



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 16, 2019**

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, July 16, 2019 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 Beverly Amaya requesting a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 3700 E Expressway 83, also being Lot 5, Redbird Subdivision #2, Weslaco, Hidalgo County, Texas.

IV. CONSENT AGENDA

The following items are of a routine or administrative nature. The City Commission has been furnished with background and support material on each item, and/or it had been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual

consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote. Possible action.

- A. Approval of the Minutes of the Regular Meeting on July 2, 2019. (Staffed by City Secretary Department.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Ordinance 2019-24 establishing a depreciation fund to be known as the Building Depreciation Fund and authorize the Mayor to execute any related documents. (First reading held July 2, 2019; staffed by Finance Department.) Attachment
 - 2) Ordinance 2019-25 adopting a budget amendment for funding appropriations for the Building Depreciation Fund and authorize the Mayor to execute any related documents. (First reading held July 2, 2019; staffed by Finance Department.) Attachment
- C. Approval of the Interlocal Cooperative Agreement between the City of Mission, Texas and the Mayor Joe V. Sanchez Public Library for participation within the Hidalgo County Library System E-Commerce Program that would allow collection of monies due from patrons electronically (debit or credit cards). (Staffed by Library Department.) Attachment
- D. Approval to apply and accept grants from business corporations and private foundations to be used towards the operation of the Weslaco Animal Care Services and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement Department.) Attachment

V. OLD BUSINESS

- A. Discussion and consideration to approve an amendment to the Performance Contracting Agreement between City of Weslaco, TX and Siemens Industry, Inc. dated November 21, 2017 and authorize the Mayor to execute any related documents. Possible action. (This item was tabled July 2, 2019; staffed by Engineering Department.) Attachment

VI. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Beverly Amaya to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 3700 E Expressway 83 also being Lot 5, Redbird Subdivision #2, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

- B. Discussion and consideration for the Final Plat for La Plazita Subdivision Phase II—being a 2.575 acre tract of land out of Farm Tract 1068, West and Adams Tract Subdivision, and a portion of Lot 4, La Plazita Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 and Mile 10 ¼ North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- C. Discussion and consideration on the North-side Park Master Plan and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment
- D. Discussion and clarification on the interpretation of Ordinance 2018-21, Section 26-34 Drainage relating to the 50-year storm drainage requirements on existing subdivisions. Possible action. (Staffed by Engineering Department.) Attachment
- E. Discussion and consideration on petition from residents of Pena Avenue for the installation of speed humps and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department). 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. Personnel - Discussion on the organizational structure and compensation of the Engineering/Planning Department as authorized by §551.074 of the Texas Government Code.
- C. Personnel - Discussion regarding the evaluation, reassignment, duties, discipline or dismissal of a police officer for the City of Weslaco as authorized by §551.074 of the Texas Government Code.
- D. Legal Consultation - Seek City Attorney opinion relating to the lawsuit with CDM as authorized by §551.071 of the Texas Government Code.
- E. Legal Consultation - Seek City Attorney opinion relating to the Weslaco Fire Fighters Association Collective Bargaining Labor Agreement for October 1, 2018 - September 30, 2020 as authorized by §551.071 of the Texas Government Code.
- F. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Police Union (Weslaco Municipal Police Association) 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 12th day of July 2019 at 4:00 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/ Myra Ayala, 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/open-government/open-meetings>. Archived video of some meetings are also available.

Removed from Bulletin Board

Date:

Initials:



Standardized Agenda Request Form

Date of Meeting: July 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2547	
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:			
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 Mike Perez		Created/Initiated New	
City Manager Comments: Approve.			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Elias Peralez, Pave the Way Ministries 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 & Mission 2019			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
, Commissioner, District 4
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: July 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2573	
From: Benjamin Worsham			
Subject: To solicit input on behalf of Beverly Amaya requesting a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 3700 E Expressway 83, also being Lot 5, Redbird Subdivision #2, Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Eight (8) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2019.			
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 appeared in The Monitor on June 17, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the conditional use permit on July 3, 2019 with the condition that one security officer be on duty during late hours.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval of the Conditional Use Permit.			
Attachments, if any:			
Responsibilities upon Approval: Staff will notify applicant.			



Standardized Agenda Request Form

Date of Meeting: July 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2552	
From:			
Subject: Approval of the Minutes of the Regular Meeting on July 2, 2019. (Staffed by City Secretary Department.) Attachment.			
Background: Record of commission action on July 2, 2019.			
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):			
Aida Vega		Created/Initiated	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: 190702 minutes			
Responsibilities upon Approval: Execute and retain.			



**MINUTES
REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 2, 2019**

On Tuesday, July 2, 2019, at 5:44 p.m. 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:

PRESENT:	Mayor	David Suarez
	Commissioner	Letty Lopez
	Commissioner	J.P. Rodriguez
	Commissioner	Leo Muñoz
ABSENT:	Mayor Pro Tem	Greg Kerr
	Commissioner	Josh Pedraza
STAFF:	City Manager	Mike R. Perez
	City Secretary	Myra L. Ayala Garza
	City Attorney	Juan E. Gonzalez

Also present: Aida Vega, Deputy City Secretary; Andrew Munoz, Assistant City Manager/Airport Director/Asst. City Manager, Vidal Roman, Finance Director, Omar Rodriguez, Parks and Recreation Director, Leo Gonzalez, Information Technology Director; Ben Worsham, City Engineer/Planning Director; Joel Rivera, Police Chief, Antonio Lopez, Fire Chief, Veronica Ramirez, HR Director; Pete Garcia, Public Works 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, June 28, 2019.

B. Invocation.

Pastor Joey Aguilar, First Baptist Church, led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

Elia Rodriguez, President Pony League, recognized the accomplishments of Pinto team 95Stix; three Bronco teams; RGV Lady Katz; Weslaco Wave and Xtreme Heat stating these teams will be

advancing to Youngsville, Louisiana. She thanked the Chamber, City and all sponsors that supported their program with a special thanks to all the parents.

E. Roll Call.

Myra L. Ayala Garza, City Secretary, called the roll, noting at the time of roll call the absence of Mayor Pro Tem Kerr and Commissioner Pedraza and a quorum present.

II. PUBLIC COMMENTS

Linda Shires Leisure World Park, voiced concerns on the past and present flooding that occurred at Leisure World. She stated ditches are not cleaned, surrounding property owners allowing water to stand and breeding mosquitos. They (Leisure World residents) will continue to make their presence at the meetings until the drainage improvements are remedied.

Edward Mejia commended the City Manager and all the staff on their efforts during the recent rain event.

George Gonzales thanked the commission for ongoing maintenance of the ditches and opinioned the flooding comes from the issuance of permits for big box retail and parking lot development not providing adequate drainage.

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 Minutes of the Regular Meeting on June 18, 2019 (Staffed by City Secretary Department.)

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

1) Ordinance 2019-20 to rezone 408 S. Nebraska also being Lot 5, Blk 36, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district and authorize the Mayor to execute any related documents. (First reading held June 18, 2019; staffed by Planning and Code Enforcement Department.)

2) Ordinance 2019-21 to rezone 2411 N Texas Blvd. also being Lots 1&2, Raq=Lin Subdivision Phase I, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district and authorize the Mayor to execute any related documents. (First reading held June 18, 2019; staffed by Planning and Code Enforcement Department.)

3) Ordinance 2019-22 amending ordinance number 2018-02, the City of Weslaco Zoning Ordinance; codified as Chapter 150 of the Weslaco Code of Ordinances, adopting new regulations related to time limitation (6 months) to reapply for rezone; and ordaining other matters with respect to the subject matter hereof and authorize the Mayor to execute any related documents. (First reading held June 18, 2019; staffed by Planning and Code Enforcement Department.)

4) Ordinance 2019-23 establishing Article XI. Drainage; creating Section 2-280 through Section 2-284; creating a Citizens Drainage Advisory Board and authorize the Mayor to execute any related documents. (First reading held June 18, 2019; staffed by City Manager's Office.)

C. Approval on Incentive Agreement between Economic Development Corporation of Weslaco and City for financial assistance for drainage improvements in the commercial and industrial area of the City and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)

D. Approval on Resolution 2019-57 opposing Senate Bill 1152 and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)

E. Approval of a Memorandum of Understanding with Region One for provision of free GED, ESL, and other adult education classes within the library and authorize the Mayor to execute any related documents. (Staffed by Library Department.)

F. Authorization to renew the America Reads and Community Service agreements with UTRGV to allow for employment of work-study students and authorize the Mayor to execute any related documents. (Staffed by Library Department.)

G. Approval on request from St. Pius X Catholic Church to place banners publicizing St. Pius X Catholic Church Fall Festival at North Westgate (between US 83 and W. Pike Blvd.) and North Texas Blvd during the last two weeks of September and first two weeks of October 2019 and authorize the Mayor to execute any related documents that may be required from the Texas Department of Transportation. (Staffed by Public Works Department.)

Commissioner Muñoz, seconded by Commissioner Lopez, moved to approve consent agenda items A, B1, C, D, E, F and G, withholding B2 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Approval on second and final reading of the following

2) Ordinance 2019-21 to rezone 2411 N Texas Blvd. also being Lots 1&2, Raq=Lin Subdivision Phase I, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district and authorize the Mayor to execute any related documents. (First reading held June 18, 2019; staffed by Planning and Code Enforcement Department.)

Commissioner Lopez, seconded by Commissioner Rodriguez, moved to approve consent agenda B2 as presented. The motion carried; Commissioner Muñoz abstained; Mayor Suarez was present and voting.

For the record, following are the ordinances.

ORDINANCE NO. 2019-20

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 408 S. NEBRASKA AVE ALSO BEING LOT 5, BLK 36, WESLACO ORIGINAL TOWNSITE, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-2 SECONDARY HIGHWAY BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-1 One-Family Dwelling District to B-2 Secondary highway business district being 408 S. Nebraska also being Lot 5, Blk 36, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 18th day of June 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2nd day of July 2019.

ORDINANCE NO. 2019-21

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 2411 N Texas Blvd AVE ALSO BEING LOTS 1 & 2, RAQ=LIN SUBDIVISION PHASE I, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-2 SECONDARY HIGHWAY BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-1 One-Family Dwelling District to B-2 Secondary highway business district being 2411 N Texas Blvd also being Lots 1 & 2, Raq=Lin Subdivision Phase I, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 18th day of June 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2nd day of July 2019.

ORDINANCE 2019-22

AN ORDINANCE AMENDING ORDINANCE NUMBER 2018-02, THE CITY OF WESLACO ZONING ORDINANCE; CODIFIED AS CHAPTER 150 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 2018-02 passed and approved on February 6, 2018 as “Zoning Ordinance” and Codified as Chapter 150 of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the new zoning ordinance will be adopted and codified as Chapter 150 of the Weslaco Code of Ordinances and said Chapter shall read as follows:

CHAPTER 150 ZONING ORDINANCE

Sec. 150-20

(h) Once an application has been denied by the City Commission a similar request for the same application may not be filed for six (6) months unless there are extenuating circumstances that require emergency action.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 18th day of June 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2nd day of July 2019.

ORDINANCE 2019-23

AN ORDINANCE AMENDING PART II-CODE OF ORDINANCES, CHAPTER 2 ADMINISTRATION, OF THE CODE OF ORDINANCES OF THE CITY OF WESLACO, TEXAS BY PROVIDING A NEW ARTICLE; ESTABLISHING ARTICLE XI. DRAINAGE; CREATING SECTION 2-280 THROUGH SECTION 2-284; CREATING A CITIZENS DRAINAGE ADVISORY BOARD; PROVIDING FOR THE COMPOSITION, GENERALLY AND APPOINTMENT OF THE MEMBERS; PROVIDING FOR THE TERMS OF MEMBERS, FILLING OF VACANCIES; PROVIDING FOR AN EX-OFFICIO MEMBER(S); PROVIDING FOR GENERAL DUTIES; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

ARTICLE XI. – DRAINAGE

Section 2-280: Create the Citizens Drainage Advisory Board.

There is hereby created a drainage advisory board to be known as the "Citizens Drainage Advisory Board."

Section 2-281: Composition, Generally; Appointment of Members.

The Drainage Advisory Board shall be composed of nine (9) members appointed by the City Commission, with the advice of the City Manager.

Section 2-282: Terms of Members; Filling of Vacancies.

- a) Qualifications. The Drainage Board members shall be resident citizens, taxpayers, and qualified voters of the city.
- b) Appointment, Terms of office. Members shall serve for no more than two (2) three (3) year staggered terms for a total of no more than six (6) years. The City Commission will have the ability to waive the term limit.
- c) Vacancies. Vacancies shall be filled for the full or unexpired term in the same manner as provided for in the original appointments and all expired terms.
- d) Compensation. Members of the board shall serve without compensation;
- e) Quorum. Five (5) board members shall constitute a quorum.
- f) Officers. The board shall elect its own officers.
- g) Minutes. The board shall keep minutes of its meetings. The minutes may be taken and transcribed by city staff.

Section 2-283: Ex-Officio Member(s).

The City Engineer or their designee and the Public Works Director or their designee shall be Ex-Officio members of the advisory board without voting rights.

Section 2-284: General Duties.

- a) The Board will develop a proposed scheduling of drainage Capital Improvements Projects and make recommendations on the planning implementation and funding of the drainage projects as recommended in the 2019 City of Weslaco Stormwater Improvement Plan.
- b) The Board will present a report every six months to the City Commission on the status on the drainage projects.
- c) The Board shall be an advisory board and make any/all drainage issues recommendations to the City Commission. Any/all recommendations will be staffed by the Citizens Drainage Advisory Board, City Manager, and Mayor.
- d) The City Commission shall have final approval of all goals and objectives that will be implemented within the city for drainage improvements taking into consideration total community needs.
- e) The City Commission shall determine and establish the general policies and programs for the operation, conduct and management of the Board.
- f) The City Engineer and Public Works Director shall be responsible to the City Manager for the efficient and proper operation of the city's Drainage Advisory Board.
- g) Monthly reports regarding maintenance, equipment, and departmental personnel will be provided to the Board by the Public Works Department.
- h) Monthly reports regarding drainage improvement projects and the project budgets will be provided to the Board by the Engineering Department.
- i) Absenteeism: In accordance to Resolution 2014-62, three (3) absences, not limited to consecutive, from any board or committee as appointed is established as just cause for removal and replacement by the Commission.

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.

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 18th day of June 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2nd day of July 2019.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Myra L. Ayala Garza, CITY SECRETARY

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

For the record, following is the resolution.

RESOLUTION NO. 2019-57

RESOLUTION OF THE CITY OF WESLACO IN OPPOSITION TO SENATE
BILL 1152; FINDING THAT THE MEETING AT WHICH THIS

RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY
LAW.

WHEREAS, the 86th Texas Legislature was replete with attacks on city revenue streams, local economic prosperity, and the ability of Texas cities to provide integral infrastructure,

WHEREAS, Senate Bill 1152 allows cable and phone companies to stop paying the lesser of their state cable franchise or telephone access line fees,

WHEREAS, numerous Texas cities, including Weslaco, rely on cable and telephone franchise fees to provide critical services to residents and visitors,

WHEREAS, Article III, Section 52 of the Texas Constitution prohibits the legislature from authorizing cities to grant anything of value to a corporation,

WHEREAS, Senate Bill 1152 will result in significant financial harm to Texas cities and their residents with no guaranteed cost-savings to cable and telephone consumers,

WHEREAS, the City of Weslaco is a plaintiff along with a group of Texas cities challenging S.B. No. 1004 from the 85th Texas Legislature as requiring an unconstitutional gift or grant of city property; and

WHEREAS, S.B. No. 1152 from the 86th legislature, which effectively waives either cable franchise fees or telecom line access charges that otherwise would be paid for the use of municipal right-of-way, raises the same constitutional issue;

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

The City of Weslaco will vigorously oppose any attempts to implement Senate Bill 1152 of the 86th Texas Legislature and will take necessary steps, including but not limited to filing suit, as the steward of the public's interest in city rights-of-way.

The City of Weslaco authorizes its attorneys in the case of *City of McAllen, et al. v. State of Texas* to expand the scope of that suit to include a challenge to S.B. No. 1152.

CONSIDERED, PASSED and APPROVED this 2nd day of July 2019, at a regular meeting of the City Commission of the City of Weslaco, Texas at which a quorum was present, and which was held in accordance with Chapter 552 of the Texas Government Code.

