d}$
 USING THE RATIONAL METHOD, AS PER e
 "TXDOT BRIDGE HYDRAULIC MAN (Tc + d)

TABLE I
TIME OF CONCENTRATION DETERMINATION
THE VILLAGES AT WESTGATE SUBDIVISION

[illegible]

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

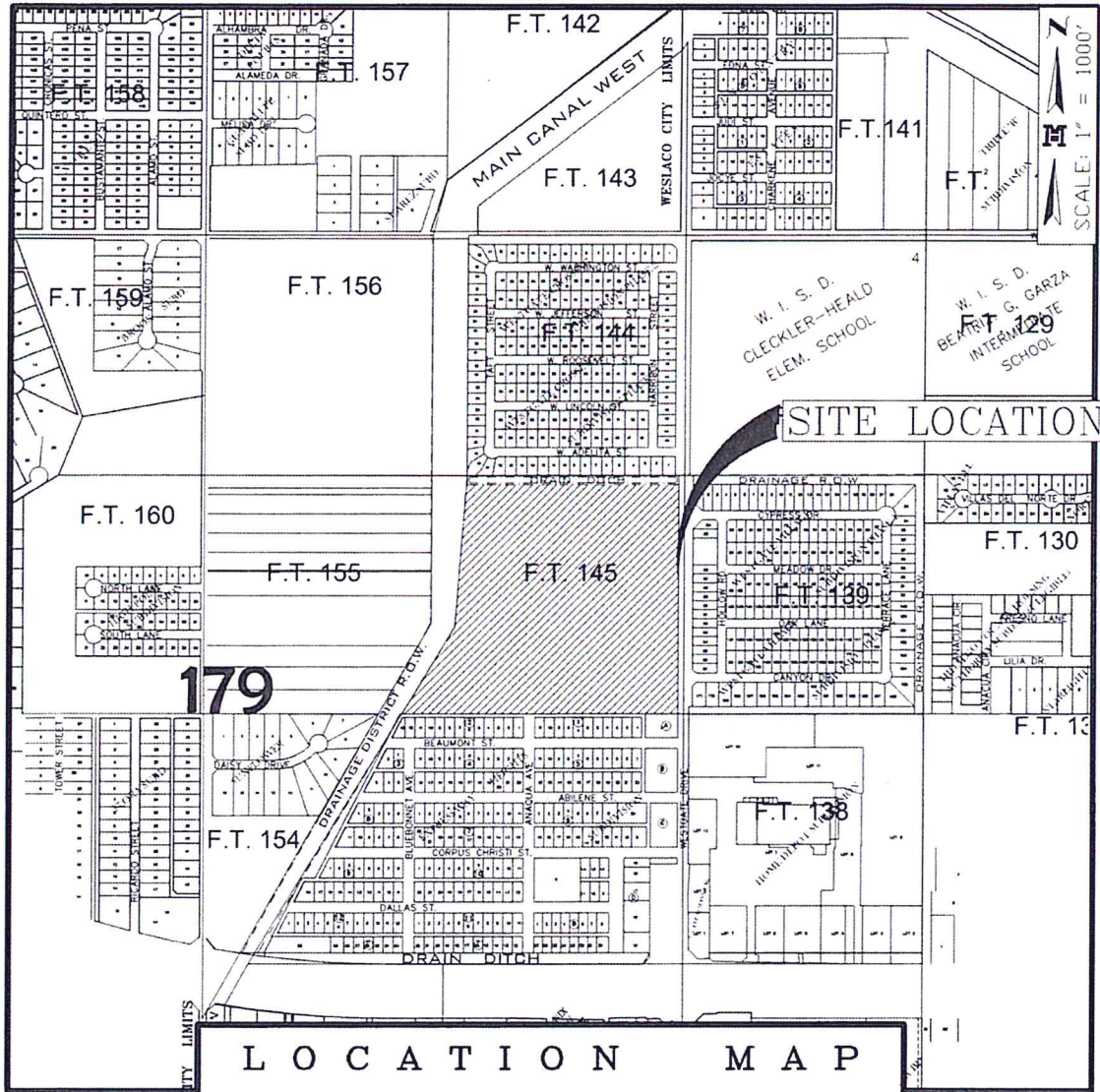
$$T_c = \frac{L}{(V \times 60)}$$

TABLE IA
FLOWRATE DETERMINATION
THE VILLAGES AT WESTGATE SUBDIVISION

[illegible]

FORMULA FOR INTENSITY $I = \frac{b}{e}$
 USING THE RATIONAL METHOD, AS PER
 "TXDOT BRIDGE HYDRAULIC MAN (Tc + d)

**THE VILLAGES AT
WESTGATE SUBDIVISION**
A RESUBDIVISION
OF 39.87 AC. BEING ALL
OF FARM TRACT 145, WEST TRACT S/D
VOLUME 2, PAGES 34-37, H.C.M.R.
CITY OF WESLACO, HIDALGO COUNTY, TEXAS



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

227 N. F.M. 3167
RIO GRANDE CITY, TX 78582
PH: (956) 487-8256
FAX: (956) 488-8591

115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com

BOOK I-, PG.
DATE:
JOB No.
FILE NAME:
DRAWN BY:



Point #	Length	Bearing	Lat	Long	Point Name	Distance	Angle
1	0.00	N 0° 00' 00" E	0.00	0.00	Start	0.00	0° 00' 00"
2	10.00	N 45° 00' 00" E	7.07	7.07	Point 2	10.00	45° 00' 00"
3	10.00	S 45° 00' 00" E	0.00	14.14	Point 3	20.00	90° 00' 00"
4	10.00	S 0° 00' 00" E	0.00	21.21	Point 4	30.00	135° 00' 00"
5	10.00	N 45° 00' 00" W	-7.07	21.21	Point 5	40.00	180° 00' 00"
6	10.00	N 0° 00' 00" W	-7.07	14.14	Point 6	50.00	225° 00' 00"
7	10.00	N 45° 00' 00" W	-7.07	7.07	Point 7	60.00	270° 00' 00"
8	10.00	N 0° 00' 00" W	-7.07	0.00	Point 8	70.00	315° 00' 00"
9	10.00	N 45° 00' 00" E	7.07	0.00	Point 9	80.00	0° 00' 00"
10	10.00	S 45° 00' 00" E	0.00	7.07	Point 10	90.00	45° 00' 00"
11	10.00	S 0° 00' 00" E	0.00	14.14	Point 11	100.00	90° 00' 00"
12	10.00	S 45° 00' 00" W	-7.07	14.14	Point 12	110.00	135° 00' 00"
13	10.00	N 45° 00' 00" W	-7.07	7.07	Point 13	120.00	180° 00' 00"
14	10.00	N 0° 00' 00" W	-7.07	0.00	Point 14	130.00	225° 00' 00"
15	10.00	N 45° 00' 00" W	-7.07	-7.07	Point 15	140.00	270° 00' 00"
16	10.00	N 0° 00' 00" W	-7.07	-14.14	Point 16	150.00	315° 00' 00"
17	10.00	N 45° 00' 00" E	7.07	-14.14	Point 17	160.00	0° 00' 00"
18	10.00	S 45° 00' 00" E	0.00	-7.07	Point 18	170.00	45° 00' 00"
19	10.00	S 0° 00' 00" E	0.00	0.00	Point 19	180.00	90° 00' 00"

Calculus ET: 7.2.4 Date: 11.11.18
 S. Wu (18) T. M. C. (18) Class:



MELDEN & HUNT INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. MAIN ST. 2ND FL. ST. LOUIS, MO 63101
(314) 241-1000 FAX (314) 241-1001
1400 S. GLENDALE AVE. ST. LOUIS, MO 63104
(314) 241-1000 FAX (314) 241-1001

FINANCIAL DATA					
	Year	2009	2010	2011	2012
Revenue	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Expenses	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000
Profit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

A RESUBMISSION
OF 33.87 AC. BEING ALL
OF FARM TRACT 145, WEST TRACT S/D
VOLUME 2, PAGES 34-37, H.C.M.R.
CITY OF WESLACO, HIDALGO COUNTY, TEXAS

ISSUES AND BOUNDS DESCRIPTION

[illegible][illegible]

COUNTY JUDGE DISTRICT NO. 10 HEREBY CERTIFY THAT THE JUDICIAL BRANCH FOR THIS COUNTY IS IN COMPLIANCE WITH THE JUDICIAL STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS RULES 171-173. THE DISTRICT HAS NOT RECEIVED AND DOES NOT CLAIM THAT THE JUDICIAL BRANCH HAS VIOLATED ANY STANDARDS FOR THE SPECIFIC VIOLATION BASED ON CURRENTLY ENFORCEABLE STANDARDS IN THE RESPONSIBILITIES OF THE JUDICIAL BRANCH AS SET FORTH IN THE JUDICIAL STANDARDS.

11th Feb 1998

CERTIFICATION OF HIDALGO & CAMERON COUNTIES
HIDALGO & CAMERON COUNTIES, TEXAS

Environ Monit Assess (2008) 142:177–187
DOI 10.1007/s10661-008-9450-2

2. If the temperature falls, the rate of loss of stone water will be reduced and the temperature will rise.

2. HETEROGENEITY: NOT ALL GROUPS HAVE THE SAME LEVEL OF AWARENESS, KNOWLEDGE, AND ATTITUDE. FOR EXAMPLE, IN THE UNITED STATES, AFRICAN AMERICANS ARE MORE AWARE OF HIV/AIDS THAN WHITE AMERICANS. IN THE UNITED KINGDOM, BLACK PEOPLE ARE MORE AWARE OF HIV/AIDS THAN WHITE PEOPLE.

* *Journal of the American Medical Association*, 1997; 277: 1000-1005.

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

[illegible]

1. $\mathbb{R}^n$ is a vector space over $\mathbb{R}$ with the standard inner product.
 2. $\mathbb{R}^n$ is a vector space over $\mathbb{C}$ with the standard inner product.
 3. $\mathbb{R}^n$ is a vector space over $\mathbb{R}$ with the standard inner product.
 4. $\mathbb{R}^n$ is a vector space over $\mathbb{R}$ with the standard inner product.
 5. $\mathbb{R}^n$ is a vector space over $\mathbb{R}$ with the standard inner product.
 6. $\mathbb{R}^n$ is a vector space over $\mathbb{R}$ with the standard inner product.
 7. $\mathbb{R}^n$ is a vector space over $\mathbb{R}$ with the standard inner product.
 8. $\mathbb{R}^n$ is a vector space over $\mathbb{R}$ with the standard inner product.
 9. $\mathbb{R}^n$ is a vector space over $\mathbb{R}$ with the standard inner product.
 10. $\mathbb{R}^n$ is a vector space over $\mathbb{R}$ with the standard inner product.

Fig. 2. ΔG of the reaction of the formation of the complex of the polymer with the metal ion. ΔG is calculated from the equation $\Delta G = -RT \ln K$, where R is the gas constant, T is the absolute temperature, and K is the equilibrium constant of the reaction.

4187 201704

SA JEFFREY L. GORDON HAS RETURNED FROM THE STATION'S TRIP AND HAS REPORTED THAT HE HAS LOCATED THE HOME FOR THE PARROTS AND CONSIDERING MONEY EXPENSES.

[illegible]

DATE OF TEST _____
 NAME OF PERSON _____

ACCURATE REPRESENTATION OF THE INFORMATION OF THE PRICE INFORMATION SUPPLY

[illegible]

FRED L. ALBERT & RICHARD L. PROBERT, JR., DEPARTMENT OF THE STATE OF TEXAS, COUNTY OF DALLAS

OVERLAPPING OF INSTRUMENTS, WHERE APPLICABLE, IS TO BE IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAN, AND THAT THE CORNER BEHINDS SHALL THEREAFTER BE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HOUSTON, TEXAS.

DATE SUBMITTED: 10/10/14



APPENDIX 2: THE SUGGESTED ORDER OF THE QUESTIONS

Copyright © 2004 John Wiley & Sons, Ltd.

FILED FOR RECORD IN

ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

MEMORANDUM FOR THE DIRECTOR, FBI

① _____ (姓名/学号)

P.O.C.
N.W. COR.
P.T. 156

FARM TRACT 144

FARM TRACT 126

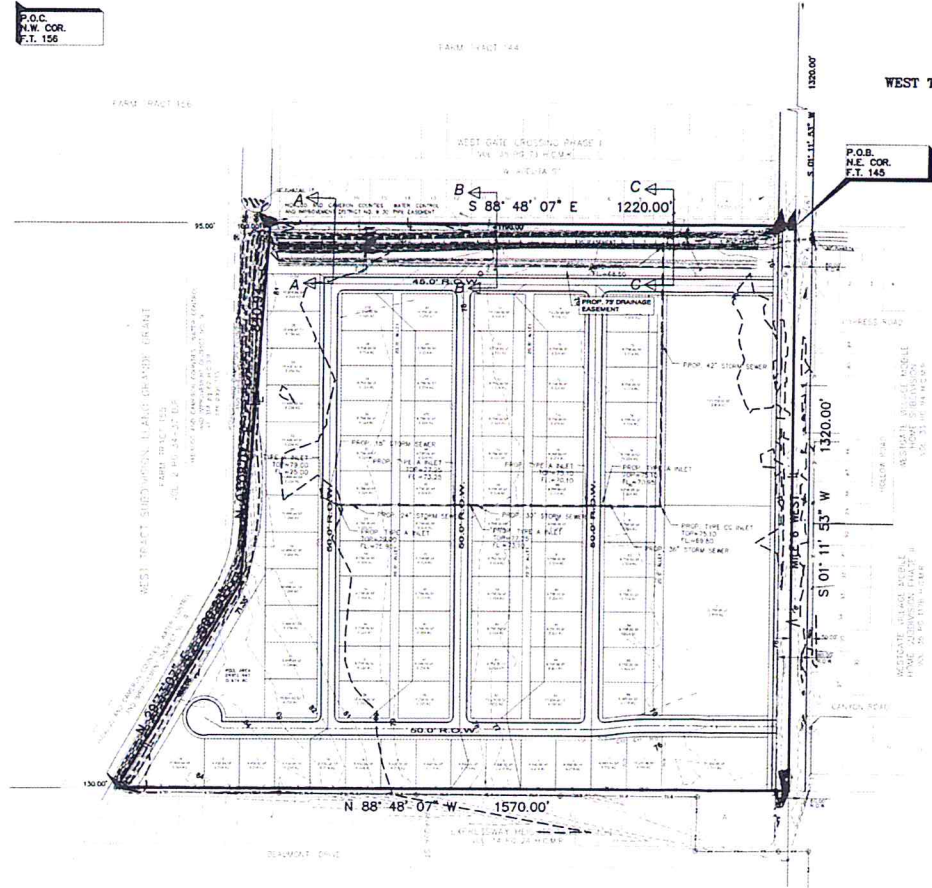
WEST GATE LUTHERAN PHASE II
W/ 25' WIDE 13' HIGH

PLAT SHOWING
ALL OF FARM TRACT 145
WEST TRACT SUBDIVISION OUT OF LLANO GRANDE
VOLUME 2, PAGE 34-37 H.C.M.R.
HIDALGO COUNTY TEXAS

P.O.B.
N.E. COR.
P.T. 145

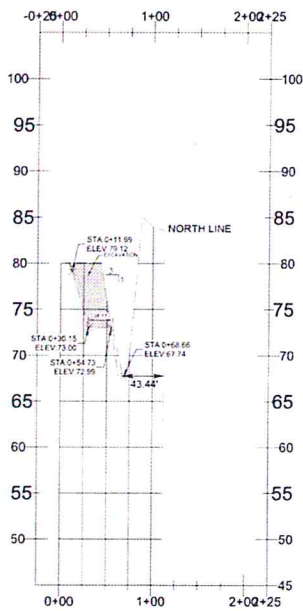
1. ALL LOTS ARE TO BE 1/4 SECTION 15, T.14S, R.10E, S.4E.
2. ALL LOTS ARE TO BE 1/4 SECTION 16, T.14S, R.10E, S.4E.
3. ALL LOTS ARE TO BE 1/4 SECTION 17, T.14S, R.10E, S.4E.
4. ALL LOTS ARE TO BE 1/4 SECTION 18, T.14S, R.10E, S.4E.

SCALE 1" = 100'

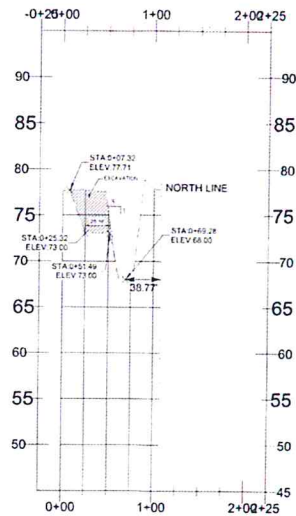


PLAT SHOWING ALL OF FARM TRACT 145 WEST TRACT SUBDIVISION OUT OF LLANO GRANDE VOLUME 2, PAGE 34-37 H.C.M.R. HIDALGO COUNTY TEXAS	
RESUBDIVISION OF FARM TRACT 145 HIDALGO COUNTY	
STORM DRAINAGE & STREET IMPROVEMENTS	
DATE: 11-11-16 BY: [Signature]	SCALE: 1" = 100'

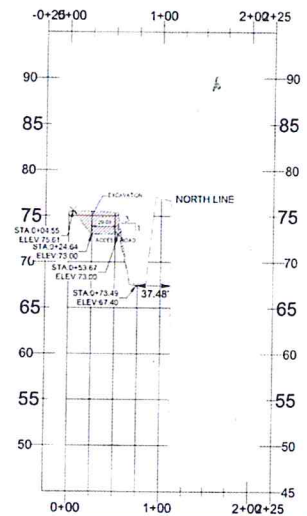
DITCH PROFILE A PROFILE



DITCH PROFILE B PROFILE



DITCH PROFILE C PROFILE

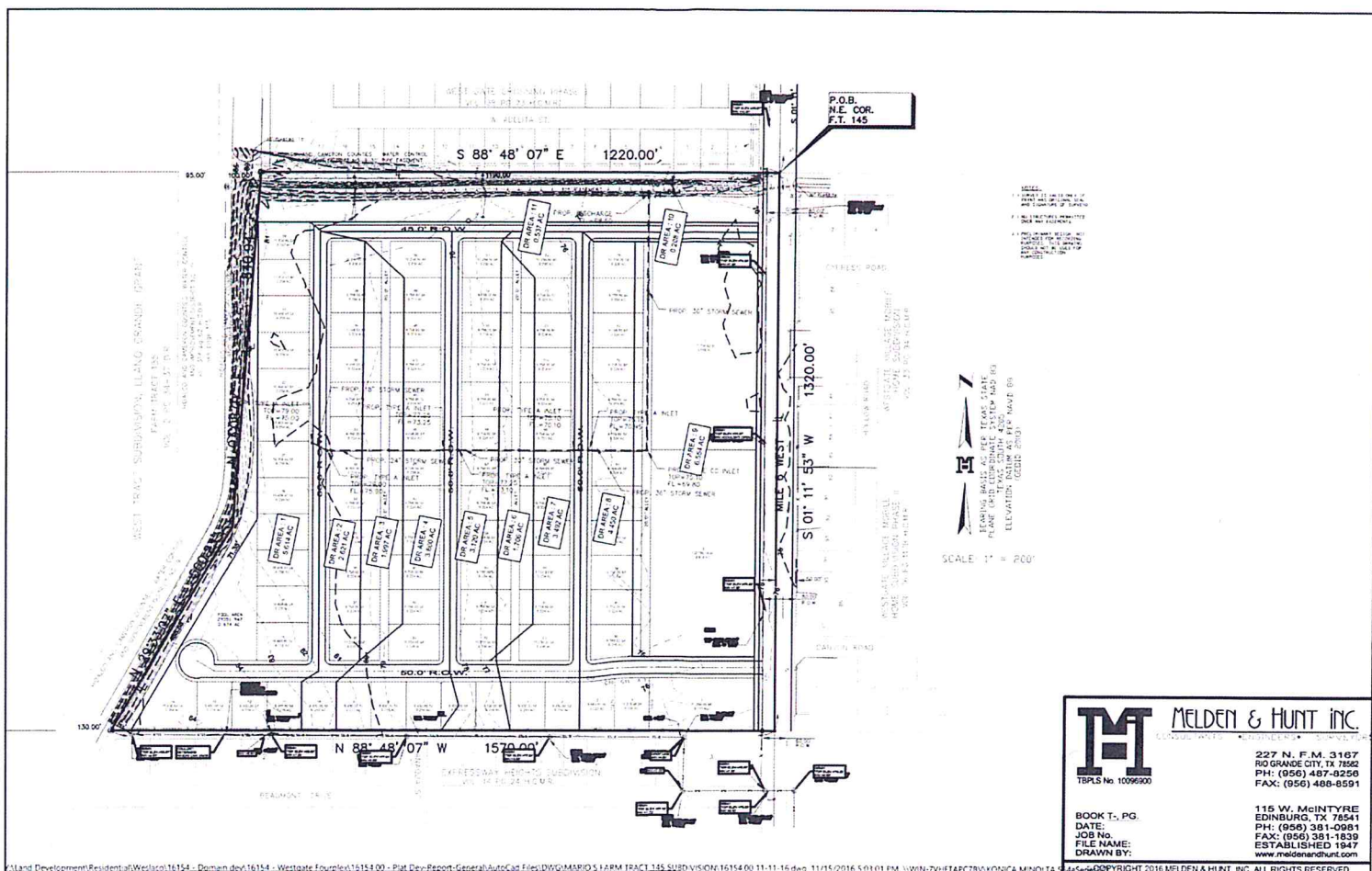


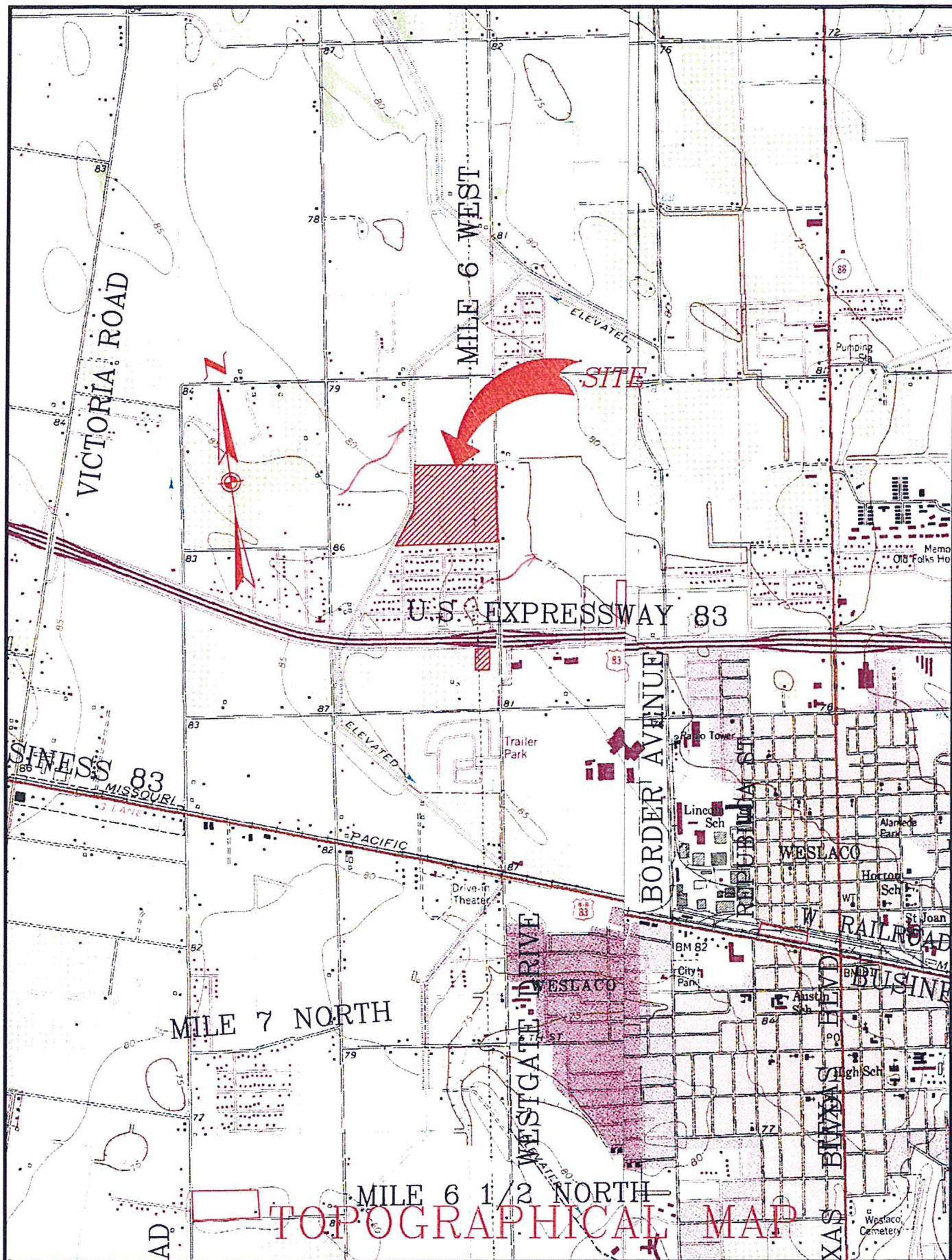
MELDEN & HUNT INC.
SURVEYORS • ENGINEERS • ARCHITECTS

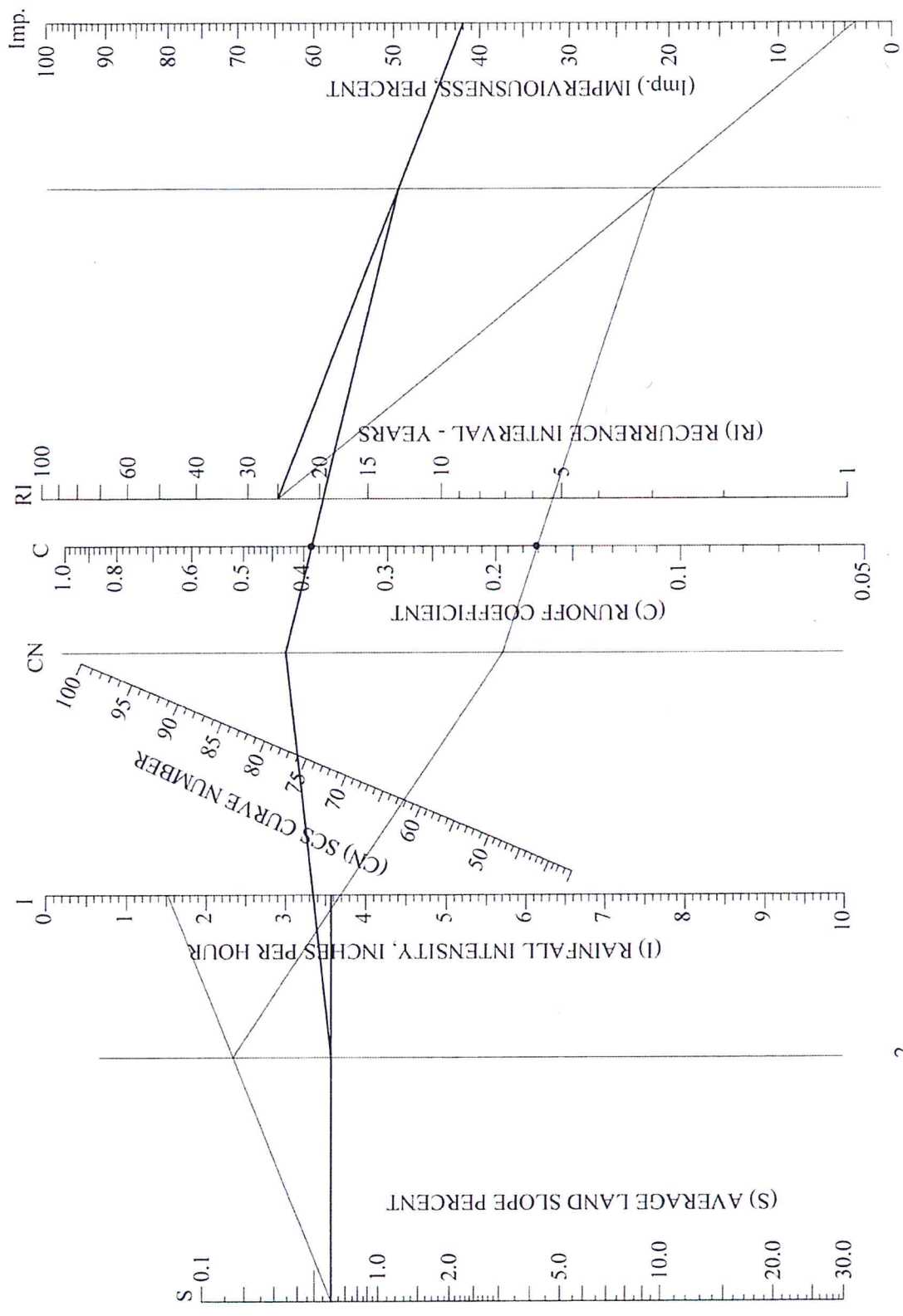
227 N. F.M. 3167
ROGRAND CITY, TX 75682
PH: (956) 487-8256
FAX: (956) 488-8591

BOOK T., PG.
DATE:
JOB No:
FILE NAME:
DRAWN BY:

115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1830
ESTABLISHED 1947
www.meldenandhunt.com







NOMOGRAPH for Estimating "c"
THE VILLAGES AT WESTGATE SUBDIVISION - Weslaco, Texas

$$C = 7.2(10)^{-7} \left(\frac{CN}{RI} \right)^{0.05} \left(\frac{S}{1.48} \right)^{0.2} \left(\frac{Imp+1}{2} \right)^{0.7}$$

CN = Curve Number (SCS Method) = 98 (impervious) + x(1 - impervious)

where $x = \frac{\text{Hydraulic Soils Group}}{\text{Soils Group}}$

Nomograph for Estimating C in the Rational Formula

- _____ DENOTES EXISTING CONDITION (C) = 0.166
- _____ DENOTES FUTURE CONDITION (C) = 0.382

	A	B	C	D
x	39	61	74	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"

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

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

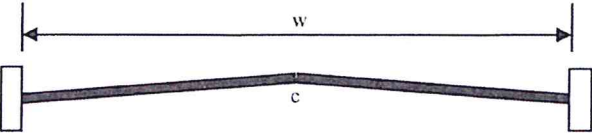
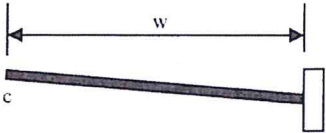
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.647	0.860	1.031	1.209	1.384	1.514
295	0.639	0.849	1.018	1.193	1.367	1.496
300	0.630	0.838	1.005	1.178	1.350	1.478
305	0.622	0.828	0.992	1.164	1.334	1.460
310	0.614	0.817	0.980	1.150	1.319	1.444
315	0.606	0.807	0.969	1.136	1.303	1.427
320	0.598	0.797	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

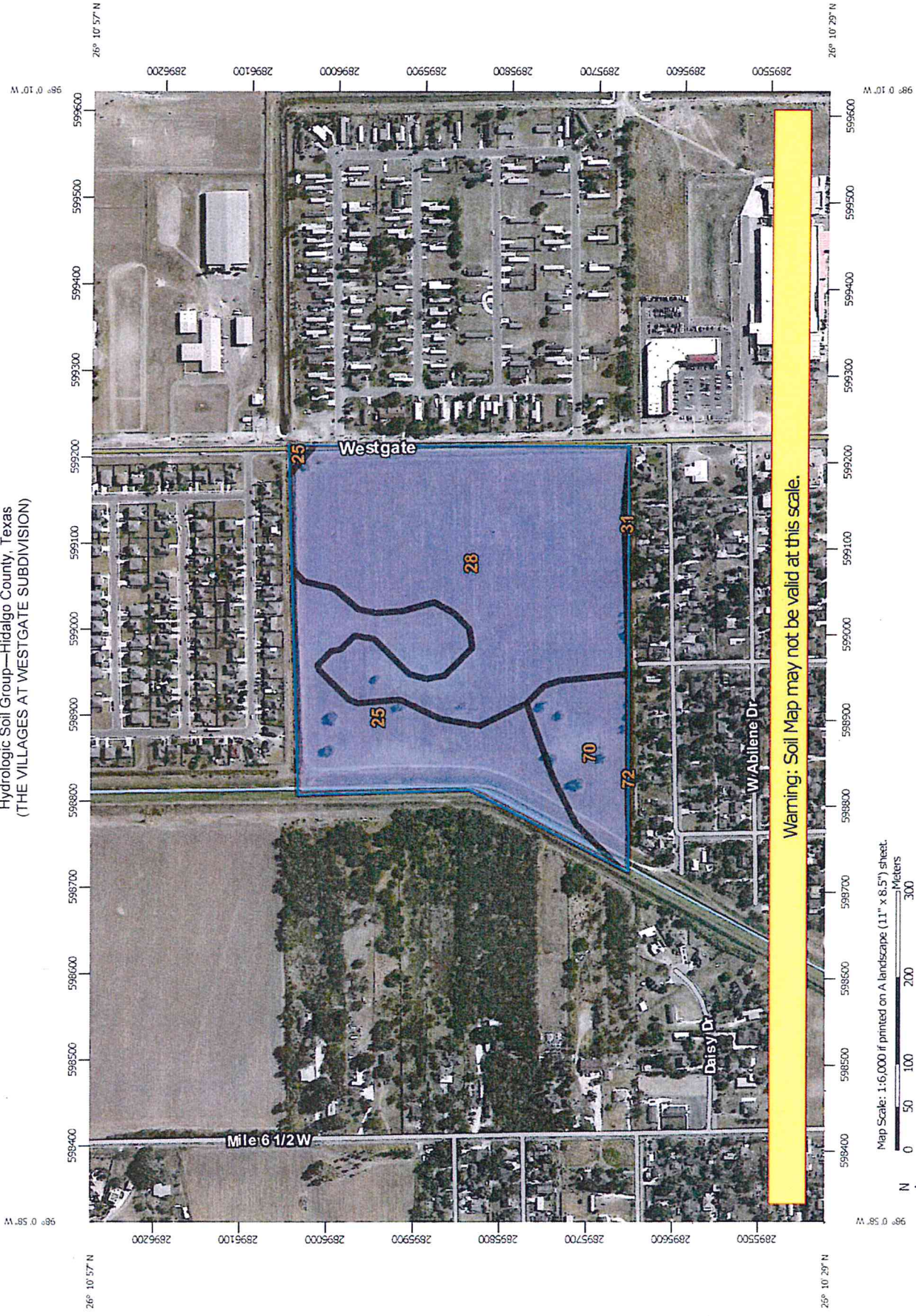
25yr	50yr	100yr
0.771	0.749	0.740
98	99	103
9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.

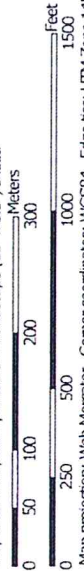
Street Velocities and Capacities Flowing Curb Full Manning's n = 0.018

										
	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
(THE VILLAGES AT WESTGATE SUBDIVISION)



Map Scale: 1:6,000 if printed on A landscape (11" x 8.5") sheet.



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

MAP LEGEND

 Area of Interest (AOI)	 C
 Soils	 C/D
 Soil Rating Polygons	 D
 A	 Not rated or not available
 A/D	 Water Features
 B	 Streams and Canals
 B/D	 Transportation
 C	 RAILS
 C/D	 Interstate Highways
 D	 US Routes
 Not rated or not available	 Major Roads
 Soil Rating Lines	 Local Roads
 A	 Background
 A/D	 Aerial Photography
 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
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	B	11.7	28.7%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	24.5	60.1%
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	B	0.2	0.5%
70	Willacy fine sandy loam, 0 to 1 percent slopes	B	4.4	10.7%
72	Willacy-Urban land complex, 0 to 3 percent slopes	B	0.0	0.0%
Totals for Area of Interest			40.8	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.

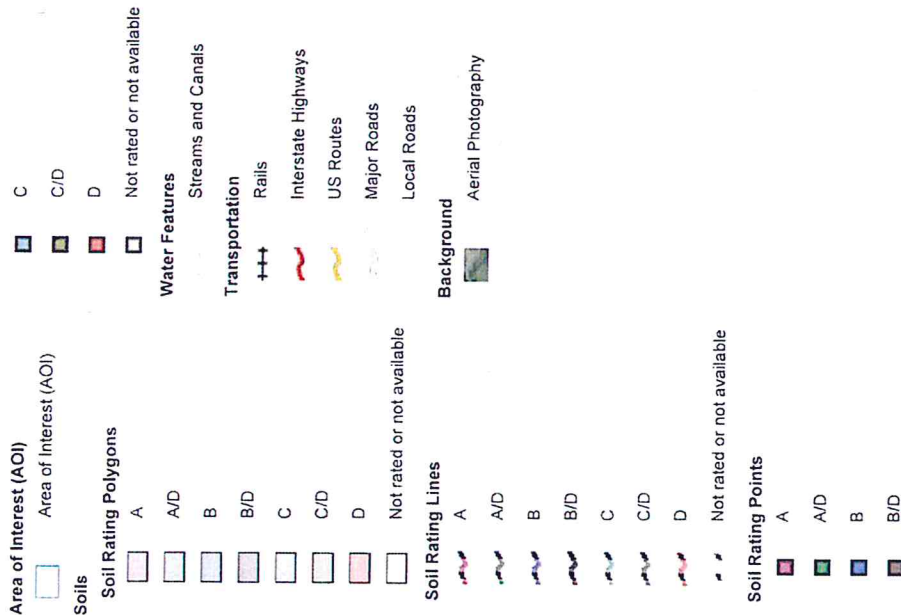
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

MAP LEGEND



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.

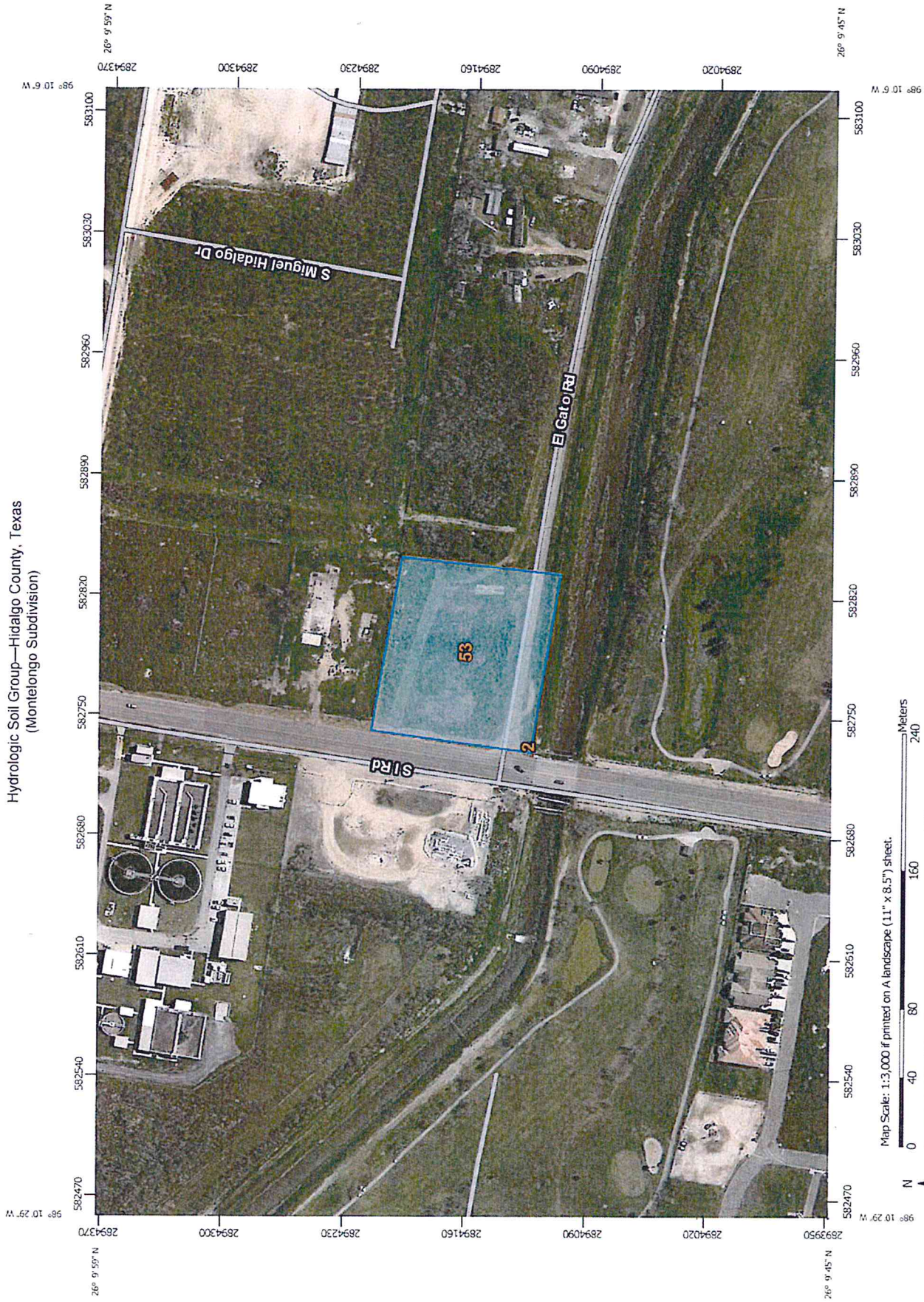
Soil Survey Area: Hidalgo County, Texas
Survey Area Date: Version 12, Sep 22, 2015

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

Date(s) aerial images were photographed: Feb 8, 2015—Feb 18, 2015

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—Hidalgo County, Texas
(Montelongo Subdivision)



Map Scale: 1:3,000 if printed on A landscape (11" x 8.5") sheet.