SIGNED on this the 2nd day of July 2019.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Myra L. Ayala Garza, CITY SECRETARY

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

IV. APPOINTMENTS

A. Discussion and consideration on Resolution 2019-58 appointing members to the Citizens Drainage Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Benjamin Worsham, City Engineer/Director of Planning, stated the current members on the Weslaco Drainage Task Force Committee applied to serve on the Citizens Drainage Advisory Board except Pablo Herrera who no longer wishes to serve. Staff recommends appointing the current members except for Pablo Herrera bringing back for consideration to fill this vacancy after the Special Election for District 4. Terms will be staggered and determined at the first meeting of the Citizens Drainage Advisory Board.

Commissioner Muñoz seconded by Commissioner Lopez moved to approve Resolution 2019-58 appointing current members of the Weslaco Drainage Task Force Committee with exception of Pablo Herrera to the Citizens Drainage Advisory Board as presented. The motion carried unanimously; Mayor Suarez was present and voting

RESOLUTION NO. 2019-58

A RESOLUTION OF THE CITY OF WESLACO, TEXAS APPOINTING MEMBERS TO THE
CITIZENS DRAINAGE ADVISORY BOARD

WHEREAS, the City Commission passed and approved Ordinance 2019-23 an ordinance amending Part II-Code of Ordinances, Chapter 2 Administration by providing a new article; establishing Article XI. Drainage; creating Section 2-280 through Section 2-284; creating a Citizens Drainage Advisory Board;

WHEREAS, Section 2-281 outlines the composition of the Citizens Drainage Advisory Board which shall be composed of nine (9) members appointed by the City Commission, with the advice of the City Manager; and,

WHEREAS, Section 2-282 states the terms of members shall be for no more than two (2) three (3) year staggered terms for a total of no more than six (6) years. The staggered terms shall be determined at the first regularly scheduled meeting of Citizens Drainage Advisory Board. The City Commission will have the ability to waive the term limit; and,

WHEREAS, Members of the board shall serve without compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS the following individuals are appointed to serve on the Citizens Drainage Advisory Board.

NAME

1. Sandra Reyna
2. Randy L. Hall
3. David Morales
4. Marco A. Garza
5. Annette M. Valadez
6. David Menchaca
7. Alex Livas
8. Fred Perez
9. Vacant

PASSED AND APPROVED on this 2nd day of July 2019.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Myra L. Ayala Garza, CITY SECRETARY

V. NEW BUSINESS

A. Discussion to accept and file the Economic Development Corporation of Weslaco Audit Fiscal Year 2018 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Economic Development Corporation of Weslaco.)

Marie McDermott, Executive Director, stated the Economic Development Corporation of Weslaco Audit Fiscal Year 2018 would be presented by Manuel Garcia, Garcia & Pena Certified Public Accountants.

Manuel Garcia, CPA, presented the audit ending September 20, 2018; comprised of government-wide financial statements of net positions fund balances for total assets \$13,157,905 and \$3,253,561 in total liabilities; reviewed the statement of activities; comparative fund balance sheet statement of revenues and expenditures noting fund balance of \$5,396.029 with a change in capital outlay of \$3,147,689. In response to the City Manager and Commissioner Muñoz, the long-term debt final payment is in 2023; payments of \$780,000 that decrease yearly and debt is related to improvements for the university (UTRGV-Center for Innovation and Commercialization project)

Commissioner Muñoz seconded by Commissioner Lopez moved to accept and file the Economic Development Corporation of Weslaco Audit Fiscal Year 2018 approve as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to approve an amendment to the Performance Contracting Agreement between City of Weslaco, TX and Siemens Industry, Inc. dated November 21, 2017 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Commissioner Muñoz seconded by Commissioner Lopez moved to discuss.

Benjamin Worsham, City Engineer/Director of Planning, stated the amendment was a change on how the energy savings efficiency is calculated for the HVAC Amor; final payment for the project has been done and staff recommends approval.

In response to Commissioner Muñoz, original contract calculated savings using pre and post wattage measured at time of installation and would change to units of measurement using enthalpy equation before and after. Siemens proposed the change and the benefit is more accuracy. Commissioner Muñoz stated he would like more time to review.

Commissioner Muñoz seconded by Commissioner Lopez moved to table until the next regular meeting. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration on Ordinance 2019-24 establishing a depreciation fund to be known as the Building Depreciation Fund and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-24. Possible action. (Staffed by Finance Department.)

Mike Perez, City Manager, stated the ordinance establishes a special fund of revenues derived from rental income from the University of Texas Rio Grande Valley Innovation and Commercialization project; expenditures of the funds would need commission approval and strictly for air conditioning and roof repairs for city buildings and stated the air conditioning unit at city hall would be paid from this fund as well as roof repairs at the police department. Funds generated will average \$90,000 yearly and recommended approval.

Commissioner Lopez seconded by Commissioner Rodriguez moved to approve Ordinance 2019-24 establishing a depreciation fund to be known as the Building Depreciation Fund on first reading as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration to approve Ordinance 2019-25 adopting a budget amendment for funding appropriations for the Building Depreciation Fund and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-25. Possible action. (Staffed by Finance Department.)

Vidal Roman, Finance Director, stated previous commission action approved repairs at the police department and recently for city hall (replacement of an air conditioning); the appropriations of funds can now be done with the establishment of the depreciation fund and appropriating \$18,700 for police and \$35,650 for the AC unit at city hall with a remaining fund balance of \$32,000. Staff recommended approval.

Commissioner Lopez seconded by Commissioner Muñoz moved to approve Ordinance 2019-25 adopting a budget amendment for funding appropriations for the Building Depreciation Fund as presented on first reading. The motion carried unanimously; Mayor Suarez was present and voting.

VI. REPORTS

A. Report by Weslaco Area Chamber of Commerce.

Barbra Jean Garza, CEO, reported on June advertising; visitors totaled 185 with thirty-five being out of state; rental facility was eleven and an Exhibit wall created to displays Weslaco's History, local features and activities, landmarks and Weslaco 100 timeline inviting the commission and public to view located in the lobby of the Business, Visitor and Events Center.

B. Report by Economic Development Corporation of Weslaco.

Marie McDermott, EDC Director, reported on workforce training held for Weslaco businesses; audits done on incentive agreements; working on the budget for next fiscal year and summary leads were 64. Lillie Delgado, Marketing, reported on the upcoming 4th of July event at Mayor Pablo Pena Park that included three live bands, fifty-five vendors and fireworks display at 9:00 p.m.

C. Report by Inframark.

The City Manager stated report would be on the next meeting.

D. Report by Public Works Department.

Pete Garcia reported on street improvement projects completed; cleaned alleyway and right-of-way along Wilson ditch; continuing with mowing and maintenance of ditches; received tractor and scrapper to be utilized for regional detention facility project with employee training being done and repaired a water main at Walmart underneath the gas station.

E. Report by Library Department.

Arnold Becho, Library Director, reported the Summer Reading Program for 2019 hosted forty (40) different activities having 1,600 participants for the program; meals were provided; thousands of books read with age group ranging from four to eighteen years old; thanked the sponsors for donations of bikes, coupons for kids' meals and monetary donations. He extended an invitation to the commission and public for their awards Assembly on July 11 and celebration on Saturday July 13.

F. Report of the flood event on June 24, 2019.

Joe Pedraza, Health Official, reported on the flood event of Monday, June 24; 7-9 inches of rain throughout the valley; staff mobilized by 7:00 p.m.; twenty rescues done to include; thirteen homes in Las Brises Subdivision affected; residents placing debris and materials in front of property for haul away; total of twenty-two residential properties had flood damage and no commercial properties; vector control began; American Red Cross housed at Weslaco High School and cost for labor and equipment for this event was \$58,233.00.

VII. EXECUTIVE SESSION

At 6:47 p.m. Commissioner Lopez, seconded by Commissioner Rodriguez, moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:25 p.m. Mayor Suarez stated 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.

No action.

B. Legal Consultation - Seek City Attorney opinion relating to the lawsuit with CDM as authorized by §551.071 of the Texas Government Code.

No action.

C. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Police Union (Weslaco Municipal Police Association) as authorized by §551.071 of the Texas Government Code.

No action.

IX. ADJOURNMENT

Commissioner Muñoz, seconded by Commissioner Lopez moved to adjourn the meeting at 7:25 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

Myra L. Ayala Garza, CITY SECRETARY

ABSENT
MAYOR PRO-TEM, Greg Kerr

COMMISSIONER, Leo Muñoz

COMMISSIONER, Jose "J.P." Rodriguez

VACANT
COMMISSIONER,

COMMISSIONER, Letty Lopez

ABSENT
COMMISSIONER, Josh Pedraza



Standardized Agenda Request Form

Date of Meeting: July 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2558	
From:			
Subject: Ordinance 2019-24 establishing a depreciation fund to be known as the Building Depreciation Fund and authorize the Mayor to execute any related documents. (First reading held July 2, 2019; staffed by Finance Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Vidal Roman Mike Perez		Created/Initiated New	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: O2019-24 Building Depreciation Fund Ordinance			
Responsibilities upon Approval: Execute and retain.			

ORDINANCE

NO. 2019- 24

AN ORDINANCE ESTABLISHING A BUILDING DEPRECIATION FUND; PROMULGATING RULES AND REGULATIONS CONCERNING THE BUILDING AND MAINTAINING OF SUCH FUND, AND THE PERMITTED WITHDRAWALS AND PROHIBITIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Weslaco maintains various municipal buildings providing services to the citizens of Weslaco utilizing its capital assets; and

WHEREAS, the performance and continued use of these capital assets is essential to the health, safety, economic development and quality of life of those receiving services; and

WHEREAS, budgetary pressures often impede capital program expenditures or investments for maintenance and replacement, making it increasingly difficult to sustain the asset in a condition necessary to provide expected service levels; and

WHEREAS, as the physical condition of the asset declines, deferring maintenance and/or replacement could increase long-term costs and liabilities; and

WHEREAS, the City Commission desires to address the continuing investment necessary to properly maintain and replace its capital assets, while maintaining a fiscally conservative “pay-as-you-go” policy.

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

SECTION ONE. A Building Depreciation Fund is to be added to the Code of Ordinances Chapter 2 Administration Section 2-280 of the Code of Ordinances of the City of Weslaco, to be known as Article XI – Building Depreciation Fund to read in its entirety as follows:

§XXX ESTABLISHMENT AND FUNDING OF THE BUILDING DEPRECIATION FUND.

- (A)** A fund is hereby established, to be maintained by the Finance Department and separately maintained from the other funds of the City, to be designated the Building Depreciation Fund (the BD Fund).
- (B)** The BD Fund shall be accounted for as a separate Internal Service Fund of the City.
- (C)** Contributions will be derived from rental income on the rental facilities from the

University of Texas Rio Grande Valley from year to year,

(D) At the option of the City Commission, other sources may be used to contribute to the Fund, such as proceeds from rental of other property.

(E) Contributions shall be added to such Fund per the above criteria. Notwithstanding, nothing in this section shall be construed to mean that any contribution to the Fund is mandatory, but such will be solely at the discretion of the City Commission.

SECTION TWO. A new section under Chapter 2 Administration Section 2-281 of the Code of Ordinances of the City of Weslaco, to be known as Article XI to read in its entirety as follows:

**§XXX EXPENDITURES FROM THE BUILDING DEPRECIATION FUND;
PROHIBITED EXPENDITURES.**

(A) The City shall develop a policy to require a complete inventory and periodic measurement of the physical condition of all existing capital assets of the City, and then appropriately plan and budget for any capital replacement needs.

(B) Withdrawals from the Fund require the authorization of the City Commission.

(C) Withdrawals from the Fund should be restricted to:

(1) pay for capital equipment replacements as presented and approved within the Building Depreciation budget approved by the City Commission for each fiscal year,

(2) make up for a severe shortfall in funds where projected revenues are not met, typically because of unexpected negative influence on revenue stream,

(3) pay for catastrophic repair events of such magnitude that the cost of such would initiate an unplanned tax or rate increase or a greater than planned tax or rate increase (i.e. increases that would not have been needed if such event had not occurred). At the time of any such withdrawal for (2) or (3), a plan to raise taxes and/or rates over a reasonable time period to a level sufficient to cover the ongoing cost of maintenance and operations should be presented to the Commission and adopted.

(D) Withdrawal from the Fund should not be allowed for the following reasons:

(1) to make any expenditure not clearly and directly for an approved capital asset defined in the asset inventory.

(2) to pay for expense made necessary because of growth, expansion, or enhancement of existing services or inflation.

(3) for the operations of the facilities.

SECTION THREE. This Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Weslaco, Texas, and this Ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in

conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION FOUR. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION FIVE. This Ordinance shall become effective from and after its passage as provided by law.

PASSED AND APPROVED this the 2nd day of July 2019 at a Regular Meeting of the City Commission of the City of Weslaco, Texas.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 16th day of July 2019 .

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala Garza, City Secretary

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: July 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2562	
From:			
Subject: Ordinance 2019-25 adopting a budget amendment for funding appropriations for the Building Depreciation Fund and authorize the Mayor to execute any related documents. (First reading held July 2, 2019; staffed by Finance Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Vidal Roman Mike Perez		Created/Initiated New	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Budget amendment Form, O2019-25 budget amendment fund Bldg Depreciation Fund			
Responsibilities upon Approval: Execute and retain.			

Account Number	Dept / Function	Description	Expenditure	Revenue
602-4000-471100	Revenue	Property Rental not budgeted	\$ -	\$ 86,510
602-5110-522626	Planning	Maintenance - Public Safety Facilities	18,700	
602-5110-522626	Planning	Capital Outlay - A/C Unit	35,650	
			54,350	86,510
		Impact on Fund Balance		\$ 32,160

ORDINANCE 2019-25

AN ORDINANCE AMENDING ORDINANCE NUMBER 2018-27, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019, FINDING NEED TO AMEND THE 2018-2019 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 2018-2019 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 2018-2019 Official Budget, adopted by Ordinance 2018-27, 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 2nd day of July 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 16th day of July 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala Garza, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: July 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2575	
From: Arnold Becho			
Subject: Approval of the Interlocal Cooperative Agreement between the City of Mission, Texas and the Mayor Joe V. Sanchez Public Library for participation within the Hidalgo County Library System E-Commerce Program that would allow collection of monies due from patrons electronically (debit or credit cards). (Staffed by Library Department.)			
Background: The Hidalgo County Library System (HCLS), in partnership with Hidalgo County and The Library Corporation, has established an E-Commerce payment system to address patron needs. Hidalgo County Libraries share a Library Management System known as The Library Corporation (TLC). A regular concern for our patrons has been their inability to make payment using debit or credit cards. Another concern is their inability to pay fines owed at another location. For example, if a patron is in Weslaco and has a fine owed to Mercedes they can not pay it without traveling to Mercedes first. As a result of these conditions HCLS Libraries are forced to deny services due to outstanding balances. The E-Commerce Interlocal will resolve these issues and allow individuals to pay by credit or debit online. To allow functionality, the City of Mission, has volunteered to collect all payments made and redistribute accordingly. Fines collected will be redistributed to each city on a quarterly basis. An accounting of funds collected and distributed will be provided to member libraries. Member libraries will have 14 days to report any discrepancies in fund distribution. The City of Mission will have 30 days thereafter to remedy discrepancies.			
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: NA			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: NA			
Advisory Review, if any (name of board/committee, date of action, recommendation): NA			
Arnold Becho		Created/Initiated	

Arnold Becho Leo Gonzales Vidal Roman Mike Perez	Approved Approved New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: Memo - Request to authorize participation within the HCLS E-Commerce Program, Interlocal HCLS E-Commerce System	
Responsibilities upon Approval: The Library will coordinate with HCLS to implement. The Library will then train staff on the system and monitor revenue thru accounting functions built into the system.	

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

July 3, 2019

To: David Suarez, Mayor; Greg Kerr, Mayor Pro-Tem; Letty Lopez, Commissioner; Leo Muñoz, Commissioner; Jose "J.P." Rodriguez, Commissioner; Josh Pedraza, Commissioner; Mike Perez, City Manager

CC: Martin J. Mata, Vidal Roman, Leo Gonzales

Fr: Arnoldo Becho, Library Director

Re: Request to authorize participation within the Hidalgo County Library System E-Commerce Program

The Hidalgo County Library System (HCLS), in partnership with Hidalgo County and The Library Corporation, has established an E-Commerce payment system to address patron needs. Hidalgo County Libraries share a Library Management System known as The Library Corporation (TLC). A regular concern for our patrons has been their inability to make payment using debit or credit cards. Another concern is their inability to pay fines owed at another location. For example, if a patron is in Weslaco and has a fine owed to Mercedes, they can not pay that fine without traveling to Mercedes first. As a result of these conditions, HCLS Libraries are forced to deny services due to outstanding balances. The E-Commerce Interlocal will resolve these issues and also allow individuals to pay by credit or debit online.