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

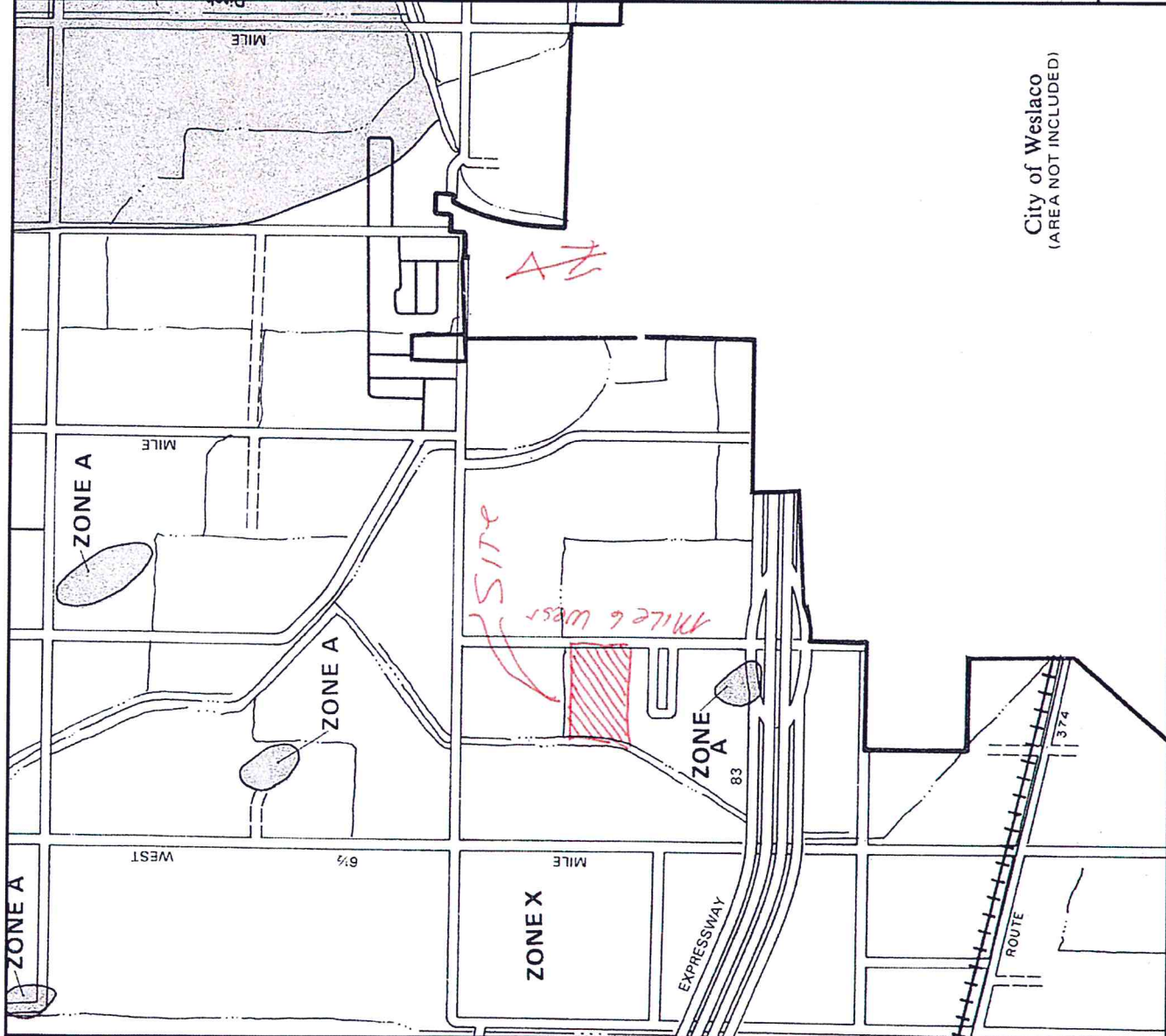
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

ZONE X
Areas of 300-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood.

OTHER AREAS
ZONE X
Areas determined to be outside 500-year flood plain.

ZONE D
Areas in which flood hazards are undetermined.



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.msc.fema.gov



Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2017-7	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration to adopt Ordinance 2017-04 to reduce a detention pond easement line by 66 feet on Lot 2, Bonita Homes Subdivision. First reading of Ordinance 2017-04. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: Owner of lot 2 of Bonita Homes Subdivision is requesting to reduce the detention pond easement of the property to develop multi-family units. The lot currently has a detention pond 141 feet in depth (length) of lot by 91 feet in width. Owner is proposing to reduce the depth (length) of the pond while excavating the area to maintain the detention requirement conditions stipulated by the subdivision plat. In addition, to avoid retention of stormwater, owner is proposing to install and maintain a pump to discharge into the City's existing system.			
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):			
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Recommend denial of reducing detention pond.			
Staff Recommendation: Staff recommends denial of request.			
Attachments, if any: Easement Line, Subdivision Plat, Ordinance 2017-04			
Responsibilities upon Approval: Staff will notify owner of outcome.			

①

To Whom It May Concern:

I own a 1/5 acre lot on jessy st Weslaco tx in
Bonita Homes Subdivision Lot # 2

My building plan is to build a total of 3 duplex's
approx 1800 sq ft. of ea. duplex

I am asking for your permission to extend the easement line
south approx. 66 ft. To accommodate the third duplex of
approx. 1800 sq ft. There is currently a detention pond on the
south half of the lot.

My plan is to utilize the maximum area of the lot by moving the
detention pond south of the total lot and to professionally land
scape the pond to detain more water than required approx.
19000 qu. Ft.

I will also build a cement drain that drains from lot # 1 going
south along easement approx. 56 ft that drains into the newly
designed detention.

I will also extend the 12 " PVC drain approx. 70 ft (there is an
existing 12 " line that runs on the easement 103 ft.) to drain
the newly designed detention to the lot front storm
drain(existing)

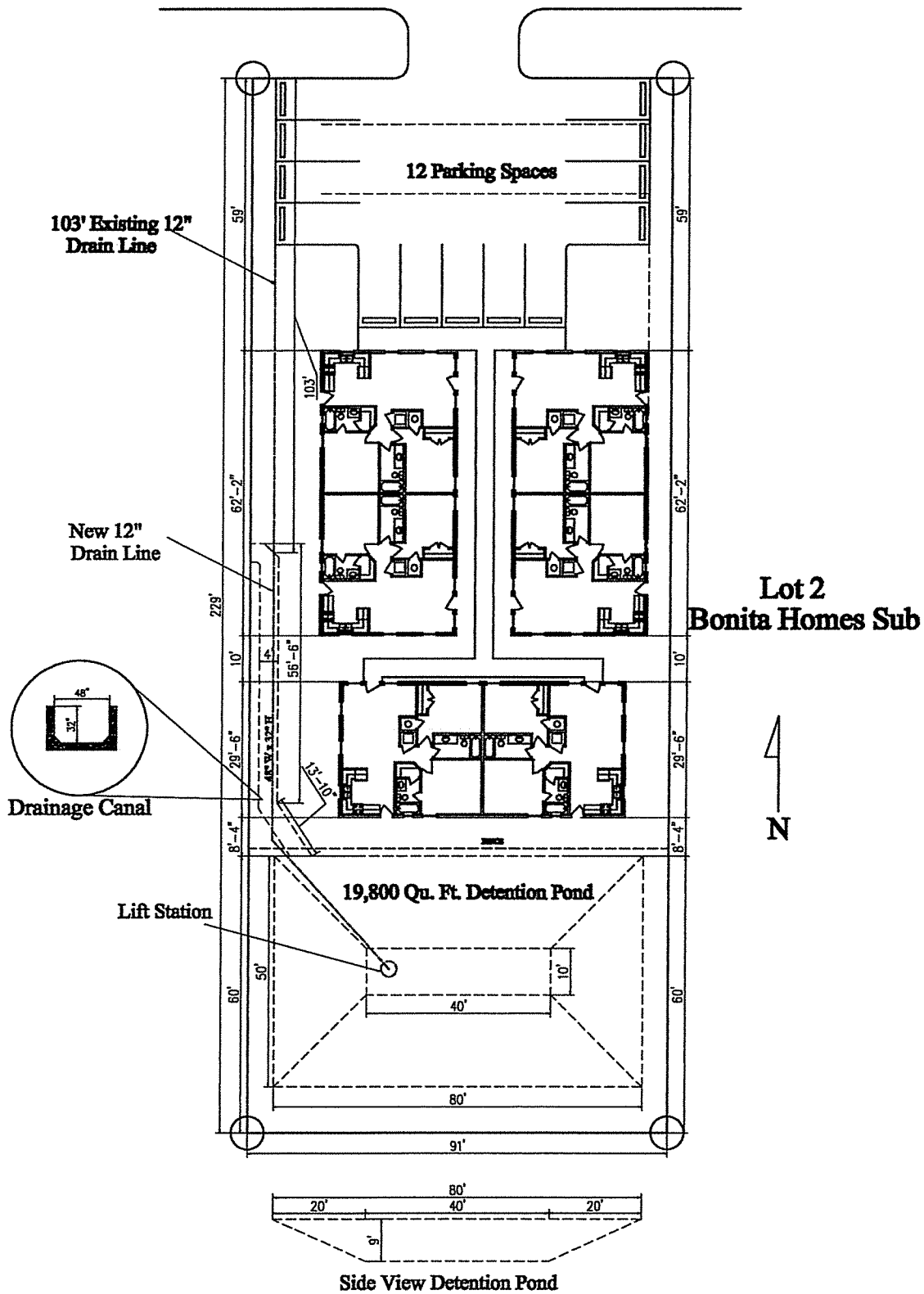
I will also install electric lift pump to suck from the bottom of
the detention and pump into the 12" line to remove all the
residual water that would be left in the detention when it rains
to eliminate the growth of mosquito population

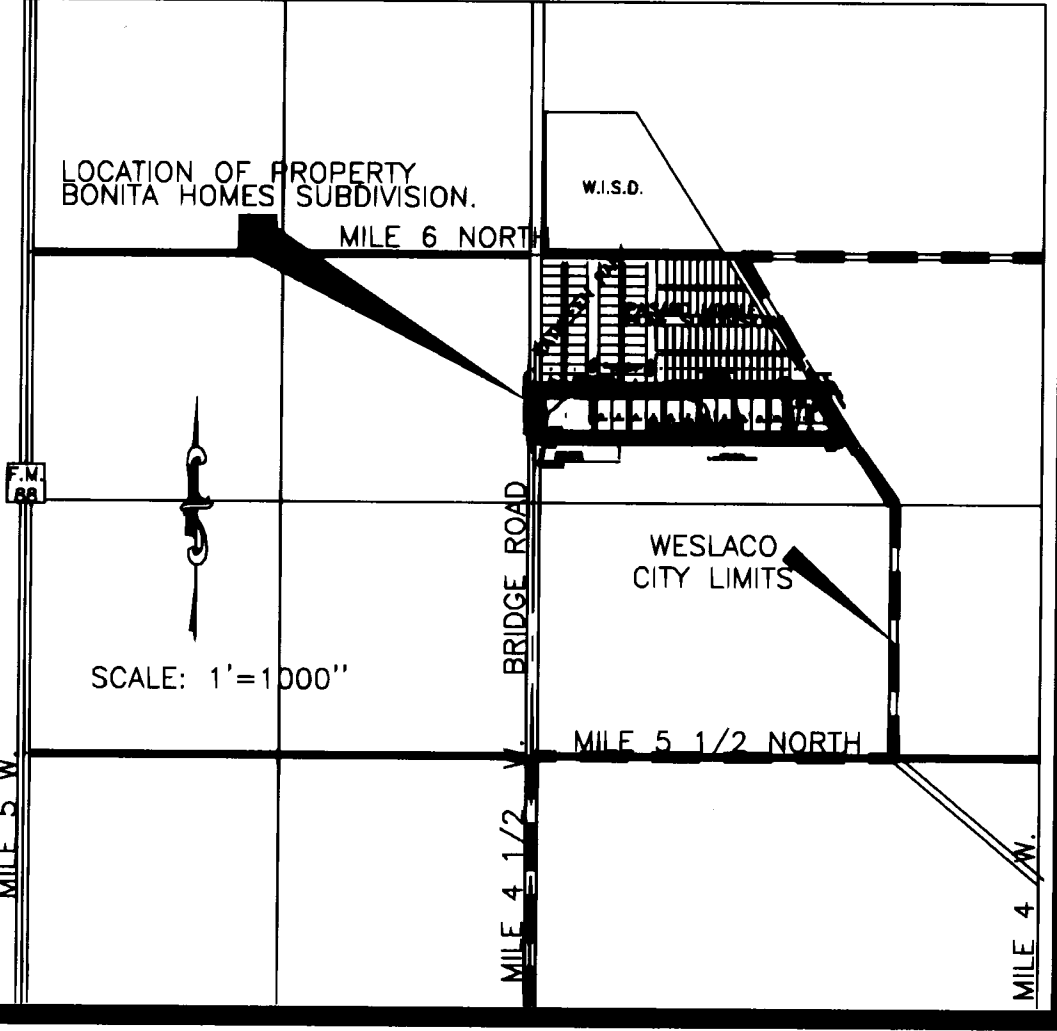
Thx you for your support
Vince Ewasko 956-533-0933



Handwritten signature

2





BONITA HOMES SUBDIVISION IS LOCATED INSIDE THE CITY LIMITS OF THE CITY OF WESLACO, ON THE EAST BRIDGE RD APPROXIMATELY 699' SOUTH FROM MILE 6 NORTH. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF PLANNING FOR THE CITY OF WESLACO, PRECINCT No. 2

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S CERTIFICATION, DEDICATION, AND ATTESTATION

I, JULIO PERALES, KNOWN AS OWNER OF 7.037 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BONITA HOMES SUBDIVISION AND SHOWN AS BEING LOTS 2-15, HEREBY SUBDIVIDE THE LAND AS DEPICTED ON THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032, AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE REQUIREMENTS;
- (B) THE ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (C) THE NATURAL GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

JULIO PERALES
2623 S. BRIDGE
WESLACO, TX 78596
HIDALGO COUNTY, TEXAS.
DATE: 2-23-2004

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JULIO PERALES, PERSONALLY APPEARED AND PROVED, THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE(S), TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE/SHE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGE THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 23 DAY OF February, 2004 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 1-31-2007

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S CERTIFICATION, DEDICATION, AND ATTESTATION

I, FERNANDO GARCIA AS OWNER OF THE 1.783 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BONITA HOMES SUBDIVISION AND SHOWN AS BEING LOT 1, HEREBY SUBDIVIDE THE LAND AS DEPICTED ON THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032, AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE REQUIREMENTS;
- (B) THE ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (C) THE NATURAL GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

FERNANDO GARCIA
301N. TEXAS BLVD.
WESLACO, TEXAS 78596
HIDALGO COUNTY, TEXAS.
DATE: 2-24-04

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, FERNANDO GARCIA PERSONALLY APPEARED AND PROVED, THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE(S), TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE/SHE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGE THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24 DAY OF February, 2004 A.D.

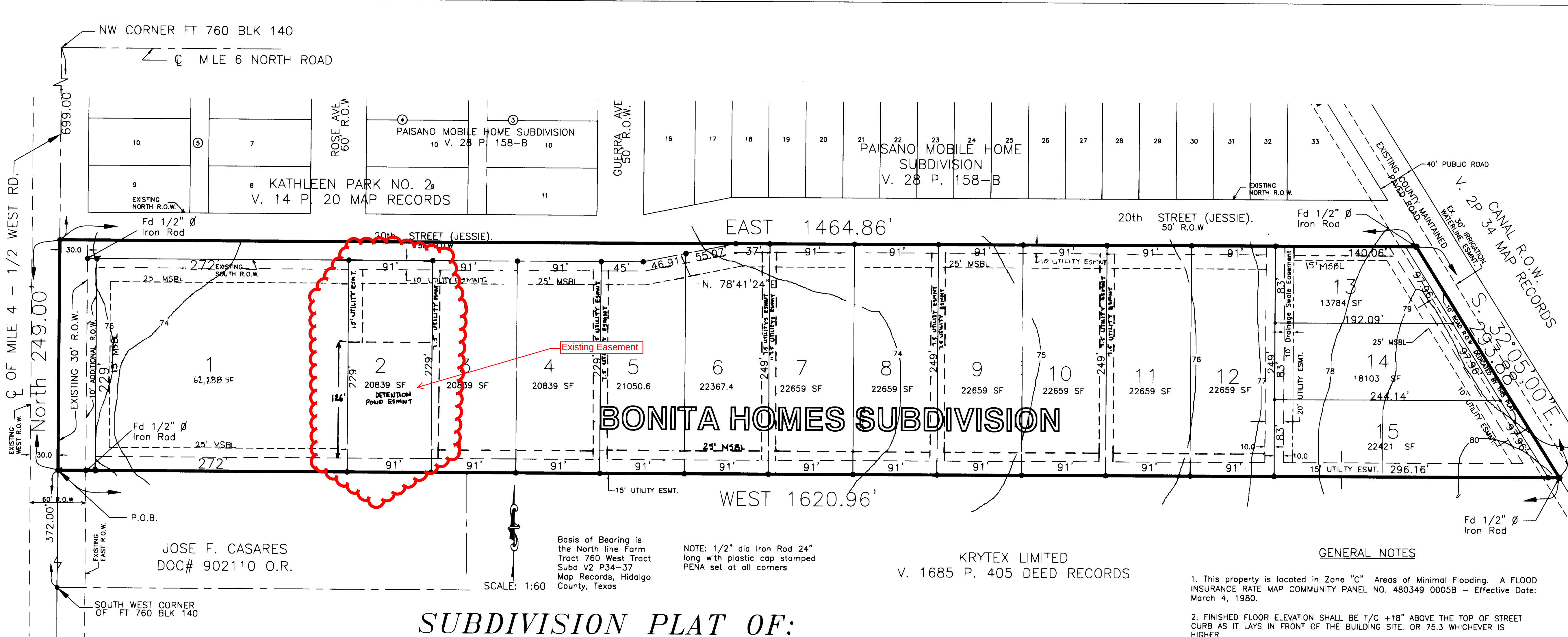
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 1-31-07

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S CERTIFICATION, DEDICATION, AND ATTESTATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, FERNANDO GARCIA PERSONALLY APPEARED AND PROVED, THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE(S), TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE/SHE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGE THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24 DAY OF February, 2004 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 1-31-07



SUBDIVISION PLAT OF: BONITA HOMES SUBDIVISION

A 8.82 ACRE TRACT OF LAND OUT OF F.T. 760, BLOCK 140 WEST TRACT SUBDIVISION HIDALGO COUNTY TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2 PAGE 34-37 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, ARMANDO GUTIERREZ JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

ARMANDO GUTIERREZ JR.
REG. PROFESSIONAL ENGINEER No. 64027
DATE: 2-25-04

STATE OF TEXAS
COUNTY OF HIDALGO

I, PABLO PEÑA III A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

PABLO PEÑA III, R.P.L.S. No.5242
DATE: 2-20-2003

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(a)

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

MAYOR, CITY OF WESLACO
DATE: 5-3-04

THIS SUBDIVISION PLAT OF BONITA HOMES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 26 DAY OF April, 2004 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

CERTIFICATION FOR COUNTY CLERK

I, _____, COUNTY CLERK OF _____ COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORDING AT _____ DAY OF _____, 2004, A.D. I FURTHER CERTIFY THAT THE AFOREMENTIONED PLAT WAS RECORDED IN VOLUME _____ PAGE(S) _____ OF THE MAP RECORDS OF _____ COUNTY AT _____ A/P.M. ON THE _____ OF _____, 2004, A.D.