To allow functionality, the City of Mission, has volunteered to collect all payments made and redistribute accordingly. Fines collected will be redistributed to each city on a quarterly basis. An accounting of funds collected and distributed will be provided to member libraries. Member libraries will have 14 days to report any discrepancies in fund distribution. The City of Mission will have 30 days thereafter to remedy discrepancies.

Library staff supports this program because it will allow a means to take electronic payment. This is a sorely needed capability within our institution. 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

COUNTY OF HIDALGO §

THIS Agreement (hereafter “Interlocal Cooperation Agreement”) is made on this the ____ day of April, 2019 by and between the **Hidalgo County Library System Member Libraries (“System”)** and the **City of Mission, Texas (“Mission”)**, pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

Whereas, the Hidalgo County Library System is composed of the libraries of several area cities, including and Cities of McAllen, Elsa, La Joya, San Juan, Mercedes, Mission, Penitas, Pharr, Weslaco, Hidalgo, Alamo, and Edinburg (the “Member Cities” or “Member Libraries”); and

Whereas, the Member Cities have created an Integrated Library System ("The Library Corporation") through the e-commerce system; and

NOW, THEREFORE, the Hidalgo County Library System Member Libraries and City of Mission, Texas, in consideration of the mutual covenants expressed hereinafter, agree as follows:

Term. This agreement shall be effective May 1, 2019 and shall automatically renew each year on May 1 unless written notice is provided as outlined herein below. Any Member Library shall have the right to terminate its participation in the agreement upon thirty (30) days written notice to the Library Director for the City of Mission or her successor.

Rights and Obligations.

The City of Mission shall reconcile the fines and fees collected through the e-commerce system and distribute the collected funds to Member Libraries on a quarterly basis. The distribution of funds shall include a report detailing the total amount collected and the amount of each Member Library's distribution.

Member Libraries shall notify the City of Mission Library Director of any discrepancy in the quarterly report or fund distribution within fourteen (14) days of receiving said report. Should a report or fund distribution not be received by a Member Library, the Member Library shall notify the City of Mission Library Director within fourteen (14) days. Upon receipt of said notice of an inaccurate or missing report, or of a discrepancy in the distribution of funds, the City of Mission Library Director shall have thirty (30) days to cure the deficiency. Failure to cure the deficiency within thirty (30) days constitutes a material breach of this Agreement.

Conflict of Applicable Law. Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision of this Agreement and any present or future law, or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision(s) of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.

No Waiver. No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.

Entire Agreement. This Agreement contains the entire contract between the parties hereto and each party acknowledges that neither has made (either directly or through any agent or representative) any representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by both parties, and not otherwise.

TEXAS LAW TO APPLY. THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. THE PARTIES HEREBY CONSENT TO PERSONAL JURISDICTION IN HIDALGO COUNTY, TEXAS.

Notice. Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth

Printed Name _____



Standardized Agenda Request Form

Date of Meeting: July 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2577
From: Benjamin Worsham		
Subject: Approval to apply and accept grants from business corporations and private foundations to be used towards the operation of the Weslaco Animal Care Services and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement Department.)		
Background: Planning staff is seeking to apply and accept grants from Petco, PetSmart, and Bissell Foundation to provide additional funds towards the operations of the Weslaco Animal Care Services.		
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):		
Rebekah De La Fuente		Created/Initiated
Joe Pedraza		Approved
Benjamin Worsham		Approved
Mike Perez		Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: PetSmart Charities, Petco Foundation		
Responsibilities upon Approval: Staff will apply for grants.		

[Logout](#)[Welcome Page](#)[Organization Information](#)[Contact Information](#)[Partner Application](#)

»

Organization Information

* indicates required field

Official Name Name associated with specific tax ID in the IRS business master file for all non-government agencies

* **Legal Name** Legal Name should match the Official Name displayed above in the Official Name field (government entities may not have an Official Name shown)

AKA Name

Address

Your address will load from the IRS Business Master File/CRA Charities Listing. **You may not edit or enter your address on this page.**

If you need to update your address in the **United States**, please contact the IRS. Please note it can take 4 to 6 weeks for the update to appear in our system. You may submit your application while the update is in process.

If you need to update your address in **Canada**, please contact the CRA. If your updated address is already reflected in the CRA Charities Listing, please contact our grants administration team at grants@petsmartcharities.org. You may submit your application while the update is in process.

255 S. Kansas

City
Weslaco

State
Texas

Zip
78596

County
Hidalgo

Country
United States

* **Website Address** Enter the organization's website address or Facebook / social media page

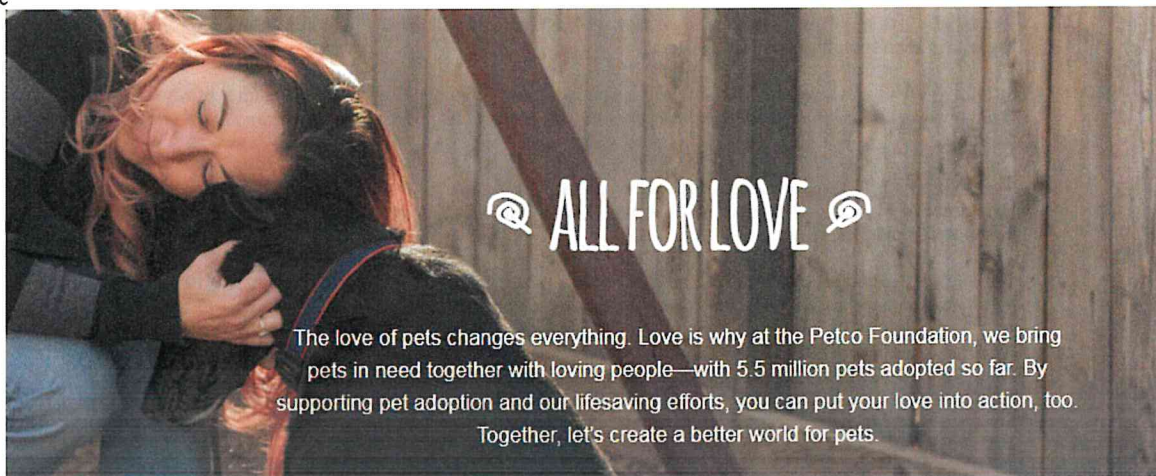


- Dashboard:
 - ▲
 - ▼
 - [portal_v1 Default](#)
- [Kayla Arevalo](#)
- - [Legacy](#)
 - [Avant](#)
 - [Lite](#)
 - [Summary](#)
 - [Graphing](#)
- [Tools](#)
 - [Help](#)
 - [Logout](#)

City of Weslaco ▼

- [0 updates available](#)
 -
 - =
 -

Welcome Page



Welcome to the Petco Foundation's partnership portal. We appreciate all that you do to help animals in your community!

On this portal eligible organizations can:

- Apply for or renew partnerships to showcase pets for adoption in Petco stores
- Apply for a grant investment for your organization
- Complete follow-up reports on investments made to your organization
- Complete your organization's annual partnership renewal form

HOW TO USE THIS PORTAL

The menu to the left provides access to all forms and information you will need to submit requests and track the status of your applications. Use the arrows to open and learn more about each section.

Information

Welcome Page: This page!

Applications & Forms: This is where you apply for grants! Here's where you'll find the links to every form and grant application that is available to you as well as descriptions and instructions. On this page you can:

- *Apply for a grant*
- *Change or update your address or other organization information*
- *See information about upcoming grant opportunities*

Organizations

Organization Info: This is where you will find all of your organization's details such as:

- *Mailing address/physical address*
- *Organization's executive/primary contact information*

- *Social media accounts and other details about your organization*
- *This is the page where animal shelters and rescue organizations initiate the annual partnership renewal!*

Note: If your account/email address is associated with more than one organization, here is where you can select the organization you wish to view.

Annual Partnership

All animal shelters and foster based rescues need to complete an annual partnership report in order to be eligible for grant awards, adoption event awards, conducting adoptions in Petco stores, grant award contests, and other partner benefits. Other organization types do not complete annual partnership reports.

IMPORTANT NOTES:

- *Annual Partnership reports are initiated on the Organizations page.*
- *Only one report needs to be submitted each year. This one report applies to every grant and partnership opportunity available to your organization!*
- *Completing your report early ensures you are eligible for every opportunity!*

INITIATING AN ANNUAL PARTNERSHIP REPORT:

- Go to the Organizations page (and select the organization for which you want to initiate a new annual report if you have more than one).
- Click on the "plus" sign next to the heading Annual Partnership Report.
- Select the most recent calendar year (i.e. during 2019 you would select 2018).
- Click "save" to initiate the report.
- You may now edit and submit the report within the Annual Partnership Report section.

Reports In Process: This is where reports that have been initiated will display for editing. Any report in this section has not yet been submitted and can be edited.

Submitted: This is where you can view reports that have been submitted. Reports will remain here while they are being reviewed. It may take up to two weeks or more for reports to be reviewed depending on the volume of reports submitted.

Need More Info: If there are questions about your report, or if you missed answering any questions, the report will be returned to you and you'll find it in this section. Simply click on the section and use the "edit" and "re-submit" button to complete the report.

Completed: All completed reports can be viewed in this section. *Historic reports may not display answers to all questions due to our transition to from one grants system to this one. Not to worry!*

In-Store Adoptions: If you are an adoption partner, this is where you'll find your organization's adoption history in Petco stores. This report reflects the adoptions conducted in Petco stores by Petco's fiscal year (Feb 1 - Jan 31). Although organizations do *not* need to be an adoption partner in Petco stores to receive grants, *when making grant decisions we value these relationships.*

People

The People - User Info section is where you can edit your personal information. You can change your phone number, email address or other info here using the edit button. *If you are a moderator for your organization you may edit other user information in this section.*

Requests

All application forms in process and declined can be seen in this section. If an application has been returned to you because more information was needed, you'll find it in the "Requests to EDIT" section.

Grants

Active: After a request for support or submitted form is approved, you can find a read-only version here via this link.

Closed: When the grant is complete and all payment made and follow up reports approved, you can find the closed grants here.

Reports

Reports Due: Reports (to be submitted) for all active grants appear here until you have submitted them. You will receive reminders as the due date approaches.

Submitted Reports: Once you have submitted a report, you can find a read-only version here.

Requests to Edit: If more information is needed, reports that have been returned to you for editing can be found here.

Payments

Scheduled: Scheduled payments for all of your active grants appear here until they are paid.

Paid: Once a payment has been made, the record of the payment appears here.



Standardized Agenda Request Form

Date of Meeting: July 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2473
From:		
Subject: Discussion and consideration to approve an amendment to the Performance Contracting Agreement between City of Weslaco, TX and Siemens Industry, Inc. dated November 21, 2017 and authorize the Mayor to execute any related documents. Possible action. (This item was tabled July 2, 2019; staffed by Engineering Department.)		
Background: The purpose of this Amendment is to correct the formulas and methodology for calculating savings associated with the HVAC Armor FIM. There is NO CHANGE TO THE AMOUNT OF THE ORIGINAL GUARANTEED SAVINGS OR PROJECT PRICE.		
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: Related item presented before commission on 5/7/2019 as: Discussion and consideration to approve the final payment to Siemens Industry on the Performance Contracting Agreement in the amount of \$372,343.85 and authorize the Mayor to execute any related documents. Possible action. (This item was tabled on April 2, 2019; staffed by Engineering Department.)		
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 Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Approval.		
Attachments, if any: AEMA-KGSIIE_Weslaco_Amendment1_rev._20190329_cn, A Unit AC 1 (1) (Copy), A Unit AC 1 (Copy), A Unit AC 2 (Copy), A Unit AC 3 (Copy), A Unit AC 4 (Copy), A Unit AC 5 (Copy), A Unit AC 6 (Copy), A Unit AC 7 (Copy), A Unit AC 8 (Copy), A Unit AC 9 (Copy), A Unit AC 10 (Copy), A Unit AC 11 (Copy), B Unit AC 1 (Copy), B Unit AC 2 (Copy), B Unit AC 3 (Copy), B Unit AC 4 (Copy), B Unit AC 5 (Copy), B Unit AC 6 (Copy), B Unit AC 7 (Copy), B Unit AC 8 (Copy), B Unit AC 9 (Copy)		

Responsibilities upon Approval:
--

Amendment No. 1 to City of Weslaco PC Project

THIS AMENDMENT No. 1 ("Amendment") is made this ____th day of xx, xxx, by and between Siemens Industry, Inc., through its Building Technologies Division (f/k/a Siemens Building Technologies, Inc.) ("SIEMENS"), and the party identified below as CLIENT, and effective upon execution, amends and modifies the Performance Contracting Agreement between City of Weslaco, TX ("Client") and Siemens Industry, Inc. dated November 21, 2017 [SIEMENS Job No. 440P-xxxxxx between SIEMENS and CLIENT, and all prior amendments thereto, if any (collectively the "Agreement").

PROJECT:

Amendment to modify the language in Exhibit A and Exhibit C associated with the Performance Contract for City of Weslaco, TX as it relates to the Water Meters and HVAC Armor scope of work and the savings calculations.

CLIENT: City of Weslaco
255 South Kansas Avenue
Weslaco, TX 78596

DESIGNATED REPRESENTATIVE:

Phone: 956-968-3181, Fax:

SIEMENS: Siemens Industry, Inc.
1000 Deerfield Parkway
Buffalo Grove IL 60089

Local office at:
8850 Fallbrook Road
Houston, TX 77064

DESIGNATED REPRESENTATIVE:
Robert McMillin, PhD, General Manager
Phone: 281-949-3000, Fax: 281-949-3100

1. The purpose of this Amendment is to correct the formulas and methodology for calculating savings associated with the HVAC Armor FIM. There is NO CHANGE TO THE AMOUNT OF THE ORIGINAL GUARANTEED SAVINGS OR PROJECT PRICE.
2. The Agreement and any amendments thereto are incorporated by reference herein and made a part hereof. Defined terms set forth in the Agreement shall have the same meaning in this Amendment No. 1.
2. The Parties agree to modify the Agreement as follows:

Exhibit C, Article 4, Section 4.2.2 HVAC Armor: Revised measurement & verification (M&V) plan for HVAC Armor to accurately represent how savings are measured and verified

Replace Section 4.2.4 in its entirety with the language below:

4.2.4 HVAC Armor

Location(s): City Hall, Customs Building, Fire Administration Building, Fire Station #2, Library, Library Annex, Mayor Eugene Braught Theatre, Office, PFA Building, Police Substation, Service Center, Terminal, Tower Theatre, Water Treatment Plant #5 (WTP #5)

Overview:

HVAC Armor restores deteriorated aluminum by cleaning the condenser coils and applying a corrosion-inhibiting coil coating. The application of HVAC Armor increases the efficiency of the condensing units due to an increased heat transfer. The product is applied to the entire coil and is UV resistant to further prevent corrosion. The coating is also hydrophobic to prevent the build-up of dust and mold, and allows for easy cleaning. An improvement in the condensing units' efficiency (COP) will result in reduced energy consumption.

Energy savings are determined by verifying the improvement in COP efficiency (%Change). Measuring pre- and post-retrofit condenser unit temperature (°F) and compressor pressure (psi) are inputted into a software program to calculate enthalpy (h) for each Stage of the refrigeration cycle for a sample of units. The calculated pre- and post-retrofit enthalpy (h) is used to determine %Change, which is then multiplied by the baseline electricity consumption to quantify annual electricity savings (kWh). Pre- and post- pressure and temperature of the condenser units will

be measured on a sample of units at the time of installation to confirm the engineering savings calculations. These units are heat pumps and run all months of the year. The estimated annual run times are listed in Table 4.2.4.1.

Changes in facility use due to new construction, extended or contracted operating schedules, occupancy, or changes in functionality will change energy consumption and require adjustments to the usage predicted by the Baseline models. The Annual Performance Assurance Report will document changes in conditions that may affect Savings persistence.

CLIENT shall ensure units are properly maintained according to the manufacturer's recommendation. CLIENT will be responsible for all labor and material after the warranty period expires.