J.D. SALINAS, III
HIDALGO COUNTY CLERK
STATE OF TEXAS
COUNTY OF HIDALGO

STATE OF TEXAS
COUNTY OF HIDALGO

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 TEX. WATER CODES 49.29(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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

GODFREY GARZA JR., MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT #9, DATED THIS _____ DAY OF _____, 2004.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID #9 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9. NOTE: IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

GENERAL MANAGER

NAME	ADDRESS	CITY&ZIP	PHONE/FAX No.
OWNERS	JULIO PERALES	2623 S. BRIDGE	WESLACO, TX 78596 (956)447-5163
	FERNANDO GARCIA	310 N. TEXAS BLVD.	WESLACO, TX 78596 (956)969-2839
ENGINEER	ARMANDO GUTIERREZ JR.	805 W. PIKE BLVD.	WESLACO, TX 78596 (956)968-8175/973-9759
SURVEYOR	PABLO PEÑA III	P.O. BOX 4320	MCALLEN, TX 78502 (956)682-8812/631-7362

- GENERAL NOTES
1. This property is located in Zone "C" Areas of Minimal Flooding. A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480349 0005B - Effective Date: March 4, 1980.
 2. FINISHED FLOOR ELEVATION SHALL BE T/C +18" ABOVE THE TOP OF STREET CURB AS IT LAYS IN FRONT OF THE BUILDING SITE. OR 75.3 WHICHEVER IS HIGHER
 3. A TOTAL OF 5692 CUBIC FEET OF STORMWATER DETENTION IS REQUIRED ON LOT 1 AND A TOTAL OF 15664 CUBIC FEET OF STORMWATER DETENTION IS REQUIRED FOR LOTS 2-15. (SEE NOTE #10).
 4. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
 5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT.....25 FEET
REAR.....25 FEET OR GREATER FOR EASEMENT
COMMON SIDE.....5 FEET OR GREATER FOR EASEMENT
SIDE CORNER.....15 FEET OR GREATER FOR EASEMENT
 6. BENCH MARK: SQUARE CUT ON CONCRETE SLAB ON THE SOUTH WEST CORNER OF MILE 4 1/2 W. SW CORNER OF FT 1110. ELEV.=73.22
 7. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THE SUBDIVISION AT TIME OF SURVEY.
 8. SIDEWALK IS REQUIRED ON THIS PROPERTY ALONG 20th STREET AND BRIDGE STREET AND TO BE MADE A REQUIREMENT WITH EACH BUILDING PERMIT.
 9. NO FILL OR PERMANENT STRUCTURE SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENT. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF ANY OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE. SWALE SHALL BE KEPT AS GREEN AREAS AND MAINTENANCE CLEAN BY OWNER.
 10. THE REQUIRED STORM RUNOFF DETENTION WILL BE PROVIDED IN A DRAINAGE SWALE EASEMENT ALONG THE REAR OF THE LOTS.

METES AND BOUNDS

THAT 8.82 ACRE TRACT OF LAND OUT OF FARM TRACT 760, BLOCK 140, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 2 PAGES 34 THRU 37 OF THE MAP RECORDS OF SAID COUNTY; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID FARM TRACT, THENCE WITH THE WEST LINE OF SAID FARM TRACT, THE CENTERLINE OF MILE 4-1/2 WEST ROAD, NORTH 372.00 FEET TO THE SOUTHWEST CORNER HEREOF AND PLACE OF BEGINNING;

THENCE CONTINUING WITH THE WEST LINE OF SAID FARM TRACT NORTH 249.00 FEET TO THE NORTHWEST CORNER HEREOF;

THENCE WITH SOUTH LINE OF KATHLEEN PARK No.2, AS RECORDED IN VOLUME 14 PAGE 20 OF THE MAP RECORDED AND PAISANO MOBILE HOME SUBDIVISION AS RECORDED IN VOLUME 28 PAGE 158-B OF THE MAP RECORDS OF SAID COUNTY, EAST, AT 30 FEET PASS THE EAST RIGHT OR WAY OF MILE 4 -1/2 WEST ROAD, WHENCE A FOUND A ONE HALF (1/2) INCH DIAMETER IRON ROD, BEARS SOUTH 20 FEET, AT 1464.86 FEET IN ALL TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE WEST LINE OF A CANAL RIGHT-OF-WAY, SOUTH 32'05" EAST 293.88 FEET TO A ONE-HALF(1/2) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF KRYTEX LIMITED'S TRACT AS DESCRIBED IN VOLUME 1685 PAGE 405 OF THE DEED RECORDS AND JOSE F. CASAREZ TRACT AS DESCRIBED IN DOCUMENT NUMBER 902110 OF THE OFFICIAL RECORDS OF SAID COUNTY, WEST, AT 1590.96 FEET FOUND A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE EAST RIGHT-OF-WAY OF SAID ROAD, AT 1820.96 FEET IN ALL TO THE PLACE OF BEGINNING, CONTAINING EIGHT AND EIGHTY-TWO HUNDREDTHS (8.82) ACRES MORE OR LESS.

DATE OF PREPARATION: SEPTEMBER 11, 2002

A. Gutierrez Engineering, PLLC
Subdivisions, Land Development, Septic Tank Design, Building Plans
805 W Pike Blvd, PO Box 8351
Weslaco, Texas 78599
(956) 968-8175 fax (956) 973-9759

ORDINANCE NO. 2017-04

AN ORDINANCE REDUCING THE SIZE OF 126-FOOT DETENTION POND EASEMENT ALONG THE SOUTHSIDE LOT 2, BONITA HOMES SUBDIVISION, HIDALGO COUNTY, TEXAS TO A 60 FOOT DETENTION POND EASEMENT AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I. Reducing the size of 126-foot detention pond easement along the Southside Lot 2, Bonita Homes Subdivision, Hidalgo County, Texas, to a 60-foot detention pond easement

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 17th day of January, 2017.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2017.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

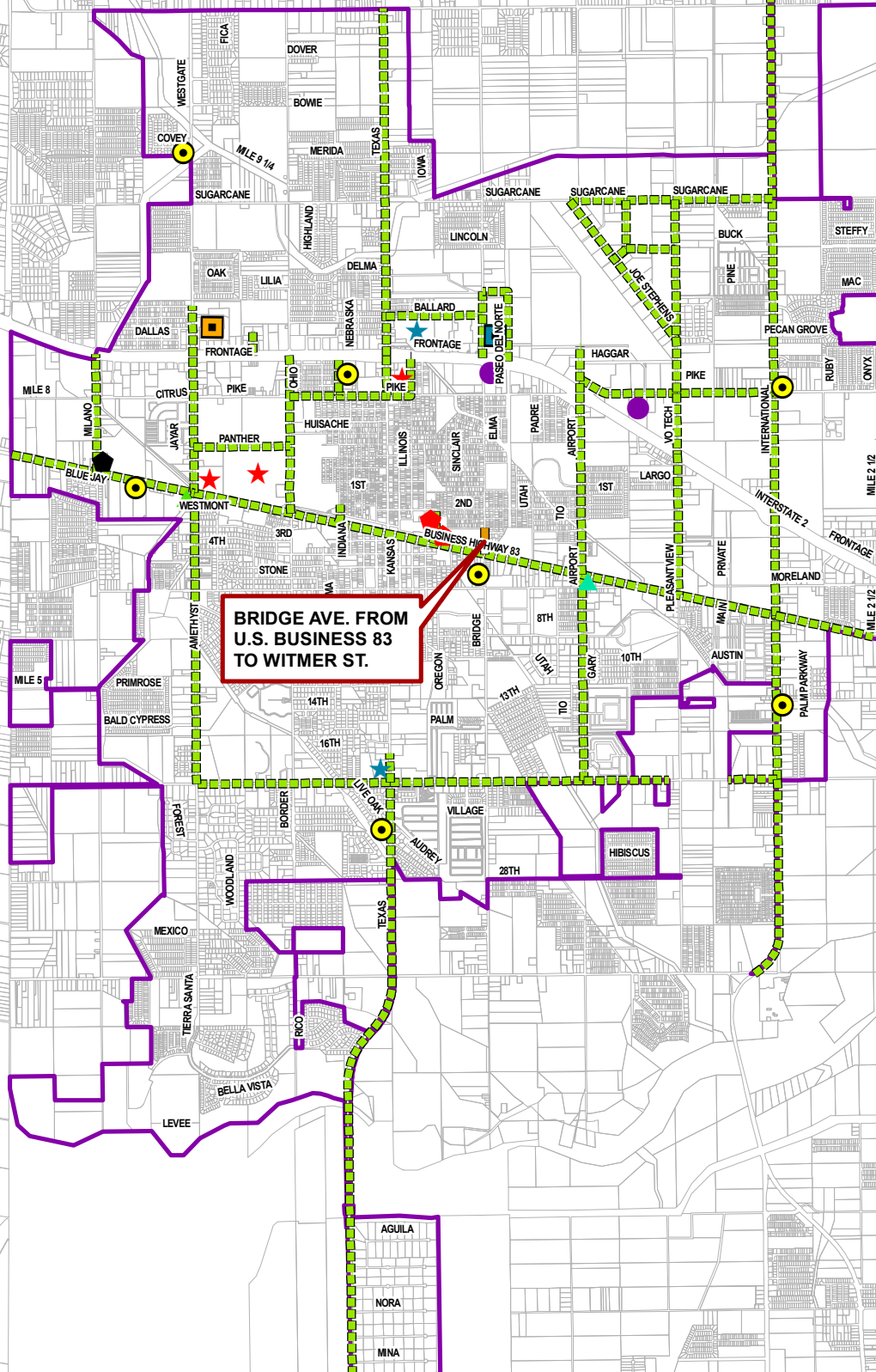


Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2017-752	
From: Mardoqueo Hinojosa			
Subject: Discussion and consideration to approve Ordinance 2017-05, amending Ordinance 2016-26, codified as Article V Section 134-259 Designation of Truck Routes to include Bridge Avenue from Business Highway 83 to Witmer Street. First Reading of Ordinance 2017-05. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: Ordinance was previously amended on August 2, 2016 to accommodate City growth. The proposed amendment will allow for a truck route along the Industrial zoned properties located on Bridge Avenue, which includes the old City shop.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission: August 2, 2016 by City 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 Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Truck Route, Ordinance 2017-05			
Responsibilities upon Approval: Staff will enforce Ordinance			



1 inch = 4,500 feet



BRIDGE AVE. FROM
U.S. BUSINESS 83
TO WITMER ST.



255 S. KANSAS AVE.
WESLACO, TEXAS 78596
WWW.WESLACOTX.GOV

Legend

Weslaco City Limits

Routes

Existing

Proposed

Business

Tex-Mex Sales LLC

Federal Petroleum Co

Dollar General

Walgreens

CVS

Home Depot

Lowe's

Payne

HEB

Walmart

TRUCK ROUTES

ORDINANCE 2017-05

AN ORDINANCE AMENDING ORDINANCE NUMBER 2016-26, THE CITY OF WESLACO TRUCK ROUTES ORDINANCE; CODIFIED AS ARTICLE V SECTION 134-259 DESIGNATION OF TRUCK ROUTES OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I.

Ordinance 1984-43 passed and approved on November 16, 1984 as "Truck Routes Ordinance" and Codified as Article V of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the Designation of Truck Routes section will be amended to include Bridge Avenue from Business Highway 83 to Witmer Street to be adopted and codified as Article V of the Weslaco Code of Ordinances and said Chapter shall read as follows:

ARTICLE V TRUCK ROUTES

SECTION 134-259 Designation of Routes

30. Bridge Avenue from Business Highway 83 to Witmer Street

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 17th day of January, 2017.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2017.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2017-753
From: Mardoqueo Hinojosa		
Subject: Discussion and consideration to direct staff to prepare an annexation plan for the New Fire Station property on north F.M. 88. Possible Action. (Staffed by Planning and Code Enforcement Department).		
Background: Fire station property has been purchased. Staff is requesting to annex property and begin subdivision platting process. There are two options to proceed with the annexation: 1) Annex a strip at least 1000 feet wide from City Limits at Mile 10 North and FM 88 and prepare a service plan 2) Annex right-of-way strip along FM 88 to City property.		
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):		
Mardoqueo Hinojosa Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends approval of annexation strip (option 2).		
Attachments, if any: Option 1, Option 2		
Responsibilities upon Approval: Staff will prepare documentation to annex property within 2 months.		

Annexation

New Fire Station Option 1

Legend

-  Holy Family Birth Center
-  Option 1

Olivarez

Mile 11 North Road

Option 1

FM 88

Mile 4
West
Road

Mile 10 North Road

City Limits

Google earth

© 2016 Google
© 2016 INEGI



1 mi

Annexation

New Fire Station Option 2

Legend

-  Holy Family Birth Center
-  Option 2

Olivarez

Mile 11 North Road

Option 2

FM 88

Mile 4
West
Road

Mile 10 North Road

City Limits

Google earth

© 2016 Google
© 2016 INEGI



1 mi

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO HUMAN RESOURCES DEPARTMENT

DATE: January 9, 2017

TO: Mayor and City Commission

CC: Mike Perez, City Manager

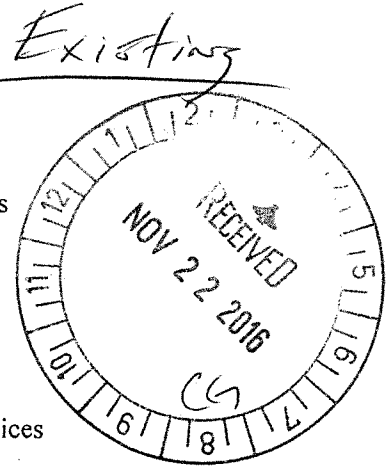
FROM:  Veronica Ramirez, Human Resources Director

Subject: Professional Services Agreement

A professional services agreement with Montalvo Insurance Agency for Loss Control and Risk Management Services was approved by the commission on February 16, 2016. The renewal agreement with no plan or rate change along with an alternate proposal was submitted for consideration. The alternate proposal includes services provided in the existing agreement; in addition, assist with reviewing workers compensation claims as needed for screening out possible questionable claims, assist in the investigation of the identified questionable claims and comprehensive report outlining the compensability of claim based on investigation or draw conclusion of the law on closure of claim(s) and assist with reviewing current claims that may currently have questionable issues and address them with the insurance carrier.

Staff recommends approval of the alternate proposal.

Loss Control & Risk Management Contract



Project Name: City of Weslaco Loss Control & Risk Management Services for the Workers Compensation Program

Project Start Date: February 16, 2016

Project End Date: February 16, 2017

Project Description: Workers Compensation Hazard Inspections & Risk Management Services

The City of Weslaco will provide the following data to Montalvo Insurance Agency & *J.C.V.C.C.S. (Subcontractor)

- Workers Compensation Loss Runs for the last 3 years.
- Contact information for various city department heads to conduct noted monthly/quarterly hazard surveys/inspections.
- Safety manuals used by the City of Weslaco for its employees to review for compliance.

Project Scope includes:

- Initial Hazard Risk Assessment Evaluation
- Review Past On-Site Safety Inspections (to follow up on corrective action)
- Administrative Report
- On-Site Field Safety Training (Bilingual when necessary)
- Monthly/Quarterly Hazard Surveys/On-Site Assessments
- Administrative Report on findings of Hazard Surveys/On-Site Assessments
- Program Development
- Development Training on Safety Programs
- Worker's Compensation Claims Review of Past and Present Open Claims (Review for plan of action for closure)

Project Costs:

- \$29,500 per year (Billing: 50% deposit due after execution of signed contract then balance is due in 6 months) Cost includes 150 projected annual hours of loss control and risk management services. Contract will continue after one year at said cost until a 30 day written notice is acquired by either party advising of cancellation.
- NOTE: Expenses, training materials and travel time/mileage costs are included in our proposed cost assessment.

Offer: Montalvo Insurance Agency
Offer Date: 02/16/2016 – 02/16/2017

Project Approval: _____

Approval Date: _____

* J.C. Villafranca Consulting Claims Service, LLC (Loss Control Subcontractor)

Loss Control & Risk Management Contract

Alternative

Project Name: City of Weslaco Loss Control & Risk Management Services for the Workers Compensation Program

Project Start Date: January 1, 2017

Project End Date: January 1, 2018

Project Description: Workers Compensation Hazard Inspections & Risk Management Services

City of Weslaco will provide the following data to Montalvo Insurance Agency & *J.C.V.C.C.S.
(Subcontractor)

- Workers Compensation Loss Runs for the last 3 years.
- Contact information for various department heads/administrators to conduct noted monthly/quarterly hazard surveys/inspections.
- Safety manuals used by the City of Weslaco for its employees to review for compliance.

Project Scope includes:

- Initial Hazard Risk Assessment Evaluation
- Review Past On-Site Safety Inspections (to follow up on corrective action)
- Administrative Report
- On-Site Field Safety Training (Bilingual when necessary)
- Monthly/Quarterly Hazard Surveys/On-Site Assessments
- Administrative Report on findings of Hazard Surveys/On-Site Assessments
- Program Development
- Development Training on Safety Programs
- Worker's Compensation Claims Review of Past and Present Open Claims (Review for plan of action for closure)
- Assist the City of Weslaco in reviewing WC claims on as needed for screening out possible questionable claims and then assist in the investigation of the identified questionable claims. A comprehensive report outlining the compensability of claim based on our investigation or draw conclusion of the law on closure of claim(s).
- Assist the City of Weslaco in reviewing current WC open claims that may currently have questionable issues and address them with the insurance carrier.

Project Costs:

- \$39,500 per year (Billing: 50% deposit due after execution of signed contract then balance is due in 6 months) Cost includes 165 projected annual hours of loss control and risk management services. Contract will continue after one year at said cost until a 30 day written notice is acquired by either party advising of cancellation.
- NOTE: Expenses, training materials and travel time/mileage costs are included in our proposed cost assessment.

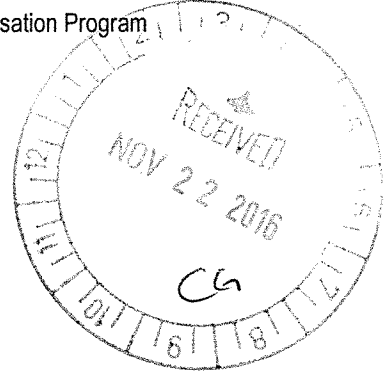
Offer: Montalvo Insurance Agency

Offer Date: 01/01/2017 – 01/01/2018

Project Approval: _____

Approval Date: _____

* J.C. Villafranca Consulting Claims Service, LLC (Loss Control Subcontractor)



City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO HUMAN RESOURCES DEPARTMENT

DATE: January 9, 2017

TO: Mayor and City Commission

CC: Mike Perez, City Manager

FROM:  Veronica Ramirez, Human Resources Director

Subject: 125 Cafeteria Plan Voluntary Supplemental Insurance Products

Renewals for the following have no plan or rate changes: Unum (short/long term disability), Eyetopia (vision), and Colonial (cancer, accident, hospital indemnity, and critical illness, with inclusion of flexible spending account). Mr. Carlos Tamez and staff recommend extending agreements listed above. Staff concurs.

Renewal letter indicate rate increases for dental and basic life & AD&D (Lincoln Financial). Mr. Tamez and staff recommend soliciting proposals.



842 West Sam Houston Parkway North
Suite 325
Houston, Texas 77024

December 12, 2016

Veronica Ramirez
Personal & Confidential
City of Weslaco
255 S. Kansas Ave
Weslaco, TX 78596

Re: Select STD and Select Disability
Policy #604005
Unum Life Insurance Company of America

Dear Veronica:

Thank you for choosing Unum as your insurance provider. By selecting coverage from Unum, you are partnering with a leader in income protection – and with a company that is dedicated to providing responsive service and reliable protection at an affordable price. We offer innovative plan designs as well as unparalleled employee support programs.

Based on our review of your policies this renewal period, the current rates will remain inforce, effective April 1, 2017:

Product	Current Rate	Rate Guaranteed Until
Select STD	Please see rate tables below	April 1, 2018
Select Disability		

If you have any questions, please contact me or your broker. In addition, I can help you review all the options available through our group product portfolio to enable you to craft a cost effective benefit plan that meets the needs of your total employee population.

We look forward to strengthening our partnership and continuing to serve your company's benefit needs.