Pre-Retrofit Measurement Calculations:

$$\begin{aligned} \text{kWh}_{\text{pre}} &= \text{Pre-retrofit annual electricity consumption (kWh/yr)}, \text{ as per Table 4.2.4.1} \\ &= \text{AOH}_{\text{pre}} * \text{Tons}_{\text{pre}} * 12,000 \text{ Btu/Ton} / (\text{COP}_{\text{pre}} * 3.412 \text{ Btu/W} * 1,000 \text{ W/kW}) \\ &= 1,028,934 \text{ kWh/yr} \end{aligned}$$

$$\begin{aligned} \text{COP}_{\text{pre}} &= \text{Pre-retrofit condensing unit efficiency (COP)}, \text{ measure on a sample of units using the following equation or modelled during the audit} \\ &= h_{1,\text{pre}} - h_{4,\text{pre}} / h_{2,\text{pre}} - h_{1,\text{pre}} \end{aligned}$$

Pre-retrofit condenser temperature (F) and compressor pressure (psi) will be measured at unit full capacity and load for Stages 1, 2 and 4 in 60-minute periods of 5-minute intervals on a sample of condensing units. These measurements will be used to calculate enthalpy at Stages 1, 2 and 4 using the Engineering Equation Solver software program from University of Wisconsin.

Where;

$$\begin{aligned} \text{AOH}_{\text{pre}} &= \text{Pre-retrofit annual operating hours (hrs/yr)}, \text{ as per Table 4.2.4.1} \\ \text{Tons}_{\text{pre}} &= \text{Pre-retrofit cooling capacity (tons)}, \text{ as per Table 4.2.4.1} \\ h_{1,\text{pre}} &= \text{Pre-retrofit enthalpy at Stage 1} \\ h_{2,\text{pre}} &= \text{Pre-retrofit enthalpy at Stage 2} \\ h_{4,\text{pre}} &= \text{Pre-retrofit enthalpy at Stage 4} \end{aligned}$$

Table 4.2.4.1 – Pre-retrofit Operating Parameters

Building	Brand	Model	Serial Number	Annual Operating Hours (AOH _{pre})	Net Cooling Capacity (Tons _{pre})
City Hall	Daikin	DTH036XXX1DXXXAA	1507346290	3,762	3.04
City Hall	Trane	RAUCC30EBY03ABD000020	C05E03760	3,762	2.53
City Hall	Trane	RAUCC30EBY03ABD000020	C05E03761	3,762	2.53
Customs Building	Trane	4TCC3036A1000AB	10123LLE9H	3,762	3.03
Customs Building	Trane	4TCC3036A1000AB	9372KP79H	3,762	3.03
Customs Building	Trane	4TCC3036A1000AB	9464HXE9H	3,762	3.03
Fire Administration Building	Trane	TSC092F3E0A09000	160411943L	3,762	7.66
Fire Station #2	Rheem	RAKB-036JAZ	6952 M5204 03394	3,762	3.00
Fire Station #2	Trane	M4AC3048A1000AA	(missing)	3,762	4.05
Fire Station #2	Trane	M4AC3060A1000AA	(missing)	3,762	5.06
Library	Carrier	50PG-C06-AB50-AA	3406G20013	3,762	6.08
Library	Carrier	50PG-C06-AB50-AA	3406G20014	3,762	6.08
Library	Carrier	50PG-C08-AB50-AA	3406G50002	3,762	8.10
Library	Carrier	50PG-C08-AB50-AA	3406G50003	3,762	8.10
Library	Trane	4TTA3060D3000CA	12363ME84F	3,762	5.07
Library	Trane	4TTA3060D3000CA	12363MEC4F	3,762	5.07

Library	Trane	4TTA3060D3000CA	12365T224F	3,762	5.07
Library	Trane	4TTA3060D3000CA	12365T4N4F	3,762	5.07
Library	Trane	M4AC3024A1000AA	(missing)	3,762	2.03
Library Annex	Daikin	DX13SA0603AC	1610072965	3,762	5.06
Library Annex	Trane	4TTA3048D3000CA	133028WX3F	3,762	4.06
Mayor Eugene Braught Theater	Rheem	RAWD-090CAZ	7002F150605199	3,762	7.53
Mayor Eugene Braught Theater	Rheem	RAWE-092CAZ	F421402012	3,762	7.63
Mayor Eugene Braught Theater	Rheem	RLKA-A085CM	6225F020615525	3,762	7.03
Office	Rheem	RAKA-042CAZ	5462FF049907081	3,762	3.45
PFA Bldg	Trane	2TTB3048A1000AA	7503RSX4F	3,762	4.02
PFA Bldg	Trane	2TTB3060A1000AA	80134662F	3,762	5.04
PFA Bldg	Trane	TTA150H400AA	16202LR4YA	3,762	12.77
PFA Bldg	Trane	TTA240B400FB	8024Y0AAD	3,762	20.15
Police Substation	American Standard	TSC048E3E0A	111010737L	3,762	4.05
Police Substation	Trane	TSC060E3E0A	121011746L	3,762	5.06
Service Center		TCJD60S43S4EA	W1H5908370	3,762	5.06
Service Center	Rheem	RAND-024JAZ	7293F080603118	3,762	2.01
Service Center	Rheem	RANL-060CAZ	7394W311001035	3,762	5.05
Terminal	Rheem	RAWL-090CAZ	7753W041308615	3,762	7.62
Tower Theater	Rheem	13AJN60A01	W401434791	3,762	5.09
WTP#5	Trane	4TWB4036G1000AB	13045KW22F	3,762	3.05
WTP#5	Trane	TTA090D400AA	14284SCAYA	3,762	7.63
WTP#5	Trane	TTA090D400AA	14284SCWYA	3,762	7.63
WTP#5	Trane	TTA120E400AA	1430481AYA	3,762	10.17
WTP#5	Trane	TTA120E400AA	1430481DYA	3,762	10.17

Post-Retrofit Measurement Calculations:

COP_{post} = Post-retrofit condensing unit efficiency (COP), measured on a sample of units using the following equation

$$= \frac{h_{1,post} - h_{4,post}}{h_{2,post} - h_{1,post}}$$

Post-retrofit condenser temperature (F) and compressor pressure (psi) will be measured at unit full capacity and load for Stages 1, 2 and 4 in 60-minute periods of 5-minute intervals on a sample of condensing units. These measurements will be used to calculate enthalpy at Stages 1, 2 and 4 using the Engineering Equation Solver software program from University of Wisconsin.

Where;

$h_{1,post}$ = Post-retrofit enthalpy at Stage 1

$h_{2,post}$ = Post-retrofit enthalpy at Stage 2

$h_{4,post}$ = Post-retrofit enthalpy at Stage 4

Savings Calculations:

Electricity Savings (kWh/yr):

$$\%Change = 1 - (COP_{pre} / COP_{post})$$

$$kWh_s = \%Change * kWh_{pre}$$

Where;

$\%Change$ = Improvement in condensing unit efficiency based on measured COP due to application of HVAC Armor

kWh_S = Annual electricity savings (kWh/yr)

Cost Savings (\$/yr):

$$\$_S = \text{kWh}_S * \$/\text{kWh}_x$$

Where;

$\$_S$ = Total annual cost savings (\$/yr)

$\$/\text{kWh}_x$ = Blended unit price for electricity at each location x, as per Article 6 of this Exhibit C

WHEREFORE, this Amendment amends and modifies the Agreement. In all other respects, the terms and conditions of the Agreement remain in full force and effect. The Parties have caused this Amendment to be signed by their duly authorized representatives on the date first above written, and this Amendment may be executed in counterparts, each of which shall be deemed an original and together shall constitute one and the same instrument.

CLIENT: City of Weslaco, TX

Signature: _____

Printed
Name: _____

Title: _____

SIEMENS: Siemens Industry, Inc.

Signature: _____

Printed
Name: _____

Title: _____

SIEMENS: Siemens Industry, Inc.

Signature: _____

Printed
Name: _____

Title: _____

Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2

200 E Bus

Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



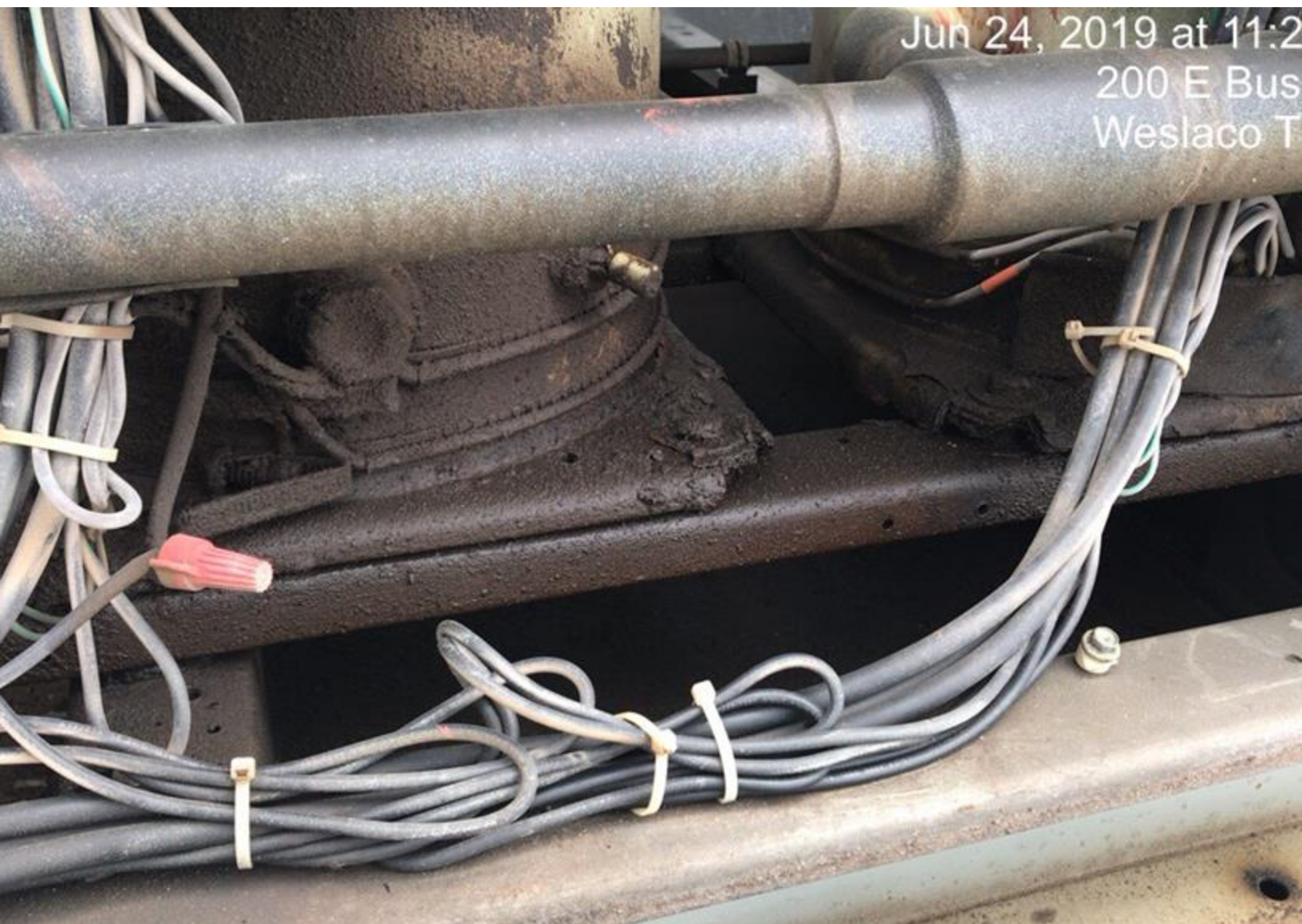
Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



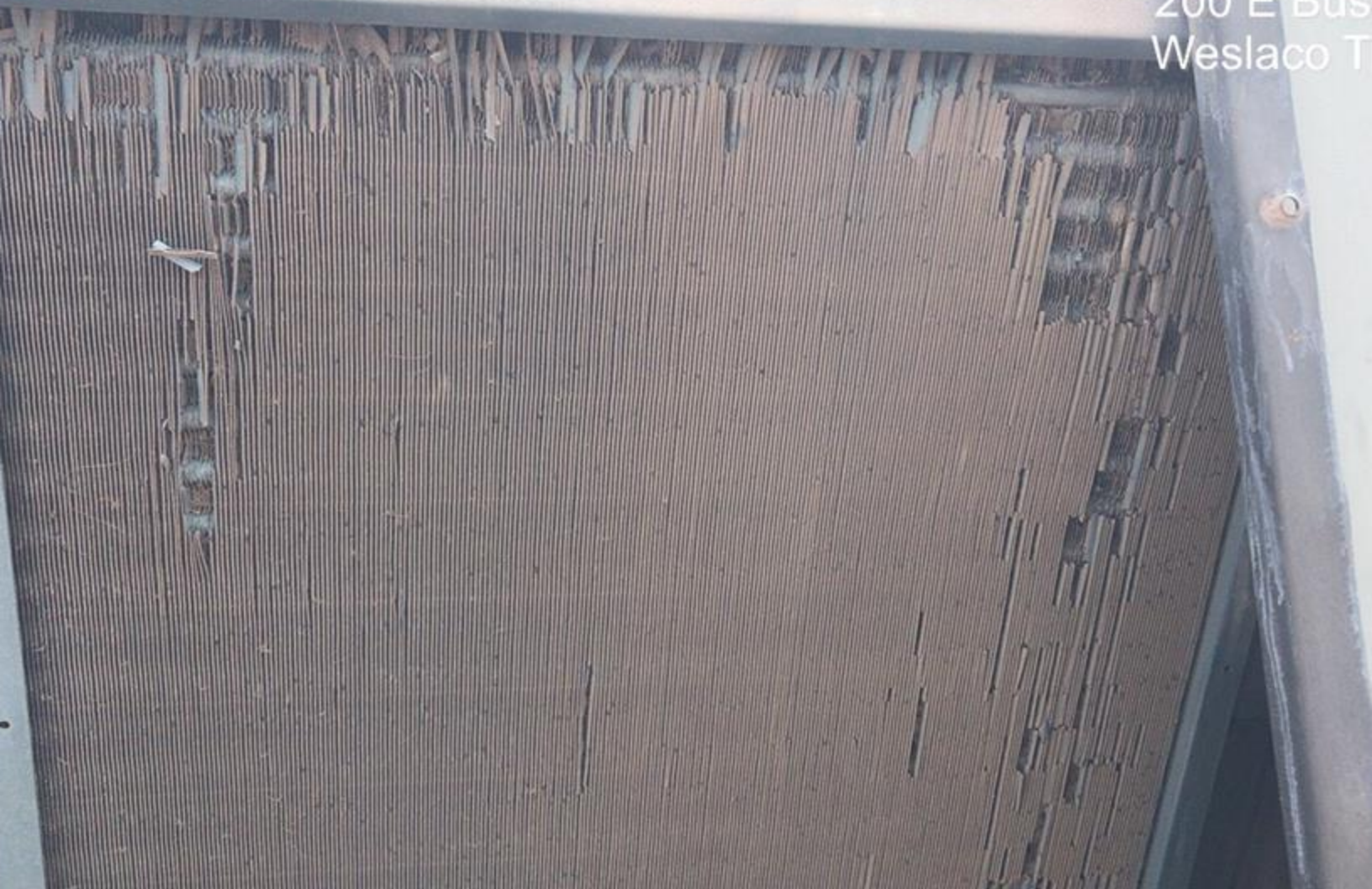
Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2

200 E Bus

- Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



Jun 24, 2019 at 11:2
200 E Bus
Weslaco T



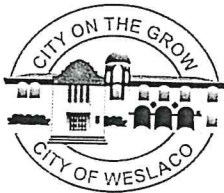


Standardized Agenda Request Form

Date of Meeting: July 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2574
From: Benjamin Worsham		
Subject: Discussion and consideration after public hearing on behalf of Beverly Amaya to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 3700 E Expressway 83 also being Lot 5, Redbird Subdivision #2, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)		
Background: The applicant is requesting to obtain a Conditional Use Permit obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Eight (8) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2019.		
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 appeared in The Monitor on June 17, 2019.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the conditional use permit on July 3, 2019 with the condition that one security officer be on duty during late hours.		
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of the Conditional Use Permit.		
Attachments, if any: 3700 E Expressway 83 -CUP- Attachments, 3700 E Expressway 83- Aerial		

Responsibilities upon Approval:

Planning staff will notify applicant.



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. CUP 19-000008

RECEIVED

JUN 12 2019

PROPOSED PROJECT

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

Planning &
Code Enforcement Dept.

Lot #5 Block _____

Subdivision Name Redbird Subdivision #2

Street Address 3700 E Expressway 83

Existing Zoning Commercial Existing Land Use Commercial

Purpose for the Conditional Use Permit Request Spork Bar & Grill

What, if anything, is planned to minimize the impact on the surrounding land uses: N/A

_____ \$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 Beverly Amaia Phone 956 393 8823

Address 2921 Notre Dame Ave Fax: _____

City McAllen State TX Zip Code 78504 E-Mail: beverlyamaia@yahoo.com

OWNER

Name MorAmal Investments LLC Phone 956 393 8823

Address 2921 Notre Dame Ave 1 Fax: _____

City McAllen State TX Zip Code 78504 E-Mail: _____

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 Benny M Amaya Date 6/12/19
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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



ON-PREMISE PREQUALIFICATION PACKET

L-ON
(12/2017)

41,705

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

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

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

LOCATION INFORMATION

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

☐ Reinstatement License/Permit Number

☐ Change of Licensed Location License/Permit Number

2. Type of On-Premise License/Permit

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

3. Indicate Primary Business at this Location

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

4. Trade Name of Location

Tipsy Monkey

5. Location Address

3700 E. Expressway 83

City Westaco	County Hidalgo	State TX	Zip Code 78599
-----------------	-------------------	-------------	-------------------

6. Mailing Address

2921 Notre Dame Ave	City McAllen	State TX	Zip Code 78504
---------------------	-----------------	-------------	-------------------

7. Business Phone No.

Alternate Phone No.

E-mail Address

(956)393-8823

beverlyamaya@yahoo.com

OWNER INFORMATION

8. Type of Owner

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

9. Business Owner/Applicant

Morana Investments LLC

10. Are you, the applicant a veteran-owned business? ☐ Yes ☒ No

11. Are you, the applicant a Historically Underutilized Business (HUB)? ☐ Yes ☒ No

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

MEASUREMENT INFORMATION

Section 109.31 et seq.

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

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

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

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

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

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

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

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

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

60-DAY SIGN

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

Exact Date (MM/DD/YYYY)

N/A

ALL APPLICANTS

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

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

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:

Proprietorship
Partnership
Corporation
Limited Partnership
Limited Liability Partnership
Limited Liability Company

WHO MUST SIGN:

Individual Owner
Partner
Officer
General Partner
General Partner
Officer/Manager

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

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

PRINT NAME Beverly M Amaya

SIGN HERE

Beverly M Amaya

TITLE

Manager

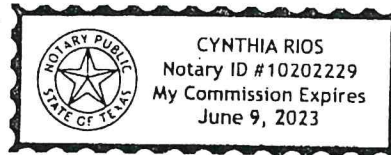
Before me, the undersigned authority, on this 11 day of June, 2019, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE

[Signature]

NOTARY PUBLIC

SEAL



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

Section 11.37

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

SIGN

HERE

City Secretary/Clerk

City

_____, TEXAS

SEAL

CERTIFICATE OF CITY SECRETARY (FOR BG & BE)

Section 11.37 & 61.37

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

Election for given location was held for:

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

OR IF ABOVE DOES NOT APPLY:

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

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

AND EITHER:

- ☐ legal sale of mixed beverages

OR

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

SIGN

HERE

City Secretary/Clerk

City

_____, TEXAS

SEAL

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

Chapters 29 & 70 et seq.

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

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

SIGN

HERE

City Secretary/Clerk

City

_____, TEXAS

SEAL

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

Section 11.37

I hereby certify on this 6th day of June, 2019, that the location for which the license/permit is sought is in a "wet" area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

SIGN

HERE



ARTURO GUAJARDO, JR.

County Clerk

HIDALGO

COUNTY

SEAL

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this 6th day of June, 2019, that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court.

Election for given location was held for:

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

OR IF ABOVE DOES NOT APPLY:

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

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

AND EITHER:

- ☐ legal sale of mixed beverages

OR

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

SIGN

HERE



HIDALGO COUNTY CLERK

County Clerk

HIDALGO

COUNTY

SEAL

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

Chapters 29 & 70 et seq

- I hereby certify on this 6th day of June, 2019, that one of the below are correct:
- ☒ The Commissioner's Court of the county has by order authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The Commissioner's Court of the county has by order authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN
HERE

SEAL

ARTURO GUAJARDO, JR.

County Clerk

HIDALGO

COUNTY

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

This is to certify on this 7th day of June, 2019, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number 32070951119 Outlet Number 00001Print Name of Comptroller Employee Milagros CaverzosPrint Title of Comptroller Employee Enforcement OfficerSIGN HERE Mil Caverzos FIELD OFFICE McAllen / 2411

SEAL

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

Section 11.39 and 61.38

Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.	
Signature of publisher or designee	
Sworn to and subscribed before me on this date (MM/DD/YYYY)	
Signature of Notary Public	
SEAL	

ATTACH PRINTED
COPY OF THE
NOTICE HERE

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

June 21, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 3, 2019 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 16, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Beverly Amaya is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 3700 E Expressway 83, Also being Lot 5, Redbird Subdivision #2, Weslaco, Hidalgo County, and Texas.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente", is written over a horizontal line.

Rebekah de la Fuente
Senior Planner

Engineering

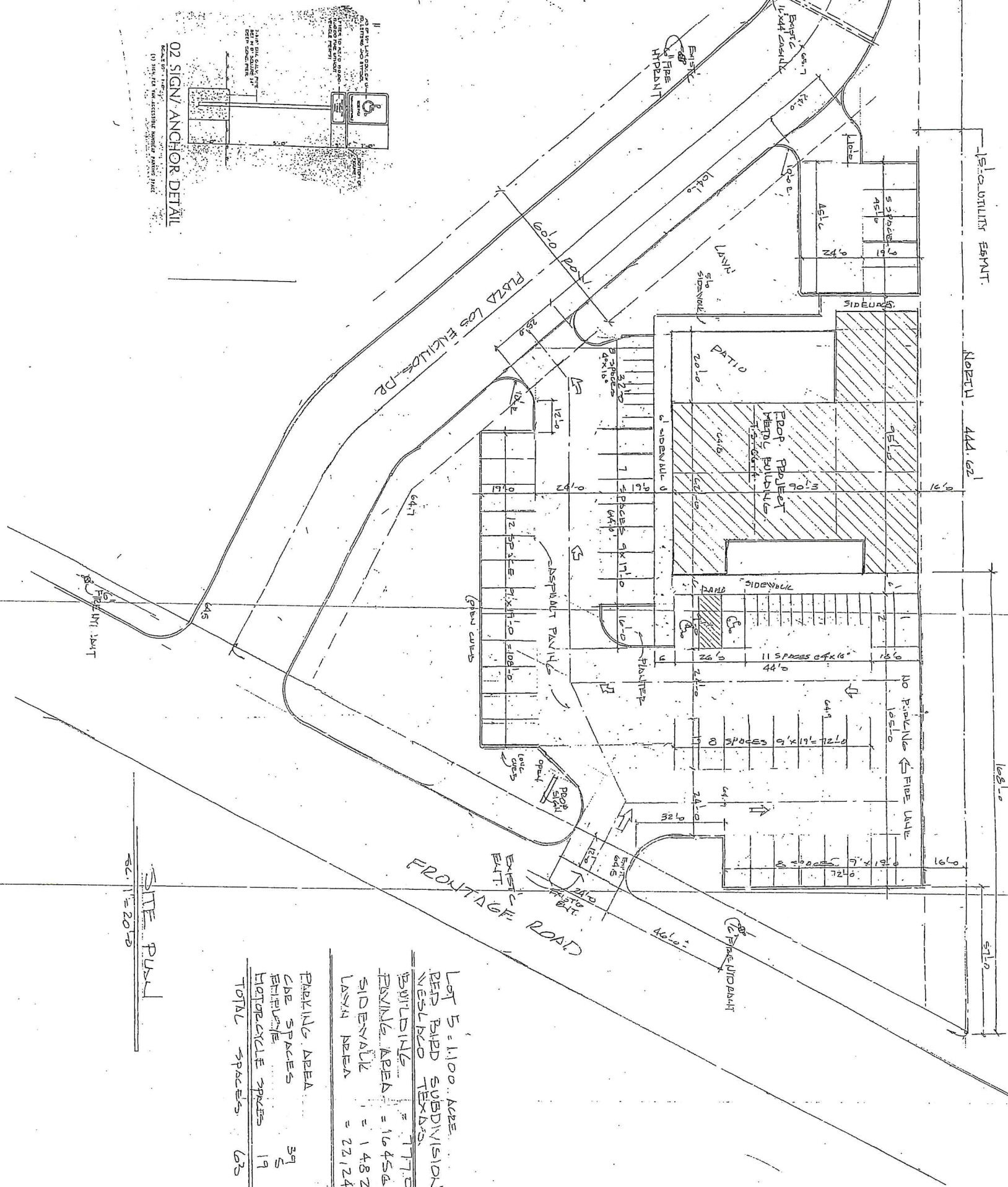
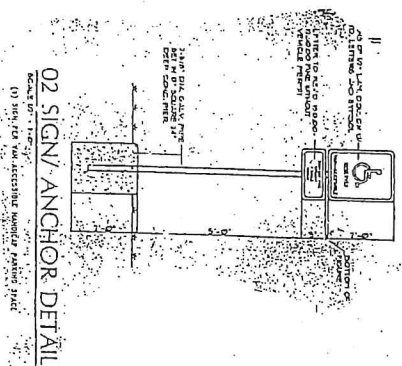
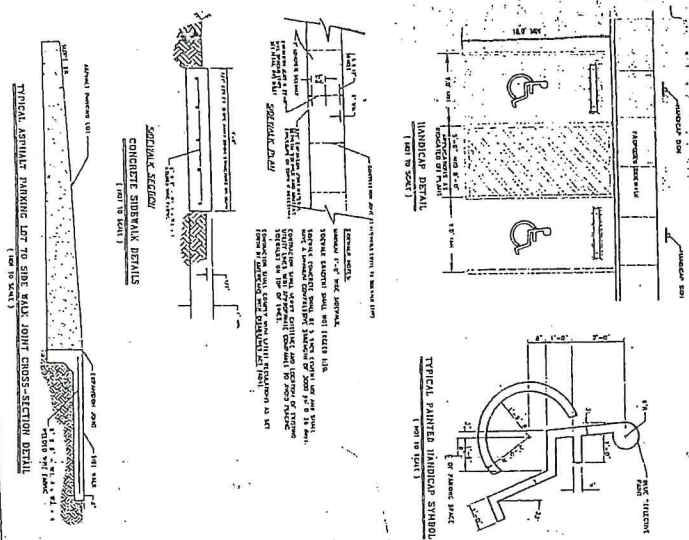


Purpose for the rezone request
Existing zoning: Commercial
Existing land use: Commercial
CUP request: Sports Bar & Grill

JUN 19, 2019

RODEE LLC 2612 E BUSINESS 83 STE A WESLACO TX 78596-8674	R1343-02-000-0003-00 RED BIRD #2 LOT 3 (REPLAT) 0 PLAZA LOS ENCINOS DR	L: 127020 B: 388559
RODEE LLC 2612 E BUSINESS 83 STE A WESLACO TX 78596-8674	R1343-02-000-0004-00 RED BIRD #2 LOT 4 (REPLAT) 0 PLAZA LOS ENCINOS DR	L: 149565 B: 552539
BOSHA ENTERPRISES LLC 2612 E BUSINESS 83 STE A WESLACO TX 78596-8674	R1343-02-000-0005-00 RED BIRD #2 LOT 5 (REPLAT) 3700	L: 195568 B: 327083
CYGAR LP 2612 E BUSINESS 83 STE A WESLACO TX 78596-8674	R1343-02-000-0006-00 RED BIRD #2 LOT 6 (REPLAT) 0 PLAZA LOS ENCINOS DR	L: 226190 B: 71840
PETERSON JOHN & JAN 303 JOHNSON CIR WESLACO TX 78596-5664	W1710-01-000-0001-00 W.E. #1 LOT 1 0	L: 392404 B: 490446
EBERLE INVESTMENTS LTD PO BOX 518 DONNA TX 78537-0518	W0115-01-000-0002-00 WADOSO PH 1 LOT 2 514 PLAZA LOS ENCINOS DR	L: 413838 B: 757193
PETERSON JOHN H & JANICE M 303 JOHNSON CIR WESLACO TX 78596-5664	W0115-01-000-0001-00 WADOSO PH 1 LOT 1 0	L: 263701 B: 7016
EBERLE INVESTMENTS LTD PO BOX 518 DONNA TX 78537-0518	A0800-00-000-1033-26 ADAMS TRACT AN IRR TR N330.45'-S 490.90' FT 1033 7.54 AC GR 7.28 501 S INTERNATIONAL BLVD	L: 0 B: 0

IT IS THE RESPONSIBILITY OF THE PURCHASER, OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES:



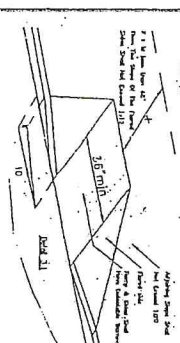
LOT 5 = 1.100 ACRES	
RED BIRD SUBDIVISION #2	
NECK RCO TEXAS	
BUILDING	= T.T.D. 31'x17'
FINISH AREA	= 16456 sq.ft.
SIDEWALK	= 1482 sq.ft.
LAWN AREA	= 22,124 sq.ft.
PAVING AREA	
CURB SPACES	39
ENTRANCE	5
MAJOR CIRCLE SPACES	19
TOTAL SPACES	63

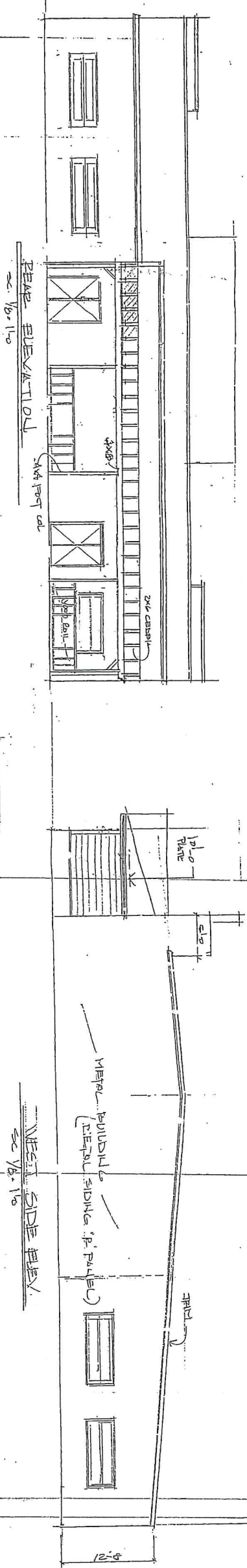
DATE PLD
20.11.2012

U.S. EXPRESS MAIL
83 (300 P.O.NY)

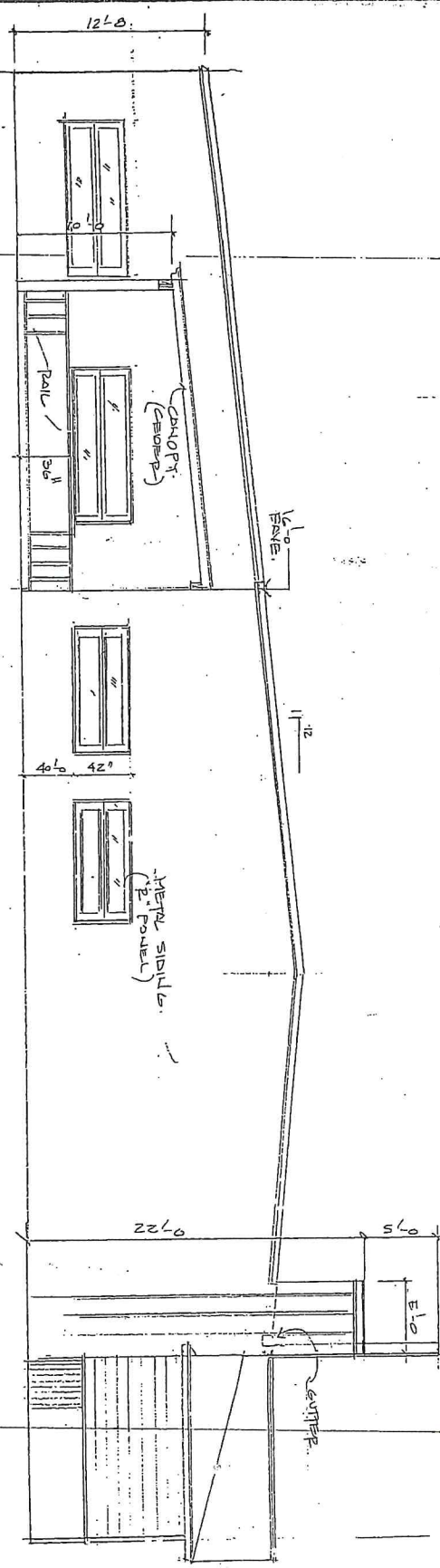
PAULS FOR
ROBERT BEKALERS.
PODHOUSE W. PABLO SE
MILWAUKEE

RIO GRANDE
DRAFTING & DESIGN SERVICE
P.O. BOX 1312
MERCEDDES, TEXAS 78570
(956)565-6894 FAX(956)565-4020
CALIXTRO GOMEZ, DESIGNER