Regards,

Matt Worsham

Matt Worsham
Account Executive
713-706-4734

DB

Policy 604005

Select STD	Current Rate	Rates Guaranteed Until
< 25	\$2.15 /\$50	April 1, 2018
25-29	\$2.30 /\$50	
30-34	\$2.30 /\$50	
35-39	\$2.20 /\$50	
40-44	\$2.85 /\$50	
45-49	\$2.85 /\$50	
50-54	\$3.45 /\$50	
55-59	\$4.60 /\$50	
60-64	\$5.70 /\$50	
65-99	\$6.05 /\$50	

Select Disability	Current Rate	Rates Guaranteed Until
< 25	\$0.22 /\$100	April 1, 2018
25-29	\$0.29 /\$100	
30-34	\$0.52 /\$100	
35-39	\$0.78 /\$100	
40-44	\$1.33 /\$100	
45-49	\$1.81 /\$100	
50-54	\$2.17 /\$100	
55-59	\$2.63 /\$100	
60-64	\$2.54 /\$100	
65-69	\$2.00 /\$100	
70-99	\$1.89 /\$100	



December 13, 2016

Ms. Veronica Ramirez
or Employee Benefits Manager
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596

We have the effective date with Eyetopia as 4/1/2015 for City of Weslaco and are writing to let you know that your account is set to renew on that same month and day this year, 2017. Upon renewal, the current rates will remain the same for the next 12-month eligibility period, which runs from April 1, 2017 through March 31, 2018.

Should you have any questions please feel free to contact me at 800-662-8264.

We are dedicated to providing your employees with the best possible vision care and appreciate your business.

Sincerely,

Aya Yonemura Guete
Eyetopia Vision Care, Administration
1387 Sattler Rd.
Sattler, TX 78132
AGuete@Eyetopia.org



**Colonial Life & Accident
Insurance Company**

1200 Colonial Life Boulevard
Columbia, SC 29210
803.798.7000
coloniallife.com

December 13, 2016

To: Carlos Tamez

Re: City of Weslaco

The group product offering in the City of Weslaco has been reviewed and there will be no plan or rates changes to the group accident, group critical care, group cancer and group medical bridge through December 31, 2017.

Sincerely,

Wayne Hamilton
Risk Manager
Colonial Life

Lincoln Financial

April 1, 2017 – March 31, 2018

Renewal rates provided to Tamez Financial as follows:

Dental: Low Plan	Current Rates	New Rates
Employee Only	\$ 9.90	\$ 11.64
Employee + Spouse	\$ 21.69	\$ 25.51
Employee + Child(ren)	\$ 24.49	\$ 28.80
Employee + Family	\$ 38.14	\$ 44.85

Dental: High Plan	Current Rates	New Rates
Employee Only	\$ 22.14	\$ 26.03
Employee + Spouse	\$ 49.72	\$ 58.47
Employee + Child(ren)	\$ 50.15	\$ 58.98
Employee + Family	\$ 78.50	\$ 92.32



Lincoln Financial Group is the marketing name for Lincoln National Corporation and its affiliates.

December 20, 2016

**The Lincoln National Life
Insurance Company**
8801 Indian Hills Drive
Omaha, NE 68114-4066
toll free (800) 423-2765
www.LFG.com

City of Weslaco
255 S Kansas
Weslaco, TX 78596

RE: Renewal for Policy Number(s): 01-0203654

We are proud to provide your company with quality group products and services at a cost that delivers sound value.

Each renewal period, we analyze current benefit and rate structures to determine the appropriate rates for continued group insurance protection for your valued employees. This process includes recalculation of the premium rates to reflect factors like:

- plan features
- demographics
- nature of business
- experience
- any adjustments to our underlying rate structure

Based upon our review, your renewal rates, effective 4/1/2017, are as follows:

Coverage	Rate Basis	Current Rate	Current Monthly Premium	Renewal Rate	Renewal Monthly Premium	Renewal Monthly Premium Change	Rate Guarantee Until
Life	per \$1,000	0.140	\$343.00	0.154	\$377.30	\$34.30	4/1/2019
AD&D	per \$1,000	0.020	\$48.50	0.020	\$48.50	\$0.00	4/1/2019
Premium Totals:			\$391.50		\$425.80	\$34.30	

The monthly premium shown is based upon current billed lives and volume.

We appreciate your business and look forward to the continued opportunity to meet your group insurance needs. If you have any questions or if we can be of further assistance, please contact your local group representative at 1-800-523-2144.

Sincerely,

Lisa Ray
Group Underwriting

cc: CARLOS TAMEZ
1022 S TEXAS BLVD



**CITY OF WESLACO
STREET MATERIAL - RFB NO.: 2016-17-10 TABULATION**

DATE: 12/29/2016 - OPENED AT 3:00 PM

			FRONTERA MATERIALS, INC. Barry M Ehlinger P.O. Box 1449 Elsa, Texas 78543 Phone No.: 956.316.8951 Fax No.: 956.361.8905 barry@fmitex.com		CAPA / Upper Valley Materials Steve Boyd 3609 W. Palma Vista Drive Palmview, Texas 78572 Phone No.: 956.369.5250 Fax No.: 956.583.2086 sboyd@capatexas.com		Delta Aggregate Eustacio Rubio P.O. Box 2443 Elsa, Texas 78543 Phone No.: 956.472.0174 Fax No.: deltaagrgregate@aol.com		Ashalt Oil Express Edwardo Garza P.O. Box 3217 Edinburg, Texas Phone No.: 956.270.8929 Fax No.: 956.318.1265 eg2377@yhoo.com	
Item	Description	Qty	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Hot Mix - Tons Delivered	13,000	\$51.40	\$668,200.00	\$54.00	\$702,000.00	n/b	n/b	n/b	n/b
2	Hot Mix - Tons at Location	13,000	\$46.95	\$610,350.00	\$48.00	\$624,000.00	n/b	n/b	n/b	n/b
3	Cold Mix - Tons Delivered	700	\$93.60	\$65,520.00	\$89.00	\$62,300.00	\$99.80	\$69,860.00	n/b	n/b
4	Cold Mix - Tons at Location	700	\$85.00	\$59,500.00	\$83.00	\$58,100.00	n/b	n/b	n/b	n/b
5	Caliche - Tons Delivered	8,000	\$12.20	\$97,600.00	\$15.75	\$126,000.00	\$14.65	\$117,200.00	n/b	n/b
6	Caliche - Tons at Location	8,000	\$4.00	\$32,000.00	\$3.75	\$30,000.00	n/b	n/b	n/b	n/b
7	Road Bond - Gallon Delivered	300	n/b	n/b	n/b	n/b	n/b	n/b	n/b	n/b
8	Road Bond - Gallon at Location	300	n/b	n/b	n/b	n/b	n/b	n/b	n/b	n/b
9	MC30 Oil - Gallon Delivered	13,000	n/b	n/b	n/b	n/b	n/b	n/b	\$6.25	\$81,250.00
10	MC30 Oil - Gallon at Location	13,000	n/b	n/b	n/b	n/b	n/b	n/b	\$5.25	\$68,250.00
			<u>\$765,800.00</u> FRONTERA		<u>\$58,100.00</u> CAPA		<u>\$0.00</u> DELTA AGGREGATE		<u>\$68,250.00</u> ASPHALT OIL	

Tabulation created by: Homer Rhodes

Recommendation: Public Works Staff recommends approval to award the lowest bidders, Frontera Materials, Inc., for Hot Mix Delivered (\$668,200.00), with an option at Location for a lesser amount, and Caliche Delivered (\$97,600.00) in the total amount not to exceed \$765,800.00; CAPA/Upper Valley Materials, for Cold Mix at Location in the amount not to exceed \$58,100.00; and Asphalt Oil Express-Edwardo Garza, for MC30 Oil at Location in the amount not to exceed \$68,250.00

STREET MATERIALS COST FACTOR SHEET

BID No.: 2016-17-10

THIS INFORMATION IN THE OPINION OF THE CITY OF WESLACO PUBLIC FACILITIES DEPARTMENT IS
YEARLY ESTIMATION OF STREET IMPROVEMENT AND CONSTRUCTION PROJECTED USAGE OF STREET
MATERIAL BASED ON BUDGETARY ANALYSIS AND PROJECTIONS ARE SUBJECT TO CHANGE.

ITEM No.:	DESCRIPTION	ESTIMATED ANNUAL USAGE	UNIT PRICE	TOTAL PRICE
1	HOT MIX - DELIVERED	13000 TONS	\$	\$
2	HOT MIX - AT LOCATION	13000 TONS	\$	\$
3	COLD MIX - DELIVERED	700 TONS	\$	\$
4	COLD MIX - AT LOCATION	700 TONS	\$	\$
5	CALICHE - DELIVERED	8000 TONS	\$	\$
6	CALICHE - AT LOCATION	8000 TONS	\$	\$
7	ROAD BOND - DELIVERED	300 GALLON	\$	\$
8	ROAD BOND - AT LOCATION	300 GALLON	\$	\$
9	MC30 OIL - DELIVERED	13000 GALLON	\$ 6.25/gallon	\$ 81250
10	MC30 OIL - AT LOCATION	13000 GALLON	\$ 5.25/gallon	\$ 68250

The Asphalt oil Express (Bidder), having read the instructions and specification, proposes to furnish the Street Material(s) for the full and firm price indicated on this Bid Form / Cost Factor Sheet, in full compliance with the specifications. Bidder agrees that this bid shall be good and may not be withdrawn for a period of forty-five (45) calendar days after the scheduled closing time for receiving bids. The undersigned affirms that they are duly authorized to execute this contract, that this company, corporation, firm, partnership or individual has not prepared this bid in collusion with any other bidder, and that the contents of this bid as to prices, terms or conditions of said bid 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 bid.

Respectfully submitted this 28 day of December, 2016

AUTHORIZED SIGNATURE: Edwardo Garza
(Failure to sign will disqualify Bid)

TYPE / PRINT NAME: Edwardo Garza

TITLE: Owner

COMPANY: Asphalt oil Express

ADDRESS: P.O. Box 3217 CITY: Edinburg STATE: TX ZIP CODE: 78540

TELEPHONE: 956-270-8929 FAX: 956-318-1265

Email: eg2377@yahoo.com

STREET MATERIALS COST FACTOR SHEET

BID No.: 2016-17-10

THIS INFORMATION IN THE OPINION OF THE CITY OF WESLACO PUBLIC FACILITIES DEPARTMENT IS YEARLY ESTIMATION OF STREET IMPROVEMENT AND CONSTRUCTION PROJECTED USAGE OF STREET MATERIAL BASED ON BUDGETARY ANALYSIS AND PROJECTIONS ARE SUBJECT TO CHANGE.

ITEM No.:	DESCRIPTION	ESTIMATED ANNUAL USAGE	UNIT PRICE	TOTAL PRICE
1	HOT MIX - DELIVERED	13000 TONS	\$ No bid	\$ No bid
2	HOT MIX - AT LOCATION	13000 TONS	\$ No bid	\$ No bid
✓ 3	COLD MIX - DELIVERED	700 TONS	\$ 99.80 ton	\$ 69,860.00
4	COLD MIX - AT LOCATION	700 TONS	\$ No bid	\$ No bid
✓ 5	CALICHE - DELIVERED	8000 TONS	\$ 14.65 ton	\$ 117,200.00
6	CALICHE - AT LOCATION	8000 TONS	\$ No bid	\$ No bid
7	ROAD BOND - DELIVERED	300 GALLON	\$ No bid	\$ No bid
8	ROAD BOND - AT LOCATION	300 GALLON	\$ No bid	\$ No bid
9	MC30 OIL - DELIVERED	13000 GALLON	\$ No bid	\$ No bid
10	MC30 OIL - AT LOCATION	13000 GALLON	\$ No bid	\$ No bid

The Eustacio Rubio (Bidder), having read the instructions and specification, proposes to furnish the Street Material(s) for the full and firm price indicated on this Bid Form / Cost Factor Sheet, in full compliance with the specifications. Bidder agrees that this bid shall be good and may not be withdrawn for a period of forty-five (45) calendar days after the scheduled closing time for receiving bids. The undersigned affirms that they are duly authorized to execute this contract, that this company, corporation, firm, partnership or individual has not prepared this bid in collusion with any other bidder, and that the contents of this bid as to prices, terms or conditions of said bid 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 bid.

Respectfully submitted this 29 day of December, 2016

AUTHORIZED SIGNATURE: Eustacio Rubio

(Failure to sign will disqualify Bid)

TYPE / PRINT NAME: Eustacio Rubio

TITLE: Owner

COMPANY: Delta Aggregate & Landscaping Materials

ADDRESS: P.O. Box 2443 CITY: Elisa STATE: TX ZIP CODE: 78543

TELEPHONE: (956) 472-0174 FAX: _____

Email: deltaaggregate@aol.com

- LS Prog

STREET MATERIALS COST FACTOR SHEET

BID No.: 2016-17-10

THIS INFORMATION IN THE OPINION OF THE CITY OF WESLACO PUBLIC FACILITIES DEPARTMENT IS
YEARLY ESTIMATION OF STREET IMPROVEMENT AND CONSTRUCTION PROJECTED USAGE OF STREET
MATERIAL BASED ON BUDGETARY ANALYSIS AND PROJECTIONS ARE SUBJECT TO CHANGE.

ITEM No.:	DESCRIPTION	ESTIMATED ANNUAL USAGE	UNIT PRICE	TOTAL PRICE
1	HOT MIX - DELIVERED	13000 TONS	\$ 54 ⁰⁰	\$ 702,000
2	HOT MIX - AT LOCATION	13000 TONS	\$ 48 ⁰⁰	\$ 624,000
3	COLD MIX - DELIVERED	700 TONS	\$ 89 ⁰⁰	\$ 62,300
4	COLD MIX - AT LOCATION	700 TONS	\$ 83 ⁰⁰	\$ 58,100
5	CALICHE - DELIVERED	8000 TONS	\$ 15.75	\$ 126,000
6	CALICHE - AT LOCATION	8000 TONS	\$ 3.75	\$ 30,000
7	ROAD BOND - DELIVERED	300 GALLON	\$ NO Bid	\$
8	ROAD BOND - AT LOCATION	300 GALLON	\$ NO Bid	\$
9	MC30 OIL - DELIVERED	13000 GALLON	\$ NO Bid	\$
10	MC30 OIL - AT LOCATION	13000 GALLON	\$ NO Bid	\$

The _____ (Bidder), having read the instructions and specification, proposes to furnish the Street Material(s) for the full and firm price indicated on this Bid Form / Cost Factor Sheet, in full compliance with the specifications. Bidder agrees that this bid shall be good and may not be withdrawn for a period of forty-five (45) calendar days after the scheduled closing time for receiving bids. The undersigned affirms that they are duly authorized to execute this contract, that this company, corporation, firm, partnership or individual has not prepared this bid in collusion with any other bidder, and that the contents of this bid as to prices, terms or conditions of said bid 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 bid.

Respectfully submitted this 29th day of December, 2016

AUTHORIZED SIGNATURE:

(Failure to sign will disqualify Bid)

TYPE / PRINT NAME:

TITLE:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP CODE:

TELEPHONE:

FAX:

Email:

Upper Valley materials LLC
3609 W Palmar Vista CITY: Palmview STATE: TX ZIP CODE: 78572
956-369-5250 FAX: 956-583-2086
sboyd@capatexas.com / sales@capatexas.com

**STREET MATERIALS
COST FACTOR SHEET**
BID No.: 2016-17-10

THIS INFORMATION IN THE OPINION OF THE CITY OF WESLACO PUBLIC FACILITIES DEPARTMENT IS YEARLY ESTIMATION OF STREET IMPROVEMENT AND CONSTRUCTION PROJECTED USAGE OF STREET MATERIAL BASED ON BUDGETARY ANALYSIS AND PROJECTIONS ARE SUBJECT TO CHANGE.

ITEM No.:	DESCRIPTION	ESTIMATED ANNUAL USAGE	UNIT PRICE	TOTAL PRICE	
1	HOT MIX - DELIVERED	13000 TONS	\$ 51.40	\$ 668,200	
2	HOT MIX - AT LOCATION	13000 TONS	\$ 46.95	\$ 610,350	Progress
3	COLD MIX - DELIVERED	700 TONS	\$ 93.60	\$ 65,520	
4	COLD MIX - AT LOCATION	700 TONS	\$ 85.00	\$ 59,500	La Joya
5	CALICHE - DELIVERED	8000 TONS	\$ 12.20	\$ 97,600	
6	CALICHE - AT LOCATION	8000 TONS	\$ 4.00	\$ 32,000	490 Pit
7	ROAD BOND - DELIVERED	300 GALLON	\$ No Bid	\$	
8	ROAD BOND - AT LOCATION	300 GALLON	\$ No Bid	\$	
9	MC30 OIL - DELIVERED	13000 GALLON	\$ NO Bid	\$	
10	MC30 OIL - AT LOCATION	13000 GALLON	\$ NO Bid	\$	

The Frontera Materials (Bidder), having read the instructions and specification, proposes to furnish the Street Material(s) for the full and firm price indicated on this Bid Form / Cost Factor Sheet, in full compliance with the specifications. Bidder agrees that this bid shall be good and may not be withdrawn for a period of forty-five (45) calendar days after the scheduled closing time for receiving bids. The undersigned affirms that they are duly authorized to execute this contract, that this company, corporation, firm, partnership or individual has not prepared this bid in collusion with any other bidder, and that the contents of this bid as to prices, terms or conditions of said bid 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 bid.

Respectfully submitted this 29th day of December, 2016

AUTHORIZED SIGNATURE: Barry M Ehlinger
(Failure to sign will disqualify Bid)

TYPE / PRINT NAME: Barry M Ehlinger

TITLE: Materials Mgr.

COMPANY: Frontera Materials

ADDRESS: PO Box 1449 CITY: ELSA STATE: TX ZIP CODE: 78543

TELEPHONE: 316-8952 FAX: 316-8905

Email: barry @ fnitex.com

Rio Grande Valley Walk of Fame
State Farm Arena
Hidalgo, Texas
2017

Introduction

As you know the Rio Grande Valley Walk of Fame at the State Farm Arena was created as part of the 2005 BorderFest “A Salute to the Rio Grande Valley,” The City of Hidalgo and Hidalgo’s BorderFest Committee created the Rio Grande Valley Walk of Fame at the State Farm Arena. New inductees in The Walk of fame will be unveiled during the 2017 Hidalgo’s BorderFest “Celebrating U.S.A.” People from all walks of life are inducted into the Walk. The walk celebrates the life, achievements and significant civic contributions of outstanding men and women to communities in the Rio Grande Valley and South Texas.

Selection Process

The Rio Grande Valley Walk of Fame Commission will make the final selection for inductions into the Walk. The commission includes key people from the Rio Grande Valley. Representatives from local libraries, arts organizations, media journalists and other citizens with an informed understanding of the Rio Grande Valley cultural heritage will serve on the commission. The previous groups of inductees include one person selected by every City Council in the Rio Grande Valley and one person selected by each Chamber in the Rio Grande Valley each year. In addition, the previous groups also include persons selected by the Hidalgo’s BorderFest Committee and the City of Hidalgo. Additional persons will be inducted and recognized during BorderFest each year. Any individual previously nominated into the walk cannot be considered for re-nomination. To avoid any duplications attached please find a copy of all the previous inductees.

Nomination Criteria

Submit the name, date and place of birth, and a short history or autobiography of the person you wish to nominate. Include the Rio Grande Valley connection, life achievements and a description of his or her contributions to the community.

Anyone may participate in the nomination process. Simply complete the Walk of Fame nomination form, which would include facts and contributions the person has made to the Rio Grande Valley. Please send to:

Rio Grande Valley Walk of Fame Commission
704 East Texano Drive
Hidalgo, Texas 78557
(956) 843-2286
(956) 843-2317 Fax
Email address: mcabrera@cityofhidalgo.net
Attention: Maggie Cabrera

Rio Grande Valley Walk of Fame

Nomination Form

2017

Nominee _____ Address _____

City _____ State _____ Zip _____

Phone # (Day) _____ (Evening) _____ (Cell) _____

Business Association / Organization _____ Title _____

E-Mail Address _____

Date of Birth _____ Still Living Yes _____ No _____ Date of Death _____

Born in Rio Grande Valley Yes _____ No _____

Did this person spend most of his/her life in Rio Grande Valley or Texas? Yes _____ No _____

How many years? _____

What contribution has this nominee made to your Community, the Rio Grande Valley or Texas?

What impact has this nominee's work had on the Community, Rio Grande Valley or Texas?

List Nominee's Community or Volunteer Work.

List Nominee’s participation in Civic or Non-Profit Organizations.

List Nominee’s Family Information.

List Nominee’s Professional Organization Affiliations.

Describe how this nominee has gone above and beyond the call of duty in their work for the community.

Are there other indicators of the nominee’s achievements not listed previously? (Honors, Memberships, Recognition, Awards, Publications, etc.)