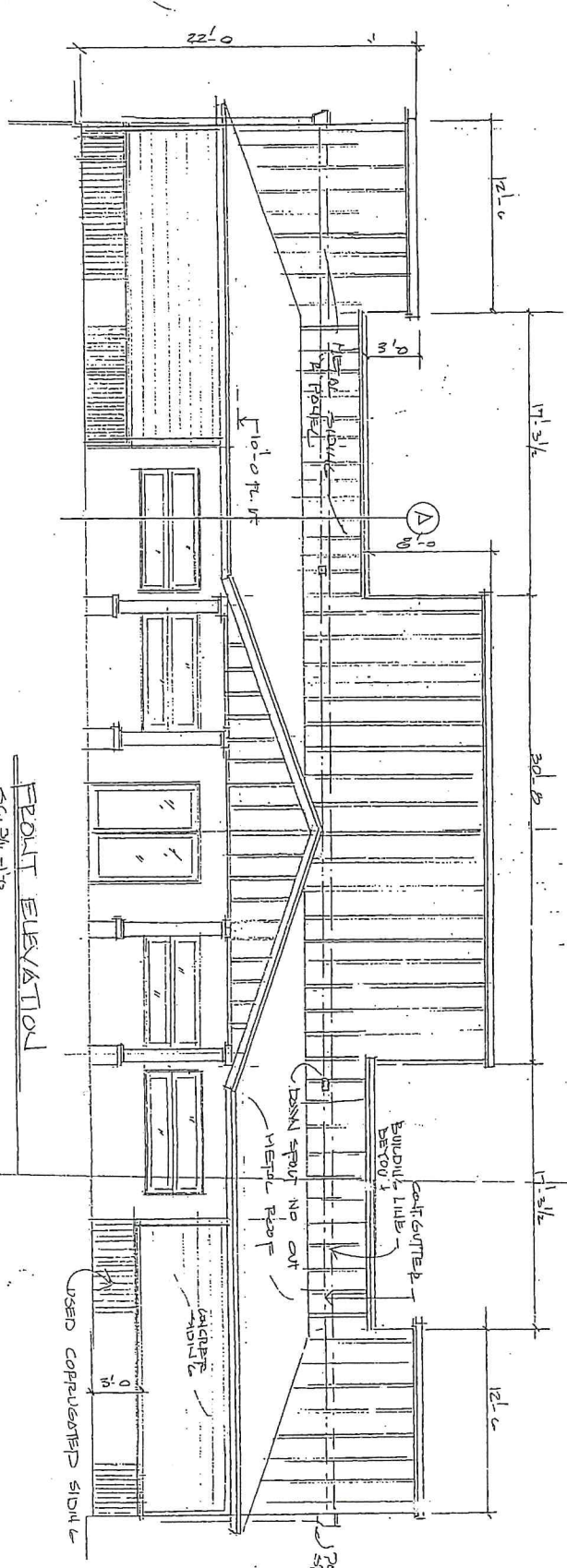
[illegible]



REAR ELEVATION
SC. 3/16-110

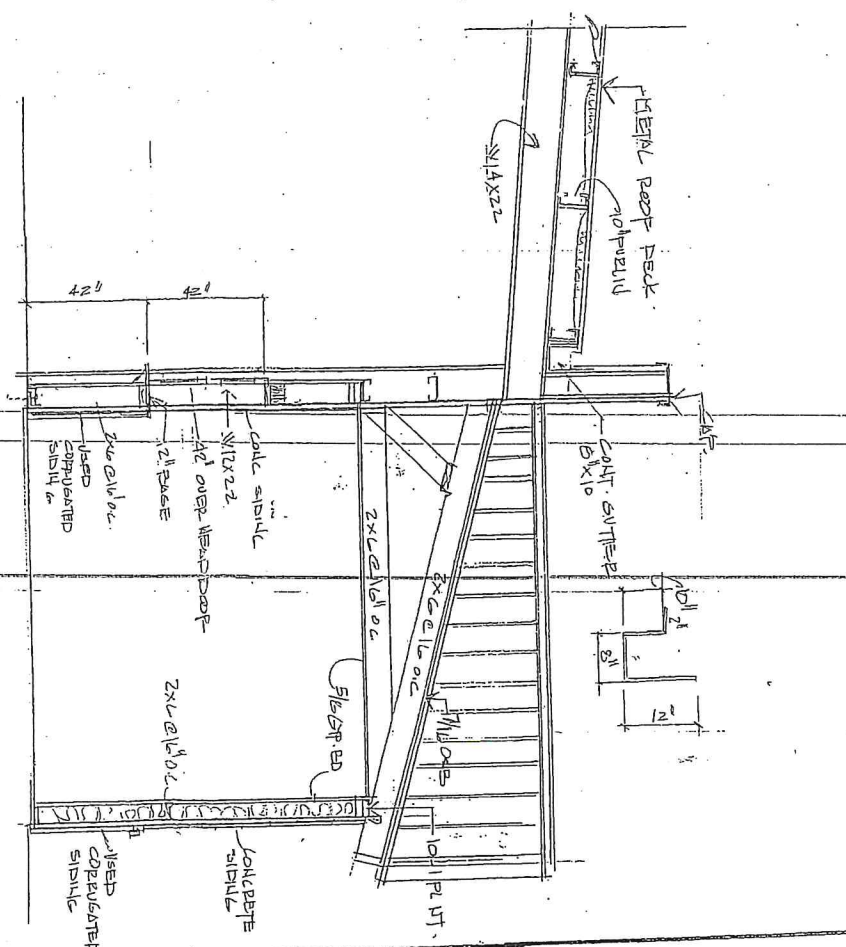


SIDE ELEVATION
SC. 3/16-110



FRONT ELEVATION
SC. 3/16-110

WEST SIDE ELEV
SC. 3/16-110



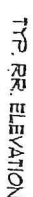
SECTION A-A
SC. 3/16-110

THE DESIGN ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES.

1. FOR USE OF CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. BUILDING OR CONTRACTOR MUST VERIFY ALL COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
3. PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

PLANS FOR
ROBERT PERALES
BOBO HOUSE IN PARADISE
MEXICO TEXAS

RIO GRANDE
DRAFTING & DESIGN SERVICE
P.O. BOX 4312
MERCEDOS, TEXAS 78570
(956) 566-8894 • FAX (956) 566-4020
(CALL) TRO (GOMEZ, DESIGNER) • DATE

[illegible][illegible]

1. Proper planning is a major part of a tax strategy.
2. A client's net worth should be ascertained before making any tax planning recommendations.
3. A client's tax status should be ascertained before making any tax planning recommendations.
4. A client's tax status should be ascertained before making any tax planning recommendations.
5. A client's tax status should be ascertained before making any tax planning recommendations.
6. A client's tax status should be ascertained before making any tax planning recommendations.
7. A client's tax status should be ascertained before making any tax planning recommendations.
8. A client's tax status should be ascertained before making any tax planning recommendations.
9. A client's tax status should be ascertained before making any tax planning recommendations.
10. A client's tax status should be ascertained before making any tax planning recommendations.
11. A client's tax status should be ascertained before making any tax planning recommendations.
12. A client's tax status should be ascertained before making any tax planning recommendations.
13. A client's tax status should be ascertained before making any tax planning recommendations.
14. A client's tax status should be ascertained before making any tax planning recommendations.
15. A client's tax status should be ascertained before making any tax planning recommendations.

GENERAL NOTES

ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

1. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

2. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

3. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

4. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

5. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

6. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

7. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

8. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

9. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

10. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

11. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

12. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

13. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

14. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

15. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES.

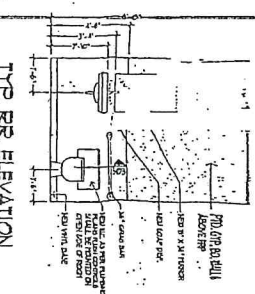
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, ORDINANCES AND ALL APPLICABLE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK.
2. MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK.

3 camp sink for water washing
how to 1000 gal grease trap
need employee hand sink
in this area

PLANT	=	609.1
POPULATION	=	1200
TOTAL	=	7177.947

MAO GRANDE
DRAFTING & DESIGN SERVICE
P.O. BOX 1312
MENDELDES, TEXAS 78570
(956) 565-9894 • FAX (956) 565-1020
(C/A) VETRO, CANADA

1. WATER CLOSET FLUSH VALVE, 1" TO 1 1/2" A/F.
2. CONTAINER OR WATER CLOSET, 1" FROM BULL.
3. GROSS BARE BATH, CLOSET, 1" FROM 1/2" A/F.
4. GROSS BARE AT END OF BATH, CLOSET, 1" FROM 3/4" A/F.
5. GROSS BARE AT KITCHEN, 1/2" A/F.
6. SPACE BETWEEN WALL AND GROSS BARE, 1/2" A/F.
7. TOILET PAPER CONTAINER, 3" FROM 1/2" A/F.
8. KNEE CLOSETTING, 1 1/2" FROM 1/2" A/F.
9. FLUSHER HANGING BY PIPE, 1/2" FROM 1/2" A/F.
10. LAVATORY, 1/2" FROM 1/2" A/F.
11. LAVATORY WATER AND DRAIN PIPES, 1/2" FROM 1/2" A/F.
12. LAV. OR WASHBASIN, 1/2" FROM 1/2" A/F.
13. HANGERS, 1" FROM HANGERS, 1/2" FROM 1/2" A/F.
14. DOORS SHALL HAVE LEVER-TYPE HANDLES, 1/2" FROM 1/2" A/F.
15. RECEPTACLE AT END, 1/2" FROM 1/2" A/F.
16. CONTAINER SERVICE AREA, 1/2" FROM 1/2" A/F.
17. ACCESSIBLE DOORS, 1/2" FROM 1/2" A/F.
18. HANGING DOORS, 1/2" FROM 1/2" A/F.
19. DOOR CLOSERS, 1/2" FROM 1/2" A/F.
20. DOOR CLOSERS, 1/2" FROM 1/2" A/F.



TP. RR. ELEVATION

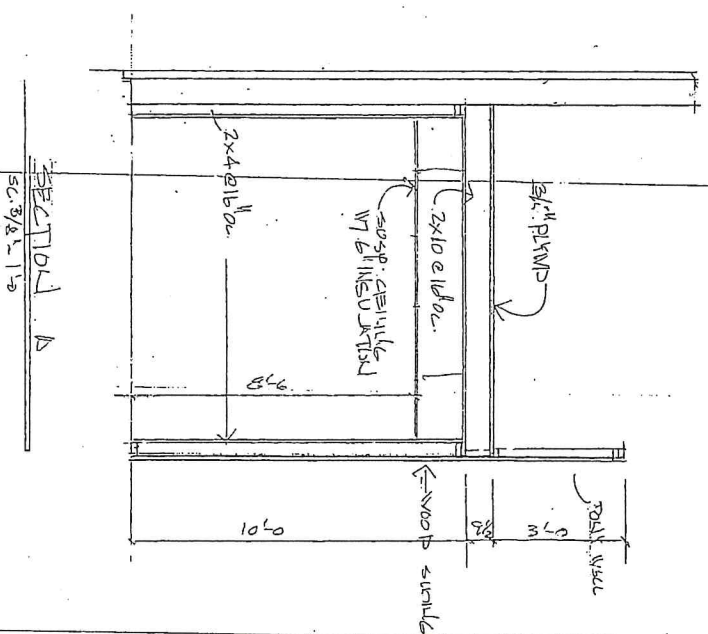
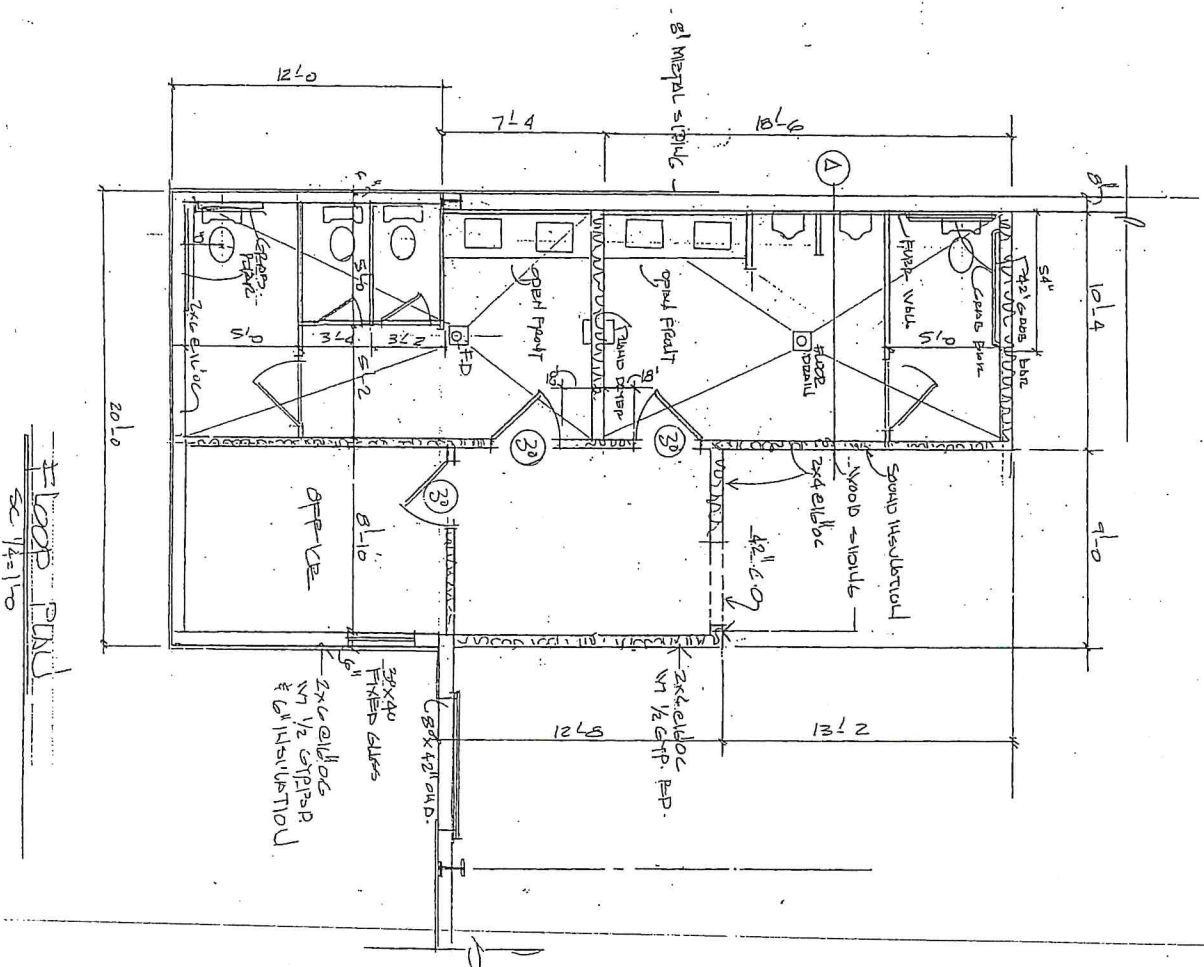
[illegible]

ALL WORK IS TO BE FINISHED BY ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, CITY ORDINANCES, AND ALL CITY, STATE AND FEDERAL SPECIFICATIONS. ALL CONTRACTORS SHALL VERIFY ALL CONDITIONS OF THE EXISTING STRUCTURE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. ALL FINISHES SHOULD BE IN ACCORD WITH THE CITY OF CHICAGO SPECIFICATIONS FOR FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. ALL FINISHES SHOULD BE IN ACCORD WITH THE CITY OF CHICAGO SPECIFICATIONS FOR FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

THE USUAL ASSUMES OF LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN IS THE RESPONSIBILITY OF THE PURCHASER. IT IS THE RESPONSIBILITY OF THE PURCHASER TO OBTAIN PERMITS TO ERECT THE FOLLOWING BEFORE ANY CONSTRUCTION COMMENCES.