Nominator Organization _____

Contact Person _____ Address _____

City _____ State _____ Zip _____

Phone # (Day) _____ (Evening) _____ (Cell) _____

Business Association / Organization _____ Title _____

E-Mail Address _____

_____ Nominator’s Signature	_____ Title	_____ Nominator’s Signature	_____ Title
--------------------------------	----------------	--------------------------------	----------------

_____ Nominator’s Signature	_____ Title	_____ Nominator’s Signature	_____ Title
--------------------------------	----------------	--------------------------------	----------------

_____ Nominator’s Signature	_____ Title	_____ Nominator’s Signature	_____ Title
--------------------------------	----------------	--------------------------------	----------------

Walk of Fame Inductees

City of Alamo

2016 Carmen West Cortez
2015 Rick Cano
2014 Odie Carden
2013 Father Arturo F. Escobedo
2012 Irma Chavez
2011 Roel Landa Jr.
2010 Eleazar Escobedo
2009 Ricardo Chavez
2008 Diana Martinez
2007 Victor Perez
2006 Rudy Villarreal
2005 Francisco “907” Sandoval

Alamo Chamber of Commerce

2016 Richard Wright
2015 John Kautsch
2014 Mark J. Eby
2013 Carrol Moering
2012 Gloria Espinosa
2011 Rolando Espinoza
2010 Bob Acosta
2009 Keith Hackland
2006 Arturo Espinosa
2005 Albert Garcia

City of Alton

2016 Alejandro Perez
2015 Juan Olivarez
2014 Tommy Thompson+
2013 Emilio Cantu Jr.
2012 San Juanita Zamora +
2011 Carla Garza
2010 Manuel De La Garza +
2009 Transito Vargas
2008 Arturo R. Galvan Jr.
2007 Felipe Gomez

Alton Chamber of Commerce

2016 Leandro Garcia
2015 Manuel “Memo” De La Garza
2014 Sylvia Vela
2013 Richard Arevalo
2012 Arturo Galvan Sr.
2011 Calixto Hernandez
2010 Ricardo Garza
2009 Humberto Salinas Sr. +
2008 Salvador Vela

City of Brownsville

2013 Pete Gonzalez
2012 Dr. Rose M. Z. Gowen
2011 Edward C. Camarillo
2010 Ricardo Longoria Jr.
2009 Charles Atkinson
2007 Eddie Trevino Jr.
2006 Blanca S. Vela
2005 Senator Eddie Lucio

Brownsville Chamber of Commerce

2014 S. Mark Roberts
2013 Carl S. Chilton Jr.
2012 John Wood
2011 Father Armand Mathew
2010 Rene Capistran
2009 Maribel M. Baca
2008 Fred W. Rusteberg
2007 Traci Wickett
2006 Reba Cardenas McNair
2005 William Hudson

***Donna Tourist Information Center/Donna
Hooks Fletcher Museum***

2016 Donna Hooks Fletcher+
2015 Joe A. Segura
2014 Melinda Sandoval Saucedo
2013 Simon Saucedo
2012 Earl Scott
2011 Viola Jimenez De Reyna
2010 Roberto Lugo
2008 Ricardo V. Rios
2007 Estela Villegas
2006 Adan Hernandez
2005 Hilda R. Adame

City of Donna

2016 Norma G. Garcia
2013 Michael Flores
2012 Filogonio A. Sandoval
2011 Jose Guadalupe Garza +
2010 David S. Simmons
2009 Dr. Celestino Avila
2008 Miles W. Boyce +
2007 Oscar G. Adame
2006 Mr. Isabel Infante +
2005 Pedro L. Ayala +

Delta Area Chamber of Commerce

2005 Los Hermanos Layton

City of Edinburg

2016 Judge Toribio "Terry" Palacios
2015 Ramiro Garza Jr.
2014 Dr. Robert Nelsen
2013 Richard H. Garcia
2012 Noe Garza +
2011 Alfonso Rene Ramirez +
2010 Ciro Trevino
2009 Shawn M. Snider
2005 Charlie Rankin

Edinburg Chamber of Commerce

2016 Letty Gonzalez
2015 Byron Jay Lewis
2014 Johnny Rodriguez
2013 Bob & Janet Vackar
2012 Cris M. Torres
2011 Doug Martin
2010 Lionel Aron Pena Sr.
2009 Cullen R. Looney
2008 Elva Jackson Garza
2007 Robert Gandy III
2006 Alfred Andrew Martin
2005 Lucille De La Garza

City of Elsa

2016 Eliazar "Eli" Rodriguez
2009 Dr. Rene Rodriguez
2008 Arturo C. Trevino

Edcouch, Elsa, La Villa Chamber of Commerce

2010 Frances S. Rocha
2009 Robert Capello Sr.
2008 Mary Pena Moreno
2007 Jose Borrego
2006 Dr. Ricardo R. Gonzalez

City of Granjeno

2016 Mr. & Mrs. Eulogio & Ara De Rueda III (Pacho & Ara)
2015 Guadalupe+ & Maria Rendon
2014 Esperanza Avila
2013 Alberto “Maga” Magallan Sr.
2012 Gloria Garza
2011 Manuel Olivarez Sr. +
2010 Maria Isabel Garza
2010 Santos Graciela Garza
2009 Vicente Garza Sr.
2008 Yvette Cabrera Prevot
2007 Manuel Olivarez Jr.
2006 Rafael Garza
2005 Lupita Segura

City of Harlingen

2009 Jim Solis
2007 David E. Allex
2006 Matt E. Gorges
2005 Col. H. William (Bill) Card

Harlingen Chamber of Commerce

2016 Mr. & Mrs. Juan & Connie Salas
2010 Ruthie Ewers
2008 Alan Johnson
2007 R.K. (Randy) Whittington
2006 Salomon Maldonado
2005 Frank N. Boggus

City of Hidalgo

2016 Claudia Arredondo
2015 Mayor Martin Cepeda
2015 Javier A. Rodriguez
2014 Pedro Fonseca
2013 Ricardo Ortiz
2012 Siglinde Franz
2011 Elliott & Adelle Bottom
2010 Ester Franz Rodriguez +
2009 Concepcion Franz +
2008 Josefina Fonseca
2007 Mr & Mrs. Paul & + Anita Henderson
2006 Mr. & Mrs. Pedro Cisneros
2006 Olaf Frandsen
2005 Mayor Eduardo C. Vela
2005 Mayor Eduardo Vela +
2005 Mayor J.P. Baker +
2005 Mayor Enedina F. Garza
2005 Mayor Thomas Perez Jr. +
2005 Mayor John David Franz
2005 Joe Vera III

Hidalgo Chamber of Commerce

2015 Crisoforo S. and Maria Del Refugio Vela Sr. +
2015 Ruth Hinojosa
2014 Aurora Mijangos
2013 Joe & Gloria Vera Jr. +
2012 Martin+ & Tina Vazquez
2011 Calvin Bentsen
2010 Ramon Garcia
2009 Henry + & Elsie Kawahata
2008 Jud & Gloria Brady
2007 Mr. & Mrs. Abel & Alicia Longoria +
2006 Dr. Daniel King

City of La Feria

2008 Sunny K. Philip

City of La Joya

2016 Anna Lisa Ruiz
2015 Margarita Salinas +
2014 Elizandro De La Rosa
2013 Victorio Salinas Jr.
2013 Roberto Jackson Jr.
2012 Mike Alaniz
2012 Mary A. Salinas
2011 Lee Roy Alaniz
2011 Jose A. "Fito" Salinas
2010 Martha E. Trevino
2010 Gonzalo Gonzalez
2009 Rodolfo "Fito" Farias
2009 Socorro Garza
2008 Alicia Montes
2007 William "Billy" Leo
2007 Dr. Javier Andres Saenz
2006 Mari Gonzalez
2006 Angelica "Angie" Garza
2005 Filomena Leo

City of Los Fresnos

2016 Ruby Jean Cheshire+
2015 Manuel Abrego
2014 Antonio R. Lopez Sr. +
2013 Luis Romero+
2012 James A. Keillor
2011 Eduardo "Eddie" Cantu +
2009 F. Feliberto Pereira
2008 Harry H. Whipple +
2007 Carmen Silva

City of McAllen

2015 Phyllis Griggs
2014 Richard F. Cortez
2013 Veronica Gonzalez
2012 Elva M. Cerda
2011 Alida Salinas Hernandez +
2010 Representative Roberto Gutierrez Sr.
2009 Dr. Lauro Guerra
2008 Lucile Hendricks +
2007 Mr. Jan M. Klinck
2005 Othal Brand Sr. +

Linn-San Manuel

2005 Rafael Guerra Sr.

Los Fresnos Chamber of Commerce

2013 Mark W. Milum
2012 Gene Daniels
2011 Mercedes Vicinaiz Cantu
2010 Don R. badeaux Sr.
2008 Antonio Rivas
2007 Erwin W. Scott Jr. "Scottie"+
2006 Dora Romero +

McAllen Chamber of Commerce

2016 Sister Norma Pimentel
2015 Gary Gurwitz
2014 Frank S. Plummer
2013 Ruben R. Cardenas
2012 Frank Birkhead
2011 Paul Moxley
2010 Dora Brown
2009 Kirk Clark
2008 Robert L. Lozano
2007 Rick D. Guerra
2006 Tony Aguirre
2005 Leo Montalvo

City of Mercedes

2011 Ricardo Garcia
2008 Joel Quintanilla
2005 Liborio Hinojosa

Mercedes Chamber of Commerce

2007 Congressman Ruben Hinojosa
2005 Frances R. Cooper

City of Mission

2016 Amancio Chapa Jr.
2015 Wm. Carl Davis
2014 Richard Hernandez
2013 James Joseph Schroeder+
2012 Ricardo Martinez
2011 Ricardo A. Perez
2010 Tomas Tijerina
2009 Father Roy Snipes OMI
2008 Pat Townsend Jr.
2007 Jo Beth (J.B.) Townsend
2006 June K. Brann +
2005 Leonel "Leo" Pena +

Mission Chamber of Commerce

2016 Gen Long
2015 Beatrice Ramirez Esqueda
2014 Beatriz Tijerina
2013 Sandra Vecchio
2012 Sylvia Wolf
2011 Julio Cerda
2010 Yvonne Salinas
2009 Ruben Dario Plata
2008 Joseph (Joe) Roseland
2007 Norberto "Beto" Salinas
2006 Ben A. Cavazos
2005 Linda Z. Castaneda

City of Palmhurst

2016 Darrell Davis
2016 Gary Wilson Toothaker
2015 Jackie Field
2015 Roy "Bear" Barrera
2014 Lazaro "Larry" Gallardo Jr.
2014 Richard Trevino Jr.
2013 Mark Richards
2013 Ruben De Leon
2012 Robert A. Salinas
2012 Irma Garcia
2011 Jose E. Garza
2010 Alicia C. Sandoval +
2010 Maria G. Leal
2008 Will Klement
2007 Elton Key +
2006 Ramiro J. Rodriguez Jr.

City of Palmview

2016 Joel Garcia Jr.
2015 Ramiro Vela
2014 Eraclio Villarreal +
2013 Alfredo Rodriguez
2012 Noe Ruben Munoz
2011 Aida Rivas
2008 Graciela S. Flores
2007 Irene M. Garcia
2006 Gerardo "Jerry" Perez
2005 Jorge G. Garcia

City of Penitas

2016 Blas M. Loya Sr. +
2014 Marcos L. Ochoa
2014 Cecilio Garza Jr.
2013 Servando Ramirez
2013 Armando Garza
2012 Jerry Bell
2012 Roberto Cardenas Jr.
2011 Jose Roel Cardenas
2011 Efren Garza
2010 Vidal G. Loya +
2005 Dr. Mauro L. Reyna Jr.

Palmview Chamber of Commerce

2016 Linda Ruiz Sarabia
2015 Leo James Leo Jr.
2014 Joel Garcia
2013 Leonel Julian Lopez

City of Pharr

2016 Ambrosio Hernandez
2015 Oscar Elizondo Jr.
2014 Eduardo Cantu
2013 Fred Sandoval
2012 Adan Farias
2011 Leopoldo "Leo" Palacios
2010 Cris S. Vela
2009 Elva I. Michal
2005 A.C. "Beto" Jaime

Pharr Chamber of Commerce

2012 Gary Lewis Rodriguez
2011 Gene & Gracie Williams
2010 Quentin Newcomb Jr.
2007 Anna Mae Kelly
2006 Quentin Newcomb
2005 Dr. Tully Mayer

City of Progresso Lakes

2007 John Trainor Evans
2006 Sam Sparks
2005 William C. Cain

City of Port Isabel

2016 Leo F. "Speck" Sanders
2012 Scott Friedman
2011 Benito Ochoa III
2010 Donald Raymond Guillot
2009 Juan Castillo
2005 Eliseo Vega +

Port Mansfield Chamber of Commerce

2009 Betty Glaze

City of Raymondville

2016 Brenda Guerrero
2015 Dr. George Cantu
2013 Eleazar Garcia Jr.
2012 Hector Ramirez
2011 Paul E. Whitworth
2010 Father Richard MacDonald, SCJ
2009 SSG Hector Leija +
2008 Albert Tijerina +
2007 Ezequiel A. (Zeke) Martinez
2006 Anna Gause Smith (Mrs. Gene)
2005 Katheryn Hanshaw

Raymondville Chamber of Commerce

2016 Sheriff Larry Spence
2015 Armando Duarte Rios
2014 Cissie Watson
2013 Albert Marshall Pickard
2012 Mary Casillas
2011 Virginia Torres
2010 Elma Chavez
2009 Frank Torres
2008 Mary Gutierrez
2007 Viola Franks
2006 Winifred Raymond Wetegrove
2005 Glenn Harding

City of Roma

2005 Arnulfo Guerra +

City of Rio Grande City

2016 Antonio Falcon, MD
2015 Ruben Klein
2014 James Edwin Peterson+
2013 Roel A. Gonzalez
2012 Ruben D. Saenz
2011 Basilio D. Villarreal Jr.
2010 Representative Ryan Guillen
2009 Albert Barrera
2008 Mayor Basilio Villarreal Sr. +
2007 Ernestina C. Trevino
2006 Baldemar Garza
2005 Sam Vale

Rio Grande City Chamber of Commerce

2016 Rodolfo Carlos "R.C." Salinas
2015 Rose Benavidez
2014 Kenny Anderson +
2013 Rosa E. Gonzalez
2012 Ruben O. Villarreal
2010 U. David Gonzalez
2009 Ruben Saenz
2007 Manuel Benavidez Jr.
2005 Judge Ricardo Hinojosa

Rio Grande Valley Partnership Chamber of Commerce

2016 David Garza
2015 Julio Reyes
2014 John D. Bradford
2013 Sergio Contreras
2012 Obidio C. "Billy" Canales
2011 H. William "Bill" Card III
2009 Representative Armando Martinez

City of San Benito

2016 Lionel C. Betancourt
2015 Antonio Puentes Gonzales
2014 Martha Ann McClain
2013 Charlie & Bertha Wilson
2012 Victor Garza
2011 Manuel Lara
2010 Lupita Passement
2009 Joe Hodges Hernandez
2008 Mark Moody
2007 San Benito Montalvo +
2005 Cesar Gonzalez

San Benito Chamber of Commerce

2016 Paco Betancourt+
2015 Celeste Zepeda Sanchez
2014 Dulce Maria America Madrigal
2010 Hector Jalomo
2005 Freddy Fender +

City of Santa Rosa

2005 Pedro Garza

City of San Juan

2016 Tomas Cruz
2015 Pedro Sanchez
2014 Octaviano “Tony” Gonzalez
2013 CWO-2 Jose Luis Montenegro Jr.+
2012 Rick Diaz
2011 Roberto F. Loredó
2010 Commission Hector “Tito” & Bertha Palacios
2009 Juan Pedro Contreras
2008 Roel Garza
2007 Raul Yzaguirre
2006 Arnoldo Cantu Sr.
2005 Jorge Arcuate

San Juan Chamber of Commerce

2010 Leon & Velma Sue De Leon
2007 Estela Salazar
2006 James C. Shawn
2005 Eleazar Romero

Town of South Padre Island

2016 Sam A. Listi
2015 Madeleine Sandefur
2014 Robert Guy Blatnik
2013 Shane Wilson
2012 Robert Nixon
2011 Leslie Ruth Blasing
2010 Paul Y. Cunningham Jr.
2009 Peggy Trahan
2008 Lucinda “Sandy Feet” Wierenga
2007 Minnie Solomonson +
2006 John L. Tompkins +
2005 Ila Loetscher +

South Padre Island Chamber of Commerce

2016 Joseph M. (Mickey) Furcron
2015 JoAnn Evans
2014 Gary E. Meschi
2013 Bill Donahue
2012 Lynne Tate
2011 David Friedman
2010 Dan Stanton
2009 Darrell Mangham
2008 Jake Falgout
2007 Robert N. Pinkerton Jr.
2006 Richard Franke
2005 Troy W. Giles

City of Sullivan City

2009 Rosendo “Cheno” Benavides +
2007 Guillermina “Ginger” Villarreal
2006 Reynaldo Ruiz
2005 Gumaro “Maro” Flores

City of Weslaco

2016 Pablo G. Pena
2015 Blanca Munoz
2014 Soyla Gonzalez
2013 Charles & Christine Warren
2012 Eloy R. Alaniz
2011 Robert A. McAllen
2010 Eugene Richard Vaughn Jr.
2009 Dr. Robert Sepulveda
2008 Mayor Hector “Buddy” de la Rosa
2007 Dr. Benigno (Ben) Villalon
2006 Isaac D. Rodriguez
2005 Joe V. Sanchez

Weslaco Chamber of Commerce

2015 Glenn + & Margret Housley
2014 Bob Davis
2013 Ramon “Monse” Montalvo
2012 Margaret Looney McAllen
2011 Noble C. Allen
2010 Robert W. Vanderveer
2009 Patti Dittburner
2008 Ruben Cardenas
2007 Fred McCaleb
2006 Dr. Armando Cuellar +
2005 Gene A. Braught +

United States Ambassadors of International Goodwill

2016 Luis Coronel
2015 Raul Gonzalez
2014 Adamari Lopez
2014 Lupillo Rivera
2013 Dra. Ana Maria Polo
2012 Diana Reyes
2011 Lazaro G. Megret
2010 Maria Antonietta Collins
2009 Raul De Molina “El Gordo”
2008 Yolanda De La Cruz
2007 Raul Gonzalez
2006 Raul Brindis
2005 Joe Morales
2004 Fernando Arau
2003 Alberto Kreimerman
2002 Tony De La Rosa
2001 Intocable
2000 Ana Maria Canseco
1999 Freddy Martinez
1998 Roberto Pulido
1997 Carlos Guzman
1996 Hugo De La Cruz
1995 Rogelio Botello Rios
1994 Johnny Canales
1993 Nano Ramirez
1992 Othal Brand Jr.

Mexico Ambassadors of International Goodwill

2016	Rafael Amaya
2015	Joel Cano
2014	Jorge Salinas
2013	Mariachi Vargas de Tecalitlan
2012	Gabriel Soto
2011	Beatriz Adriana
2010	El Comediante – Teo Gonzalez
2009	Gilberto Gless
2008	Sergio Sendel
2007	Sergio Goyri
2006	Ninel Conde
2006	Eric Del Castillo
2005	Bronco El Gigante De America
2004	Pablo Montero
2003	Laura Flores
2002	Alicia Villarreal y Limite
2001	Veronica Castro
2000	Lupita D'Alesio
1999	Maribel Guardia
1998	Laura Leon
1997	Martin Urieta
1996	Carlos Cuevas
1995	Jorge Vargas
1994	Lucila Mariscal “Dona Lencha”
1993	Angeles Ochoa
1992	Queta Jimenez “La Prieta Linda”
1991	Ramon Ayala y Los Bravos
1990	Rosenda Bernal
1989	Maria De Lourdes
1988	Arianna
1987	Prisma
1986	Aida Cuevas
1985	Francisco “Charro” Avitia

Border Texan of the Year

2014	Chief Judge Ricardo H. Hinojosa
2013	Sam L. Susser
2012	Senator Juan J. “Chuy” Hinojosa
2011	Lt. Gov. David Dewhurst
2010	Frank N. Boggus
2009	Mayor John David Franz
2008	Lt. Gen. (Ret.) Ricardo Sanchez
2007	Dr. Shirley Reed
2006	Michael Allen
2005	Senator John Cornyn
2004	Joe La Mantia Jr.
2003	Tony Garza
2002	Senator Phil Gramm
2001	Governor Rick Perry
2000	Senator Kay Bailey Hutchinson
1999	Charles C. Butt
1998	Governor George W. Bush
1997	Lt. Governor Bob Bullock +
1996	Wayne W. Showers
1995	Dr. Mario Ramirez
1994	Lloyd M. Bentsen +
1993	Dr. Miguel Nervarez
1992	Congressman Enrique “Kika” De La Garza
1991	Morris Atlas
1990	Glen E. Roney
1989	Celia Hare Martin +

Federal and State Leaders

2012	Francisco “Paco” Valentin Jr.
2007	Senator Juan “Chuy” Hinojosa
2006	Bill Summers +
2005	Bryan Daniels
2005	Pedro Garza
2005	Amadeo Saenz

Outstanding Community Supporters

2007	Charles Chuck Snyder
2006	Bob Roux
2006	Dr. Robert + & Mrs. Vi Norton
2005	Representative Ismael “Kino” Flores

Outstanding Entertainers

2014 George Strait
2012 Estudiantina Guadalupana Cesar Cervantes
2012 Charo
2011 Bill & Helen Dillard +
2011 Rene Sandoval
2011 Tina Compean
2010 Edwin M. Bigsby +
2010 Roland Garcia
2006 Joseph “German Joe” Sakulenzki
2006 Doria Avila +
2005 Myron Floren
2005 Jimmy Gonzalez y Grupo Mazz
2005 Wiley Hutchinson

At Large Inductee

2016 Dr. Miguel De Los Santos
2015 Larry Wingert
2015 Martha Noell
2014 Roy and Victoria Lepovitz
2014 Luis Lauro Moreno Rodriguez
2014 Most Reverend Leo Francis Daniel
2014 R. David Guerra
2014 Eloy Vera
2013 Rev. Msgr. Juan Nicolau
2013 Consul Erasmo Martinez
2013 Senior Pastor Aaron De La Torre
2012 United Way Hero Jenise Diaz
2012 Judy Anderson
2012 Jim Deuser
2009 Dr. Bert D. Levine +

Mr. Internacional

2015 Juan Pablo Llano

Mrs. Internacional

2015 Elizabeth Robaina

BorderFest Association

2015 Raul Mijangos
2015 Kay Wolf

IFEA Volunteer of the Year

2015 Mary Bernarski



Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2016-612	
From: David Arce			
Subject: Discussion and consideration to approve the renewal of the lease agreement with Weslaco Little League for use of Issac Rodriguez Park Multi-Purpose Field and Minor Field and Concession Stands and Harlon Block/Sports Complex Field #1, Field #2 and Concession Stands effective February 1, 2017 through July 31, 2017 and authorize the Mayor to execute any related documents. (Requested by Weslaco Little League.)			
Background:			
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): Approval on 11-22-2016			
David Arce		Created/Initiated	
David Arce		Approved	
Mike Perez		Final Approval	
City Manager Comments: Recommend denial until sufficient financials.			
Staff Recommendation: Approval			
Attachments, if any: 2017 WESLACO LITTLE LEAGUE LEASE AGREEMENT , WLL EXHIBIT A-B, 2016 WLL FINANCIALS, 2016 Weslaco Little League Ins			
Responsibilities upon Approval:			

STATE OF TEXAS

*

*

COUNTY OF HIDALGO

*

LEASE AGREEMENT

*

CITY OF WESLACO

*

On this ____ day of _____, 2017, the CITY OF WESLACO, a home rule municipal corporation located in Hidalgo County, Texas hereinafter referred to as "CITY" and the WESLACO LITTLE LEAGUE hereinafter referred to as "LEAGUE" enter into this Lease Agreement for the lease of "CITY" property under the following terms:

1. The "CITY" leases to the "LEAGUE" certain real property and improvements physically located in the Isaac Rodriguez Park Multi-Purpose Field, Minor Field and Concession Stands as described in Exhibit "A", and at the Harlon Block/Sports Complex Field #1, Field #2, and Concession Stands as described in Exhibit "B" hereinafter referred to as the leased property.
2. The Term of this lease shall be for six (6) months beginning February 1, 2017 and ending July 31, 2017 hereinafter referred to as the lease term.

In consideration of the lease of "CITY" property described in Exhibit "A" and Exhibit "B", the "LEAGUE" agrees as follows:

1. The "LEAGUE" will not construct any permanent buildings or improvements on the lease premises.
2. The "LEAGUE" will not sublet the lease premises or assign this lease to any other party without the written consent of the "CITY".
3. The "LEAGUE" agrees and understands that the lease premises will be used exclusively for baseball games and related "LEAGUE" activities.
4. The "LEAGUE" will hold the "CITY" harmless for any type of injury or harm sustained by any person involved in any "LEAGUE" activity on the lease premises.
5. The "LEAGUE" will carry liability insurance in a sufficient amount to protect the "CITY'S" interest in the lease premises and said insurance will name the "CITY" as an additional insured with the requirement that said insurance provider shall provide the "CITY" notice of any cancellation or revision of said insurance policy.
6. The "LEAGUE" will be entitled to possession of the lease premises immediately upon execution of this lease agreement.
7. The "LEAGUE" will provide the a schedule of "LEAGUE" activities to "CITY" at least one (1) week prior to start of said activities.
8. The "LEAGUE" shall endeavor to assist the "CITY" in providing a safe and clean complex for all participants, spectators and visitors.
9. There shall be no parking of automobiles or other vehicles in any area other than areas designated for such purpose by "CITY".
10. The "LEAGUE" will provide "CITY" an accounting of all monies collected in registration fees and all concession stand revenue and expenses. The accounting will be due on August 31, 2017 and must be prepared in a form and manner acceptable to "CITY".

11. The "LEAGUE" is responsible for scheduling all games and providing adult supervision at all "LEAGUE" activities.
12. The "CITY" shall have the right to decide when the baseball fields are unplayable due to current or anticipated weather conditions.
13. The "LEAGUE" will file with the "CITY'S" Parks and Recreation Department appropriate contact phone numbers for the purpose of directing public inquires to the proper authorities regarding all "LEAGUE" activities.
14. The "LEAGUE" shall immediately report all needed repairs or potential hazards on lease premises to the "CITY'S" Parks and Recreation Department. However, the reporting of these hazards does not in any way, shape or form make the "CITY" liable for any injuries or damages resulting from said hazards.
15. The "CITY" will maintain the baseball fields including mowing and paint marking with assistance from the "LEAGUE" when possible. Maintenance scheduling will be determined by "CITY" upon advanced written notice of "LEAGUE" activities.
16. The "CITY" is under no obligation and undertakes no responsibility to obtain sponsors for "LEAGUE" activities.
17. "CITY" employees will not be allowed to participate in "LEAGUE" activities as Officers, Board Members or in any other official capacity.
18. The "LEAGUE" affirms that the person signing on behalf of the "LEAGUE" is authorized to execute this lease agreement with the "CITY".
19. The "CITY" has the right to terminate this lease agreement without cause by providing thirty (30) written notice of the termination to the "LEAGUE" by personal or certified mail delivery to the person signing this agreement on behalf of "LEAGUE" .
20. The "CITY" shall have one (1) weekend a month to host any functions it chooses at Isaac Rodriguez Park or Harlon Block Park Complex during the lease term. Notice will be given one (1) month in advance of function dates.
22. The "CITY" may at any time may request an audit or accounting or production of financial reports in a form and manner acceptable to "CITY". Failure to so upon timely request will result in an automatic termination of this agreement.

In **WITNESS WHEREOF**, the undersigned hereby execute this lease agreement as of the day and year first above written.

ATTEST:

CITY OF WESLACO

Elizabeth Walker, City Secretary

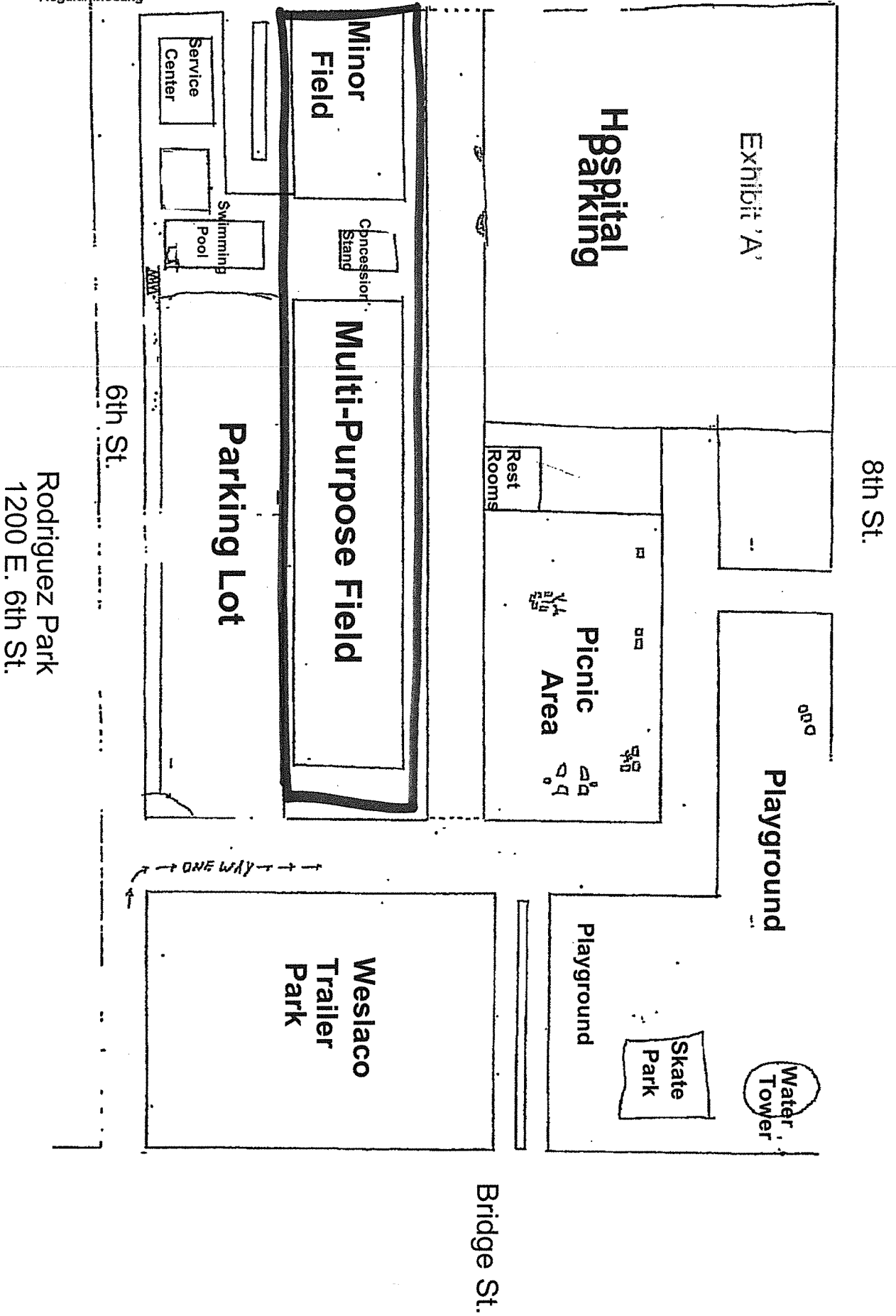
David Suarez, MAYOR

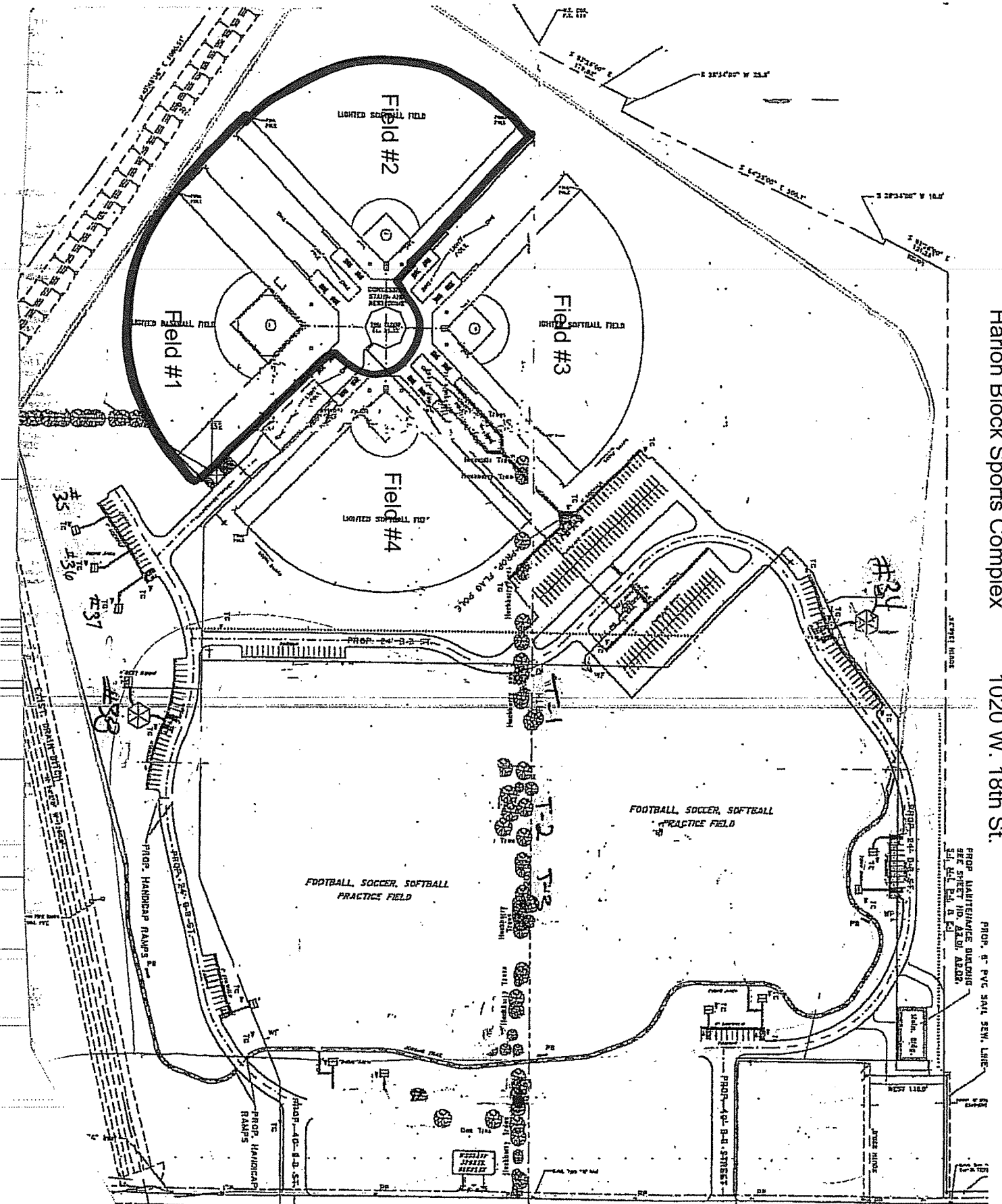
APPROVED AS TO FORM:

WESLACO LITTLE LEAGUE

Juan E. Gonzalez, City Attorney

President





Start Off

\$9,499.74

Uniforms

\$13,768.20

Registration

\$24,108.09

Storage

\$1,315.00

CPA

\$1,100.00

Dues

\$1,574.50

MISC.

\$1,221.07

Board Member

\$1,022.61

Bank Branch

\$40.57

Equipment

\$10,723.93

Website

\$309.00

Little League

\$1,038.47

Return Checks

\$170.00

Concession Spent

\$10,175.80

Umps

\$3,374.00

Concession Workers

\$4,730.00

Trophies

\$1,212.60

Concession Sale

\$20,086.81

CERTIFICATE OF LIABILITY INSURANCE		DATE	2/22/16
Keystone Risk Managers, LLC 1995 Point Township Drive Northumberland, PA 17867		CERTIFICATE #	3432414-1
		9 43 24	
ADDITIONAL NAMED INSURED:		INSURERS AFFORDING COVERAGE:	
WESLACO LL JAVIER CAVAZOS 513 NORTHGATE DR WESLACO TX 78599		INSURER A:	LEXINGTON INSURANCE COMPANY
		INSURER B: (Non-Liability)	NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA
		INSURER C:	AIG SPECIALTY INSURANCE COMPANY

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE MM/DD/YYYY	POLICY EXPIRATION DATE MM/DD/YYYY	LIMITS			
A	X	GENERAL LIABILITY		011225814	2/22/2016	1/01/2017	EACH OCCURRENCE	\$1,000,000		
		X	OCCURRENCE				GENERAL AGGREGATE	\$2,000,000		
		X	INCL. PARTICIPANTS				Property Damage Deductible: \$250		PRODUCTS/COMP OPS AGGREGATE	\$1,000,000
		X	SEXUAL ABUSE					SEXUAL ABUSE OCCURRENCE	\$1,000,000	
								SEXUAL ABUSE AGGREGATE	\$2,000,000	
			MEDICAL PAYMENTS						ANY ONE PERSON	
A	X	DIRECTORS & OFFICERS		19330755	1/01/2016	1/01/2017	EACH LOSS	\$1,000,000		
							AGGREGATE	\$1,000,000		
A		CRIME COVERAGE					EACH LOSS	\$35,000		
								AGGREGATE	NONE	
B		SPORTS EXCESS ACCIDENT					As in Master Policy Med. Max. \$100,000 Ded. \$50	As in Master Policy Excess		

"X" INDICATES COVERAGE SELECTED FOR ADDITIONAL NAMED INSURED

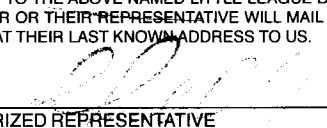
ADDITIONAL INSURED

Who is an insured (SECTION II) of the General Liability policy is amended to include as an insured the person or organization shown in the schedule, but only with respect to liability arising out of the above named Little League's maintenance or use of ball fields, or other premises loaned, donated, or rented to that Little League by such person or organizations and subject to the following additional exclusions:

1. Structural alterations, new construction, maintenance, repair or demolition operations performed by or on behalf of the person or organization designated in the Schedule unless performed by the above named Little League and
2. That part of the ball field or other premises not being used by the above named Little League

NAME AND ADDRESS OF PERSON OR ORGANIZATION:

1. CITY OF WESLACO
2. WESLACO INDEPENDENT SCHOOL DISTRICT

INSURED	CANCELLATION
Little League Baseball Risk Purchasing Group, Inc. 539 U.S. RT. 15 HIGHWAY South Williamsport, PA 17702	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES TO THE ABOVE NAMED LITTLE LEAGUE BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER OR THEIR REPRESENTATIVE WILL MAIL 30 DAYS WRITTEN NOTICE TO THE DESIGNATED PERSON OR ORGANIZATION AT THEIR LAST KNOWN ADDRESS TO US.  _____ AUTHORIZED REPRESENTATIVE



Standardized Agenda Request Form

Date of Meeting: January 17, 2017		Agenda Item No. (to be assigned by CSO): 2016-614	
From:			
Subject: Discussion and consideration to approve the renewal of the lease agreement with Weslaco Softball/Baseball League and approve the use of the Softball/Baseball Field 1, 2 and 3 and Concession Stand at Mayor Pablo G. Peña City Park effective February 1, 2017 through July 31, 2017 and authorize the Mayor to execute any related documents. (Requested by Weslaco Softball/Baseball League.)			
Background:			
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): Approved 11-22-2016			
David Arce		Created/Initiated	
David Arce		Approved	
Mike Perez		Final Approval	
City Manager Comments: Recommend denial until sufficient financials.			
Staff Recommendation: Approval			
Attachments, if any: 2017 Weslaco Softball/Baseball lease agreement , WSB EXHIBIT A, 2015 WSB FINANCIALS , 2016 WSB INSURANCE			
Responsibilities upon Approval:			

STATE OF TEXAS

*

COUNTY OF HIDALGO

*

*

LEASE AGREEMENT

*

CITY OF WESLACO

*

On this ____ day of _____, 2016, THE CITY OF WESLACO, a home rule municipal corporation located in Hidalgo County, Texas, hereinafter referred to as "CITY" and THE WESLACO SOFTBALL/BASEBALL LEAGUE, hereinafter referred to as "LEAGUE" enter into this Lease Agreement under the following terms:

1. The "CITY" leases to "LEAGUE" certain real property and improvements physically located in the Weslaco City Parks described as Softball/Baseball Fields 1, 2 and 3 and Concession Stand as described in Exhibit "A" hereinafter referred to as the lease premises.
2. The term of this lease shall be for six (6) months beginning February 1, 2017, and ending July 31, 2017 hereinafter referred to as the lease term.