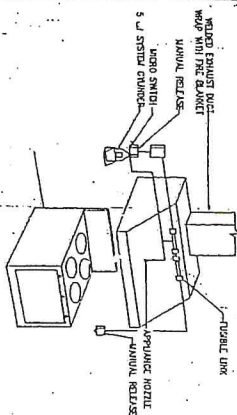
1. BUYER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. BUYER OR CONTRACTOR MUST VERIFY, PRIOR TO THE AREA WHERE THE STRUCTURES TO BE CONSTRUCTED ARE LOCATED.
3. PLANS INDICATE LOCATIONS ONLY. DIMENSIONS AND SPECIFICATIONS ARE NOT TO BE CONSIDERED. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE INCORPORATED INTO THE CONSTRUCTION OF THE STRUCTURES.

MR. CANDIDE
DRAFTING & DESIGN SERVICE
P.O. BOX 4312
MENARD, TEXAS 78570
(956) 565-6894 • FAX (956) 565-4020
CAULKINTO GOMEZ, DESIGNER • DATE _____



RIO GRANDE
DRAFTING & DESIGN SERVICE
P.O. BOX 1312
MERCEDDES, TEXAS 78570
(956)565-6894 FAX(956)565-4020
CALIXTRO GOMEZ, DESIGNER

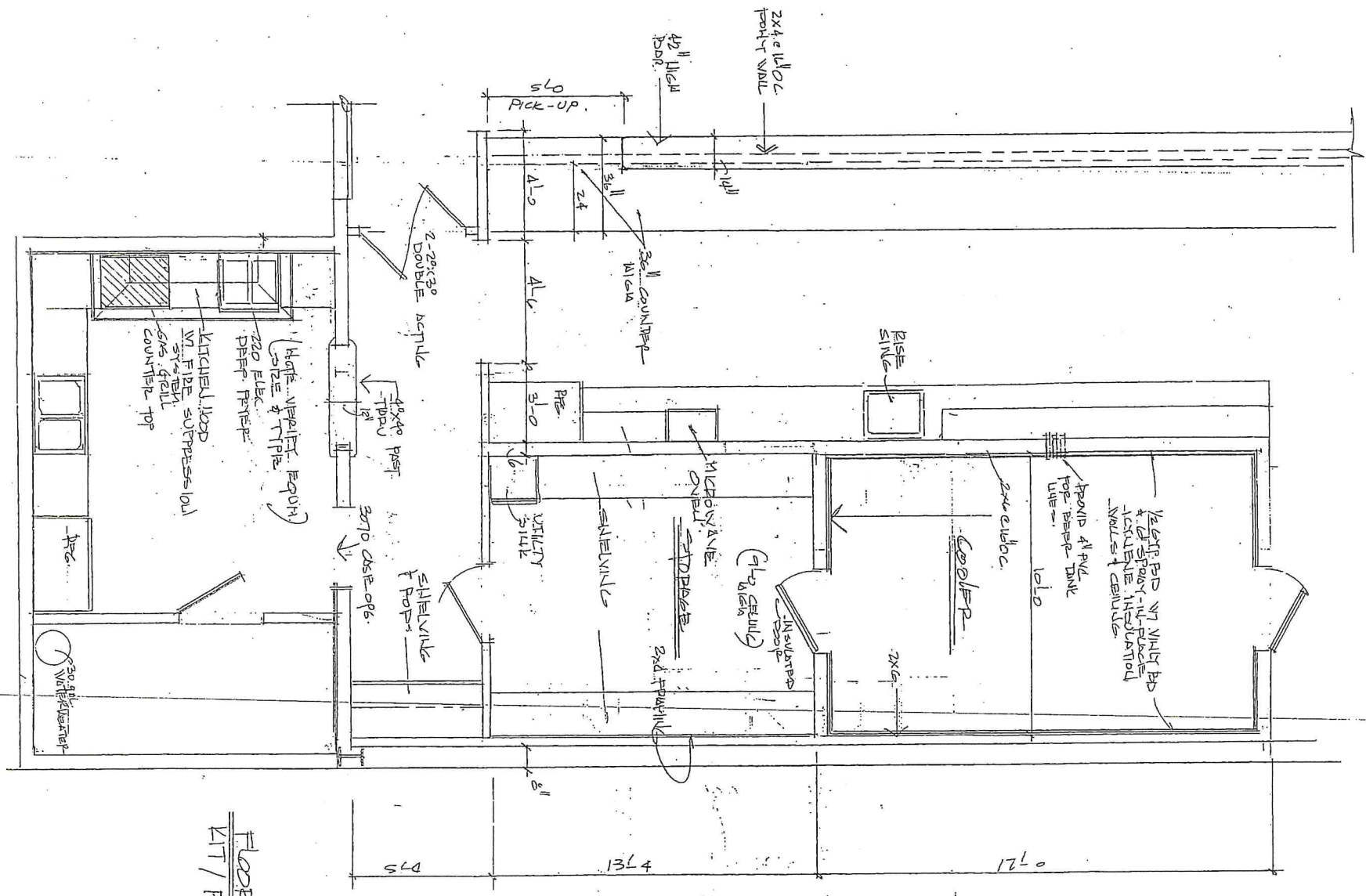
FIRE SUPPRESSION DETAIL



MANUAL WATER VALVE
MANUAL RELEASE
MANUAL RESET
MANUAL RESET VALVE
FIRE SUPPRESSION DETAIL
FIRE SUPPRESSION DETAIL

MANUAL WATER VALVE
MANUAL RELEASE
MANUAL RESET
MANUAL RESET VALVE
FIRE SUPPRESSION DETAIL
FIRE SUPPRESSION DETAIL

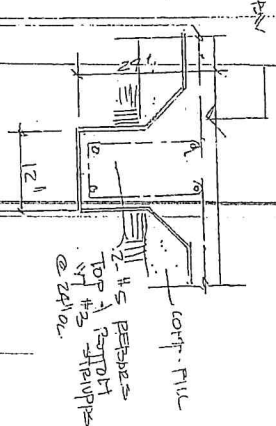
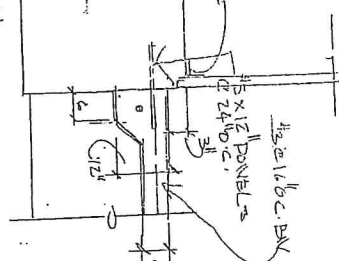
FLOOR PLAN
KIT / PAN AREA



RIO GRANDE
DRAFTING & DESIGN SERVICE
P.O. BOX 1312
MERCEDDES, TEXAS 78570
(956)565-6894 FAX (956)565-4020
CALIXTRO GOMEZ, DESIGNER



- THE DESIGN ASSURES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. THE RESPONSIBILITY OF THE PURCHASER, OR THOSE WHO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES:
1. FOUNDOR OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 2. BUILDER OR CONTRACTORS MUST VERIFY COMPLIANCE WITH ALL LOCAL-BUILDING CODES DURING AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
 3. CERTAIN KNOWN LOCATION'S ONLY.
- EXISTING ASPECTS SHOULD BE INCORPORATED INTO ACTUAL SITE CONDITIONS.



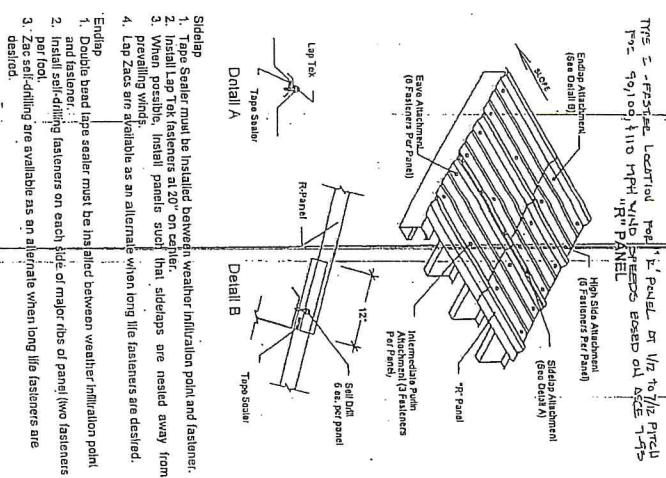
2-#5 PEP302-3
TOP-1 PEP301
"H" #3 STRIPP-3
@ 24100.

PLUGS FOR
POLYBUT PIPES
LOT # REDBAND SUPD. # 2
NILES M.C. TEXAS

WIESLOCC TEXAS



MIO GRANDE
DRAFTING & DESIGN SERVICE
P.O. BOX 1312
MERCEDES, TEXAS 78570
(956) 565-6894 • FAX (956) 565-4020
CALIXTRO GOMEZ, DESIGNER • DATE _____



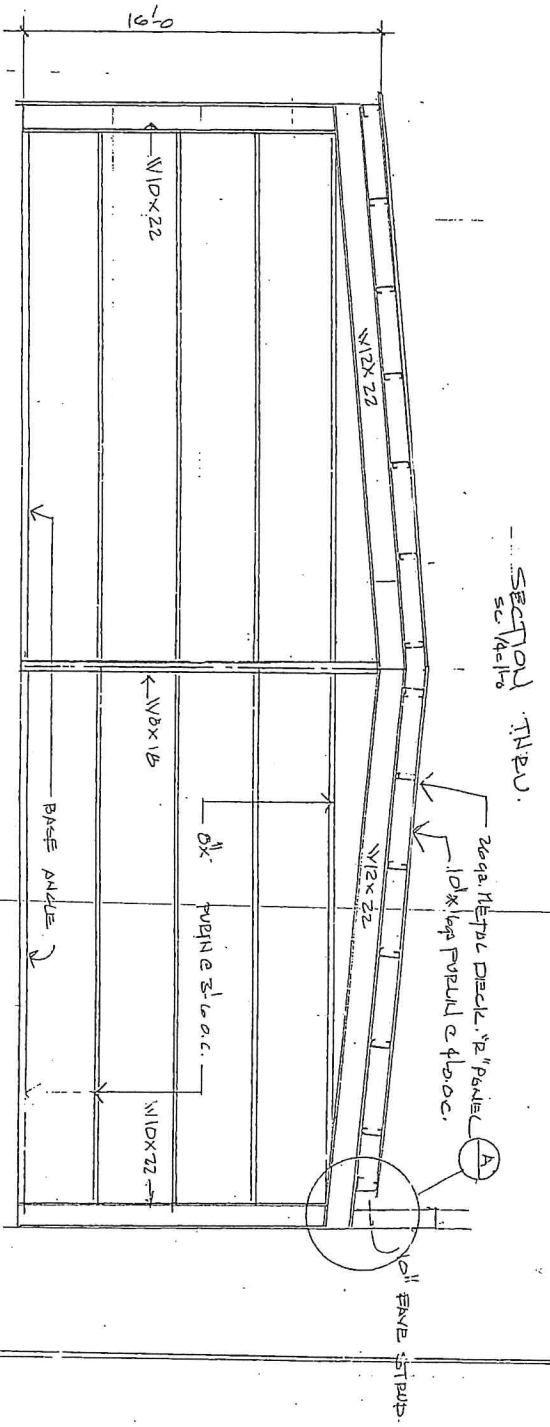
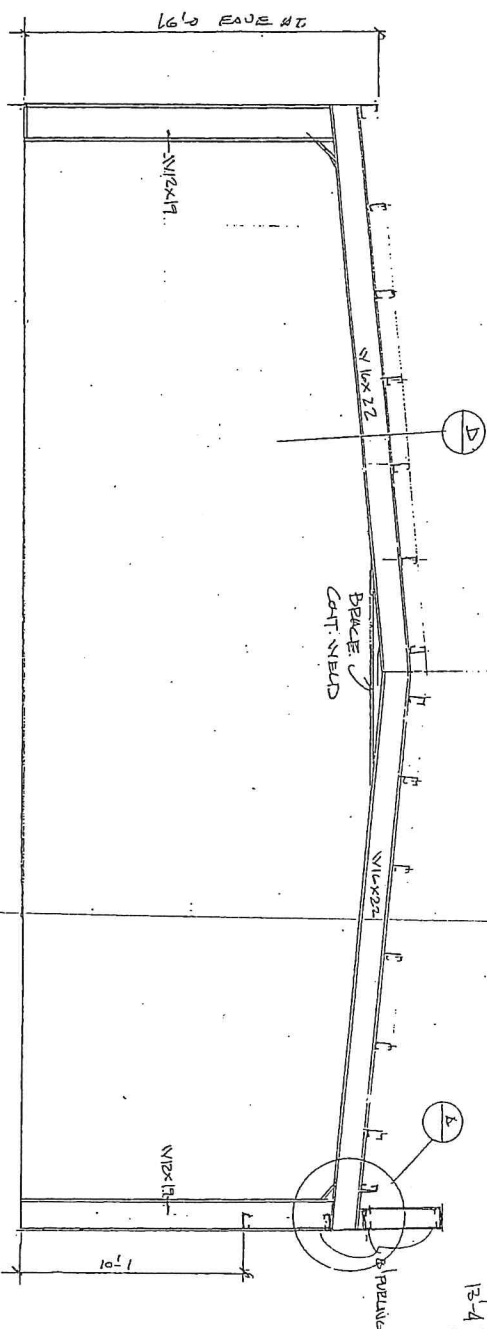
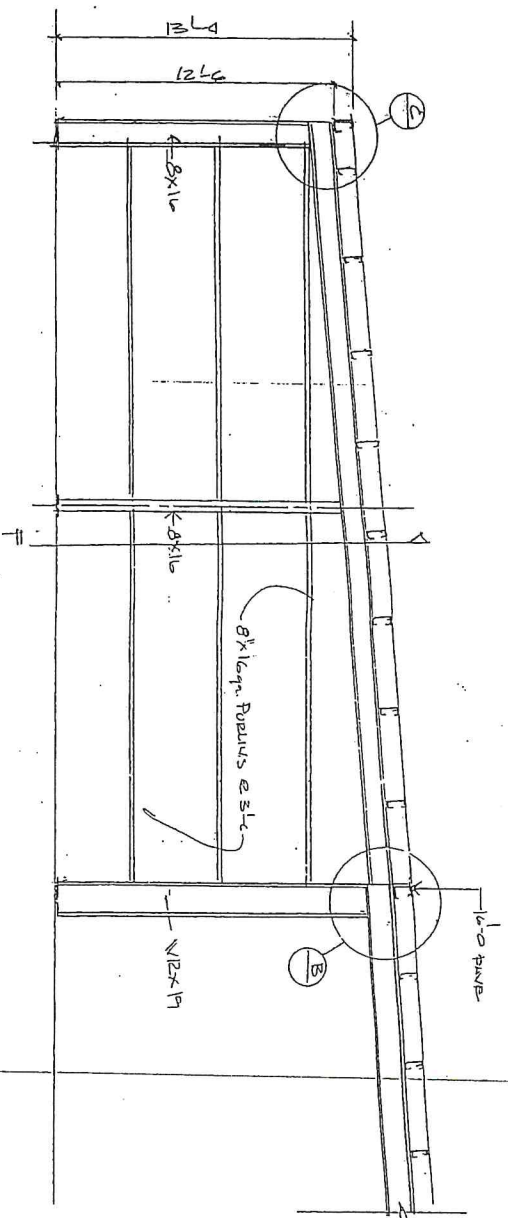
Detail B