In consideration of the lease of the property and improvements described in Exhibit "A" the "CITY" and "LEAGUE" agree as follows:

1. The "LEAGUE" will not construct any permanent buildings or improvements on the lease premises.
2. The "LEAGUE" will not sublet the lease premises or assign this lease to any other party without the written consent of the "CITY".
3. The "LEAGUE" agrees and understands that the lease premises will be used exclusively for "LEAGUE" activities.
4. The "LEAGUE" will hold the "CITY" harmless for any type of injury or harm sustained by any person involved in any "LEAGUE" activity on the lease premises.
5. The "LEAGUE" will carry liability insurance in an amount sufficient to protect the "CITY'S" interest in the lease premises and said insurance shall name the "CITY" as an additional insured with the requirement that said insurance provider shall provide the "CITY" notice of any cancellation or revision of said insurance policy.
6. The "LEAGUE" will be entitled to possession of the lease premises immediately upon execution of this lease agreement.
7. The "LEAGUE" will provide a schedule of "LEAGUE" activities to "CITY" at least one (1) week prior to start of such activities.
8. The "LEAGUE" shall endeavor to assist the "CITY" in providing a safe and clean complex for participants, spectators and visitors.

9. The "LEAGUE" will be allowed to be park one (1) vehicle next to the concession stand for the purpose of providing equipment & supplies for "LEAGUE" activities. All other automobiles and vehicles will park in areas designated for such purpose by "CITY".
10. The "LEAGUE" is responsible for scheduling games and providing adult supervision at all "LEAGUE" activities.
11. The "CITY" shall have the right to decide when the softball/baseball field is unplayable due to current or anticipated weather conditions.
12. The "LEAGUE" will provide the "CITY" Parks and Recreation Department appropriate contact phone numbers for the purpose of directing public inquiries to the proper authorities regarding this program.
13. The "LEAGUE" shall report any repairs or potential hazards to the "CITY'S" Parks and Recreation Department. However the reporting of these hazards does not in any way, shape or form make the "CITY" responsible for an injuries or damages resulting from said hazards.
14. The "CITY" will maintain the lease premises including mowing and paint marking foul lines. Maintenance scheduling will be determined by "CITY" upon advanced receipt of a schedule of "LEAGUE" activities.
15. The "CITY" undertakes no responsibility and is under no obligation to obtain sponsors for "LEAGUE" activities.
16. The "LEAGUE" will provide the "CITY" an accounting of all monies collected in registration fees, concession stand revenues and expenses incurred upon demand in a form and manner acceptable to "CITY". The "CITY" may at any time demand such accounting and failure to do so will result in an automatic termination of this agreement.
17. "CITY" employees will not be allowed to participate in "LEAGUE" activities as officers, board members or in any other official capacity.
18. The "LEAGUE" affirms that the person signing on behalf of the "LEAGUE" is authorized to execute this lease agreement with the "CITY".
19. "CITY" has the right to cancel this lease agreement without cause by providing thirty (30) days' written notice of said termination.
20. The "CITY" shall have one (1) weekend a month to host any functions on lease premises during the lease term. Notice will be given one (1) month in advance of function dates.

IN WITNESS WHEREOF, the undersigned hereby execute this lease agreement as of the day and year first above written.

CITY OF WESLACO

ATTEST:

ELIZABETH M. WALKER, City Secretary

DAVID SUAREZ, Mayor

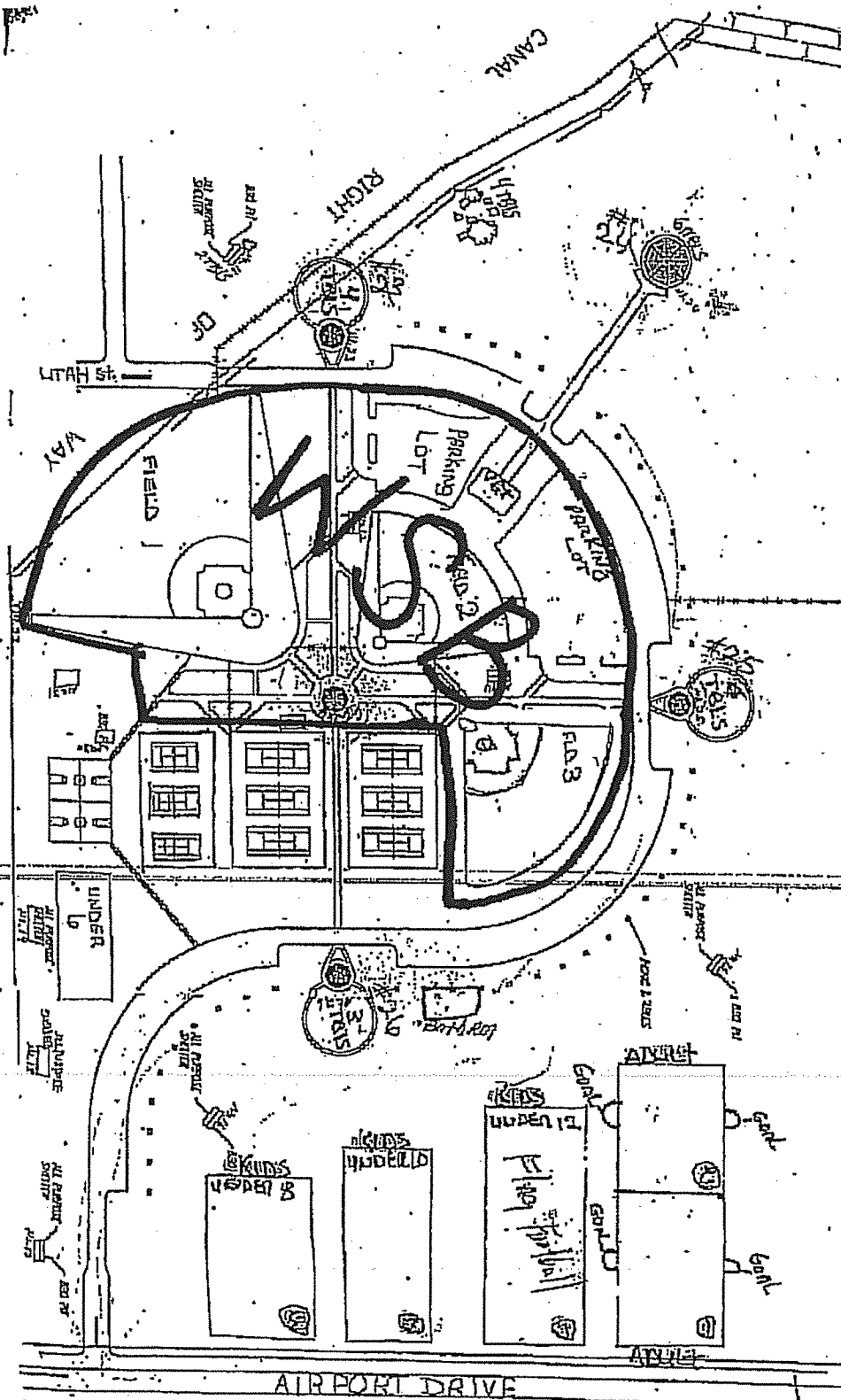
APPROVED AS TO FORM:

Juan E. Gonzalez, City Attorney

WESLACO SOFTBALL/BASEBALL LEAGUE

By: _____

Exhibit 'A'



WESLA CO. CITY PARK 300 N. HAZARD DR.

**WESLACO SOFTBALL BASEBALL
PONY LEAGUE
INCOME STATEMENT
SPRING 2015**

Revenue

Cash	
Registration fees	\$ 26,586.00
Concession Sales	\$ 41,416.68
Tournament Gate fees	\$ 22,777.45
Sponsors	\$ 2,000.00
Outside Team fees	\$ 450.00
misc. square/overerage dep. Other	\$ 5,006.65
Team Sponsor	\$ 41,131.21
Sponsor-Grant	\$ 47,972.00
Total Revenues	\$ 187,339.99

Expenses

Advertising	1	\$ 560.72
Insurance	2	\$ 5,699.00
Charter Fees	3	\$ 7,974.35
Tournament Fees	4	\$ 5,530.00
Field Maintenance & Repairs	5	\$ 1,265.00
Game Awards	6	\$ 1,290.00
Field Equipment hardware & Supplies	7	\$ 1,300.27
Baseball Equipment & Supplies	8	\$ 2,010.60
Concession (cost of goods sold)	9	\$ 27,719.70
Operating office expense	10	\$ 1,301.90
Office Supplies	11	\$ 709.88
Self-Contractor Services	12	\$ 35,149.10
Field equipment rental	13	\$ 2,350.76
(ste) sponsored tm exp & misc./parent	14	\$ 40,205.59
Misc.othr refund/rtn fees/food		\$ 3,543.81
allowance for uncollectable accounts(fees)		\$ 1,480.00
Grant expenses		\$ 31,867.64
Total Expenses		\$ 169,958.32
Net Income		\$ 17,381.67
		\$ 187,339.99

**WESLACO SOFTBALL BASEBALL
PONY LEAGUE
T-BALANCE STATEMENT 2015**

grant		
OFFICE SUPPLIES	709.88	
Field Eq. hardware & supplies	5,927.75	
BBPE&SUPPLIES	16,189.70	
field eq.	6,291.99	
conc. Eq.	3,388.19	
Field eq. depreciation		529.92
concession eq. depreciation		170.74
(accumulated)-office eq. depreciation		191.25
over/short		822.63
capital		30,349.21
withdrawals	40,229.35	
REGISTRATION FEES	26,586.00	\$28,486.00
SPONSOR contr.	43,131.21	
CONCESSION SALES	41,416.68	
GATE	22,777.45	
OTHER (OUTSIDE TEAM FEES)	450.00	
MISC. credits(pymnts/square/othr)	5,006.65	
invested grant		\$47,972.00
TOURNEMENT FEES	5530	
CHARTER FEES	9774.35	
ADVERTISING EXP	560.72	
INSURANCE EXP.	5699	
OPPERATING OFFICE EXP.	1301.9	
CONCESSION EXP.	27719.7	
FIELD MAINT. AND REPAIR	1265	
SELF-CONT-SVCS	35149.1	
GAME AWARDS	1290	
FIELD EQ. HARDWARE & SUPPL	5927.75	
FIELD EQUIPMENT RENTAL	2350.76	
BBPES(baseball playing eq. & st	2010.6	
OFFICE SUPPLIES	\$ 709.88	
MISC. FOOD	1898.54	
MISC. RTN DEP-FEE	876	
MISC. TEAM REFUND	480	
MISC. OTHER	289.27	
SPONSORED TEAM EXP. (ste), r	40205.59	
doubtfull accout	1480	
over/short		
donations	2148.72	

0 219403.74 219403.74 219403.74

**WESLACO SOFTBALL BASEBALL
PONY LEAGUE
BALANCE STATEMENT**

31-Dec-15

ASSETS

Current Assets

Checking Acct (Oppering)	5224.89
A/R	
allowance for uncollectable accounts(fees)	-1480
Inventory (BBPE&S) unused	16189.7

Fixed Assets

Field Equipment	7,645.82	
(less)accu. Depreciation	529.92	\$ 8,175.74
Concession Equipment	3,769.19	
(less)accu. Depreciation	170.14	3,939.33
office equipment	483.57	
(less)accu. Depreciation	97.53	386.04
donations		-2148.72

Other Assets 62.23

Other 30349.21

LIABILITIES AND OWNER'S EQUITY

0

OWNER'S EQUITY

30349.21



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/14/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Gagliardi Insurance Services, Inc. 2380 S. Bascom Ave. Suite 100 Campbell, CA 95008 0791300	CONTACT NAME:		
	PHONE (A/C, No, Ext): (408) 414-8100	FAX (A/C, No): (408) 414-8199	
INSURED Weslaco Softball Baseball P.O. Box 1350 Weslaco, TX 78599 956-463-9649	E-MAIL ADDRESS:	sales@gssportsinsurance.com	
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A:	New York Marine & General Ins.	16608
	INSURER B:	Federal Insurance Company	20281
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY	X		PK201600006962	3/14/2016	3/14/2017	EACH OCCURRENCE	\$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
	☒ Abuse & Molestation						MED EXP. (Any one person)	\$ 0
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$ 1,000,000
	☒ POLICY ☐ PRO-JECT ☐ LOC						GENERAL AGGREGATE	\$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	\$ 1,000,000
							Participant Legal Liab	\$ 1,000,000
A	AUTOMOBILE LIABILITY			PK201600006962	3/14/2016	3/14/2017	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	☐ ANY AUTO	☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS	BODILY INJURY (Per person)				\$	
	☐ ALL OWNED AUTOS		BODILY INJURY (Per accident)				\$	
	☒ HIRED AUTOS		PROPERTY DAMAGE (Per accident)				\$	
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	EXCESS LIAB						AGGREGATE	\$
	DED							\$
	RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y/N	N/A				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
B	Accident Medical			9907-0915	3/14/2016	3/14/2017	E.L. DISEASE - POLICY LIMIT	\$ \$103
B	Catastrophic Medical			9907-0917	3/14/2016	3/14/2017	Limit \$100K / Ded \$50	\$ \$103
							Limit \$500K	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate holder is included as an additional insured, but only with respect to the liability arising out of the negligence of the named insured. All policy terms and conditions apply.

CERTIFICATE HOLDER

CANCELLATION

City of Weslaco 255 South Kansas Weslaco, TX 78596	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2014 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/14/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Gagliardi Insurance Services, Inc. 2380 S. Bascom Ave. Suite 100 Campbell, CA 95008 0791300	CONTACT NAME:	
	PHONE (A/C, No, Ext): (408) 414-8100	FAX (A/C, No): (408) 414-8199
INSURED Weslaco Softball Baseball P.O. Box 1350 Weslaco, TX 78599 956-463-9649	E-MAIL ADDRESS: Sales@gssportsinsurance.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: New York Marine & General Ins.	
	INSURER B: Federal Insurance Company	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC #		
16608		
20281		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY	X		PK201600006962	3/14/2016	3/14/2017	EACH OCCURRENCE
	☐ CLAIMS-MADE ☒ OCCUR						\$ 1,000,000
	☒ Abuse & Molestation						\$ 300,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						\$ 0
☒ POLICY ☐ PRO-JECT ☐ LOC							PERSONAL & ADV INJURY
OTHER:							\$ 1,000,000
A	AUTOMOBILE LIABILITY			PK201600006962	3/14/2016	3/14/2017	COMBINED SINGLE LIMIT (Ea accident)
	☐ ANY AUTO						\$
	☐ ALL OWNED AUTOS						\$
	☒ HIRED AUTOS						\$
☐ SCHEDULED AUTOS NON-OWNED AUTOS	\$						
	UMBRELLA LIAB						PROPERTY DAMAGE (Per accident)
	EXCESS LIAB						\$
	DED						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	N/A				PER STATUTE
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT
							\$
B	Accident Medical			9907-0915	3/14/2016	3/14/2017	E.L. DISEASE - EA EMPLOYEE
B	Catastrophic Medical			9907-0917	3/14/2016	3/14/2017	\$ \$103
							E.L. DISEASE - POLICY LIMIT
							\$ Limit \$100K / Ded \$50 \$103 Limit \$500K

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate holder is included as an additional insured, but only with respect to the liability arising out of the negligence of the named insured. All policy terms and conditions apply.

CERTIFICATE HOLDER

CANCELLATION

Pony Baseball/Softball, Inc.
P.O. Box 225
Washington, PA. 15301

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2014 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/14/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Gagliardi Insurance Services, Inc. 2380 S. Bascom Ave. Suite 100 Campbell, CA 95008 0791300	CONTACT NAME:		
	PHONE (A/C, No, Ext): (408) 414-8100	FAX (A/C, No): (408) 414-8199	
	E-MAIL ADDRESS: sales@ggsportsinsurance.com		
	INSURER(S) AFFORDING COVERAGE	NAIC #	
	INSURER A: New York Marine & General Ins.	16608	
	INSURER B: Federal Insurance Company	20281	
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

INSURED Weslaco Softball Baseball P.O. Box 1350 Weslaco, TX 78599 956-463-9649	
--	--

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY	X		PK201600006962	3/14/2016	3/14/2017	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
	☒ Abuse & Molestation						MED EXP. (Any one person) \$ 0
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:						PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 1,000,000
							Participant Legal Liab \$ 1,000,000
A	AUTOMOBILE LIABILITY			PK201600006962	3/14/2016	3/14/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☐ ANY AUTO		BODILY INJURY (Per person) \$				
	☐ ALL OWNED AUTOS	☐ SCHEDULED AUTOS	BODILY INJURY (Per accident) \$				
	☒ HIRED AUTOS	☒ NON-OWNED AUTOS	PROPERTY DAMAGE (Per accident) \$				
							\$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y/N	N/A				OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
B	Accident Medical			9907-0915	3/14/2016	3/14/2017	E.L. DISEASE - EA EMPLOYEE \$
B	Catastrophic Medical			9907-0917	3/14/2016	3/14/2017	E.L. DISEASE - POLICY LIMIT \$ \$103

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate holder is included as an additional insured, but only with respect to the liability arising out of the negligence of the named insured. All policy terms and conditions apply.

CERTIFICATE HOLDER

South Texas College
400 N Border
Weslaco, TX 78596

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/14/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Gagliardi Insurance Services, Inc. 2380 S. Bascom Ave. Suite 100 Campbell, CA 95008 0791300	CONTACT NAME:		
	PHONE (A/C, No, Ext): (408) 414-8100	FAX (A/C, No): (408) 414-8199	
	E-MAIL ADDRESS: Sales@gssportsinsurance.com		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: New York Marine & General Ins.	16608	
	INSURER B: Federal Insurance Company	20281	
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

INSURED Weslaco Softball Baseball P.O. Box 1350 Weslaco, TX 78599 956-463-9649	
--	--

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY	X		PK201600006962	3/14/2016	3/14/2017	EACH OCCURRENCE	\$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
	☒ Abuse & Molestation						MED EXP. (Any one person)	\$ 0
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$ 1,000,000
	☒ POLICY ☐ PRO-JECT ☐ LOC						GENERAL AGGREGATE	\$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	\$ 1,000,000
							Participant Legal Liab	\$ 1,000,000
A	AUTOMOBILE LIABILITY			PK201600006962	3/14/2016	3/14/2017	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	☐ ANY AUTO	☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS	BODILY INJURY (Per person)				\$	
	☐ ALL OWNED AUTOS		BODILY INJURY (Per accident)				\$	
	☒ HIRED AUTOS		PROPERTY DAMAGE (Per accident)				\$	
							\$	
	UMBRELLA LIAB	☐ OCCUR				EACH OCCURRENCE	\$	
	EXCESS LIAB	☐ CLAIMS-MADE				AGGREGATE	\$	
	DED	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N ☐ N/A					PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$ 103
B	Accident Medical			9907-0915	3/14/2016	3/14/2017	Limit \$100K / Ded \$50	
B	Catastrophic Medical			9907-0917	3/14/2016	3/14/2017	Limit \$500K	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate holder is included as an additional insured, but only with respect to the liability arising out of the negligence of the named insured. All policy terms and conditions apply.

CERTIFICATE HOLDER

Weslaco Independent School District
319 West Forth Street
Weslaco, TX 78596

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/14/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Gagliardi Insurance Services, Inc. 2380 S. Bascom Ave. Suite 100 Campbell, CA 95008 0791300	CONTACT NAME:	
	PHONE (A/C, No, Ext): (408) 414-8100	FAX (A/C, No): (408) 414-8199
INSURED Weslaco Softball Baseball P.O. Box 1350 Weslaco, TX 78599 956-463-9649	E-MAIL ADDRESS: sales@gsportsinsurance.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: New York Marine & General Ins.	NAIC # 16608
	INSURER B: Federal Insurance Company	20281
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY	X		PK201600006962	3/14/2016	3/14/2017	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
	☒ Abuse & Molestation						MED EXP. (Any one person) \$ 0
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC						PERSONAL & ADV INJURY \$ 1,000,000
	OTHER:						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 1,000,000
							Participant Legal Liab \$ 1,000,000
A	AUTOMOBILE LIABILITY			PK201600006962	3/14/2016	3/14/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS	☐ SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	☒ HIRED AUTOS	☒ NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y/N	N/A				OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
B	Accident Medical			9907-0915	3/14/2016	3/14/2017	E.L. DISEASE - EA EMPLOYEE \$
B	Catastrophic Medical			9907-0917	3/14/2016	3/14/2017	E.L. DISEASE - POLICY LIMIT \$ 103

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of coverage.

CERTIFICATE HOLDER

CANCELLATION

Weslaco Softball Baseball P.O. Box 1350 Weslaco, TX 78599	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2014 ACORD CORPORATION. All rights reserved.