MONTENAYOR-HANSEN-GARCIA
LEWIS & CLARK

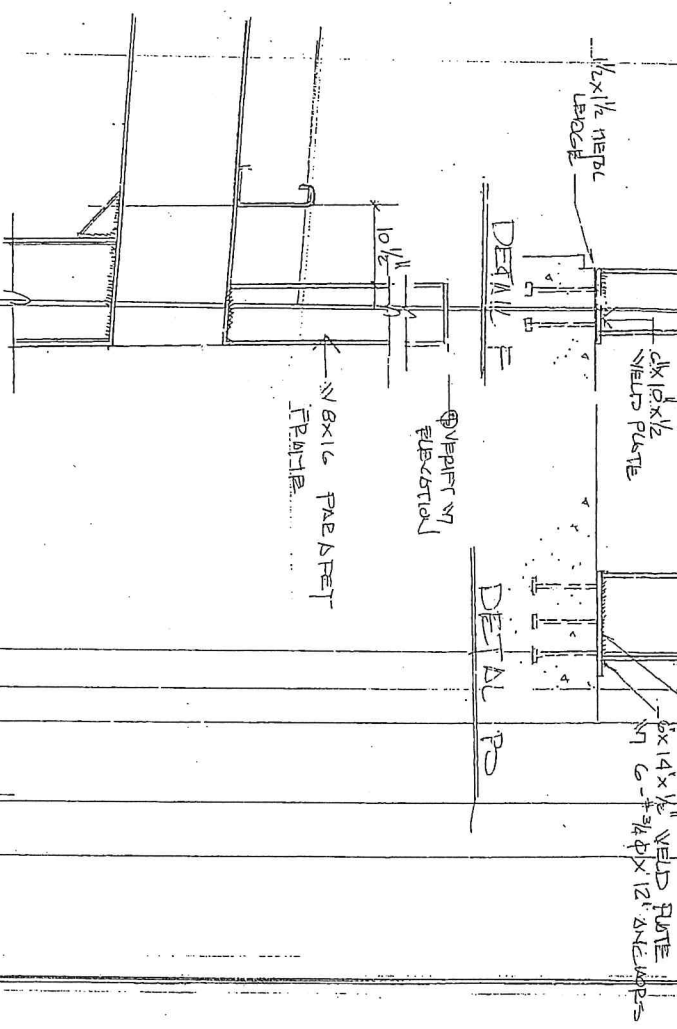
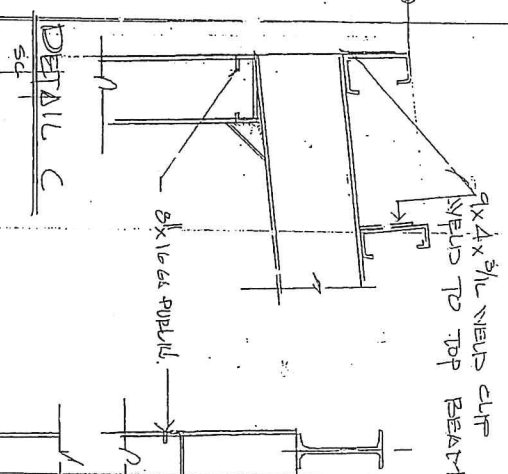
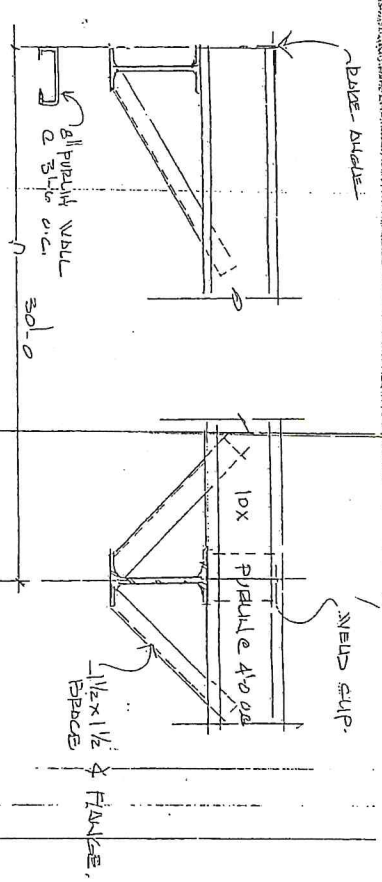
RIO GRANDE

6991 Purveys Line Road
Brownsville, TX 78521
(956) 399-3321 • (956) 546-0671
E-Mail: mjmonica68@aol.com
mjlgv1@aol.com

DRAFTING & DESIGN SERVICE
P.O. BOX 1312
MERCEDDES, TEXAS 78570
(956)565-6894 FAX(956)565-4020
CALTRO GOMEZ, DESIGNER

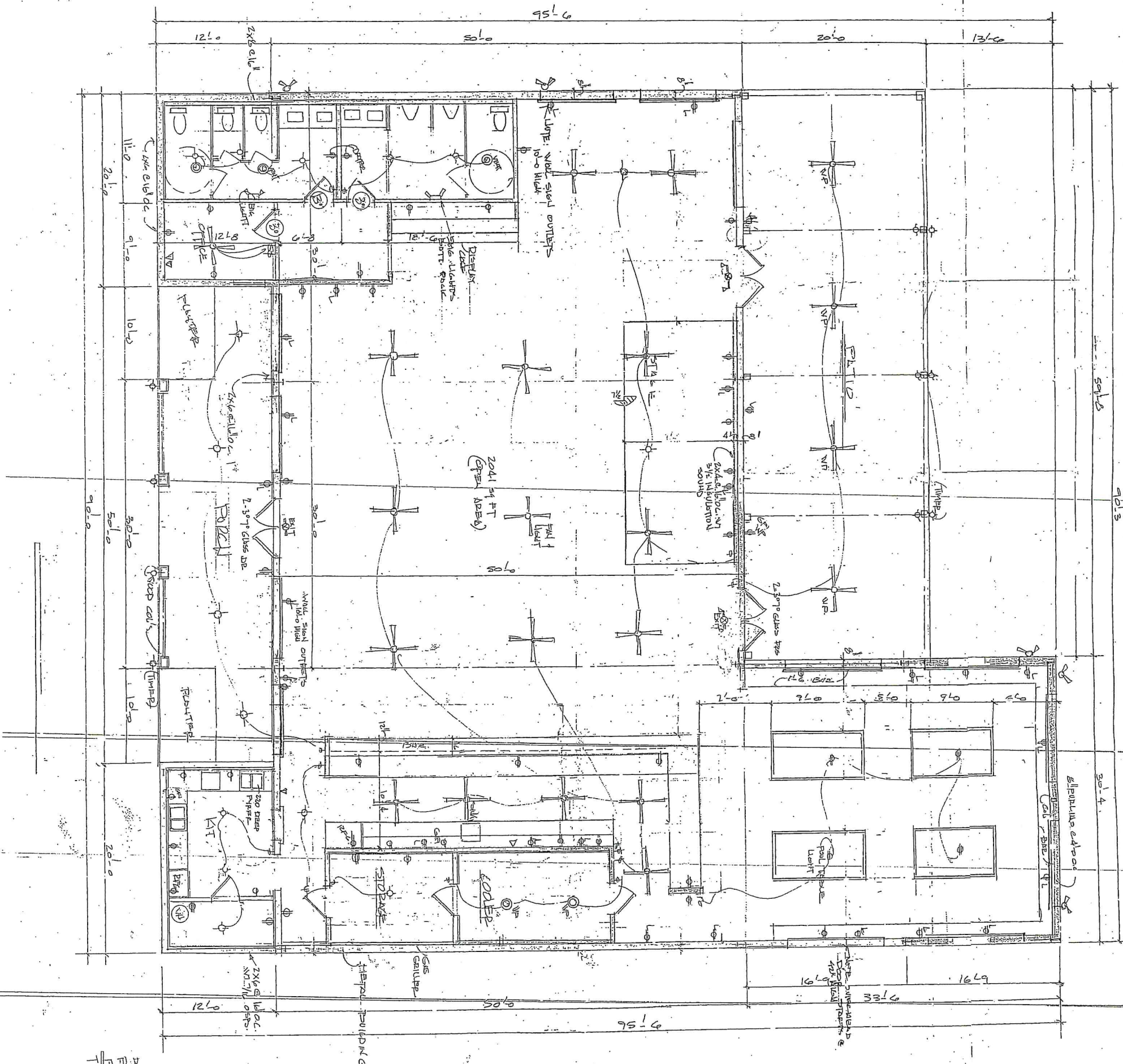


END WALL ELEVATION
SC 1/4"=1'-0"

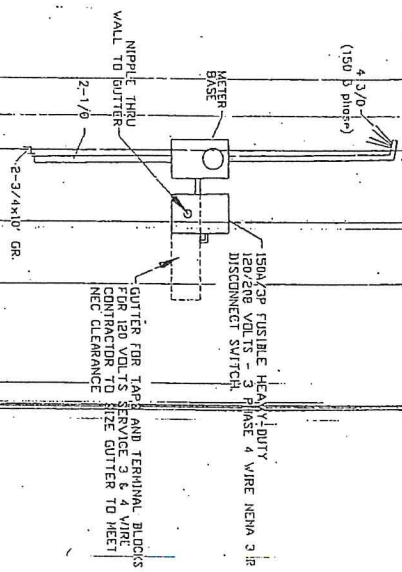


DANIEL MONTENAYOR
REGISTERED PROFESSIONAL ENGINEER
NO. 34323
6931 Parke Lane Road
Jewett, TX 76821
P: 956-551-0980
F: 956-551-0981
E: dm@rio-grande.com
dmj@rio-grande.com

RIO GRANDE
DRAFTING & DESIGN SERVICE
P.O. BOX 1312
MERCEDOS, TEXAS 78570
(956) 565-6894 FAX (956) 565-4020
CALIXTRO GOMEZ, DESIGNER



- GENERAL ELECTRICAL NOTES:**
- A. ALL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODES AND ALL OTHER AUTHORITIES HAVING JURISDICTION. OBTAIN ALL NECESSARY PERMITS. NO ADDITIONAL COST TO OWNER.
 - B. TEST ALL EQUIPMENT INCLUDED IN THIS CONTRACT FOR PROPER OPERATION.
 - C. GROUND ENTIRE ELECTRICAL SYSTEM IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
 - D. THE ELECTRICAL CONTRACTOR AND HIS EMPLOYEES SHALL PERFORM THEIR WORK IN A SAFE MANNER, MAINTAIN ADEQUATE PROTECTION OF THEIR WORK, THE OWNER'S PROPERTY, AND ALL PERSONS ON THE SITE FROM INJURY, DAMAGE, OR LOSS.



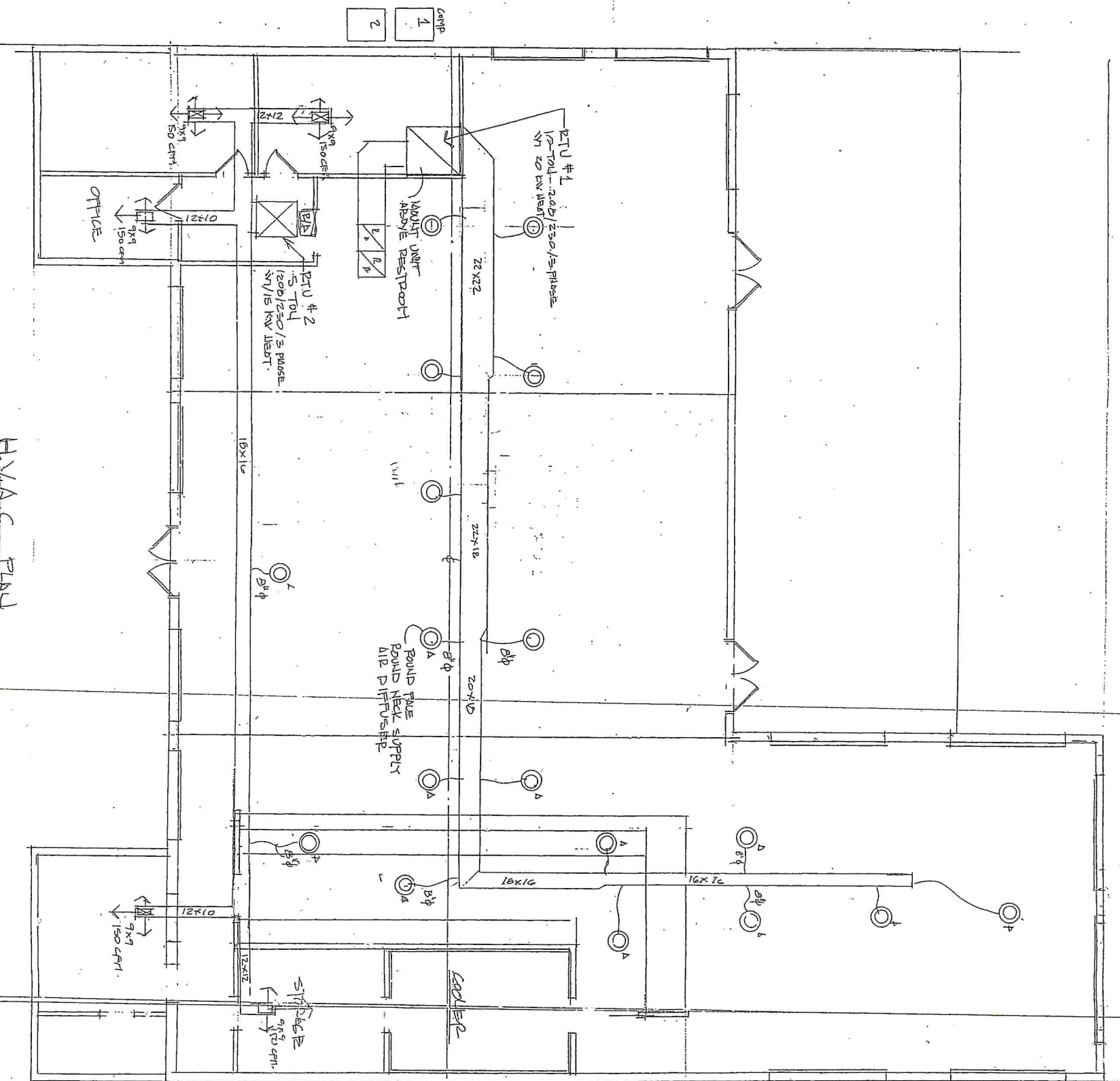
POWER @120 VOLTS A 150A SERVICE 3 PHASE 4 WIRE
ELECTRICAL RISER

PAPER = 609.7
PLUTO = 1250
PORTAL = 430.0
TOTAL = 2339.7 sq. ft.



2/21/09 0950 39-3321 - (950) 565-0071
dwilliams@earthlink.net
www.earthlink.net

PRO GRANDE
DRAWING & DESIGN SERVICE
P.O. BOX 4342
MERCED, TEXAS 78570
(950) 565-0894 • FAX (950) 565-4020
GUAUTRO GOMEZ, DESIGNER • DATE



HYAC FLVD
SC 8/162150

GENERAL H.V.A.C. NOTES

A. E. SWEETLY AND RETURN ARE "DUCTWORK"
UNDER 3rd DIMENSION IN EITHER
PERFECTION SHALL BE 1/2 FACTORIAL-DURE
EFFECTUALS DUCTWORK.

B. ENHANCED ROUNDD PLEX DUCT HAS
BE USED FOR RUN-OUTS TO DIFFUSERS
O' OR LESS IN LENGTH.

- C EXHAUST DUCTWORK SHALL BE GI
- IDENTIFY THE ALL DUCTS TOGETHER TO MINIMIZE PENETRATION IN
- WALLS AND ROOF.

DALL EXHAUST FAN IN OCCUPIED DEEAS
HALL BE INDIVIDUAL FAN, LOCATED
AT CEILING AND SWITCH WITH LIGHT

DEBIT Due units to BUILDING SPARKING
SINKER SYSTEMS.

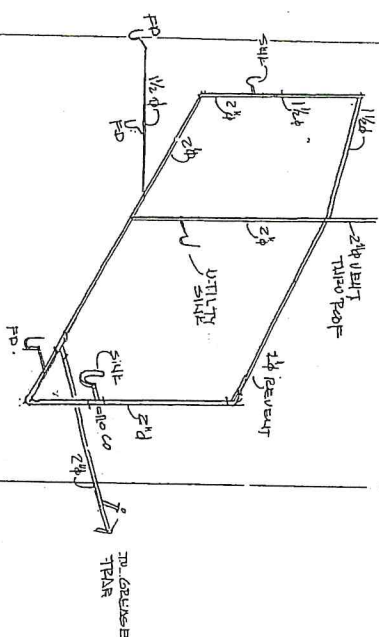
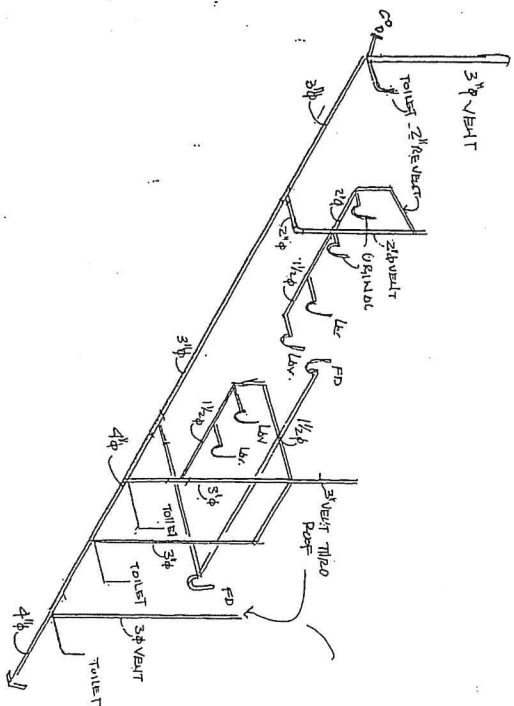
F. PROVIDE TAPPS AT NC PRNU-LIKE
G. COMPLY WITH NC LOCAL & STATE
CODES & ORDINANCES.

Note: H.A.V.C. - CONTRA TYPE.
TO NEPHT, SIDE & T-1 PE
EQU. TO THE DSR.

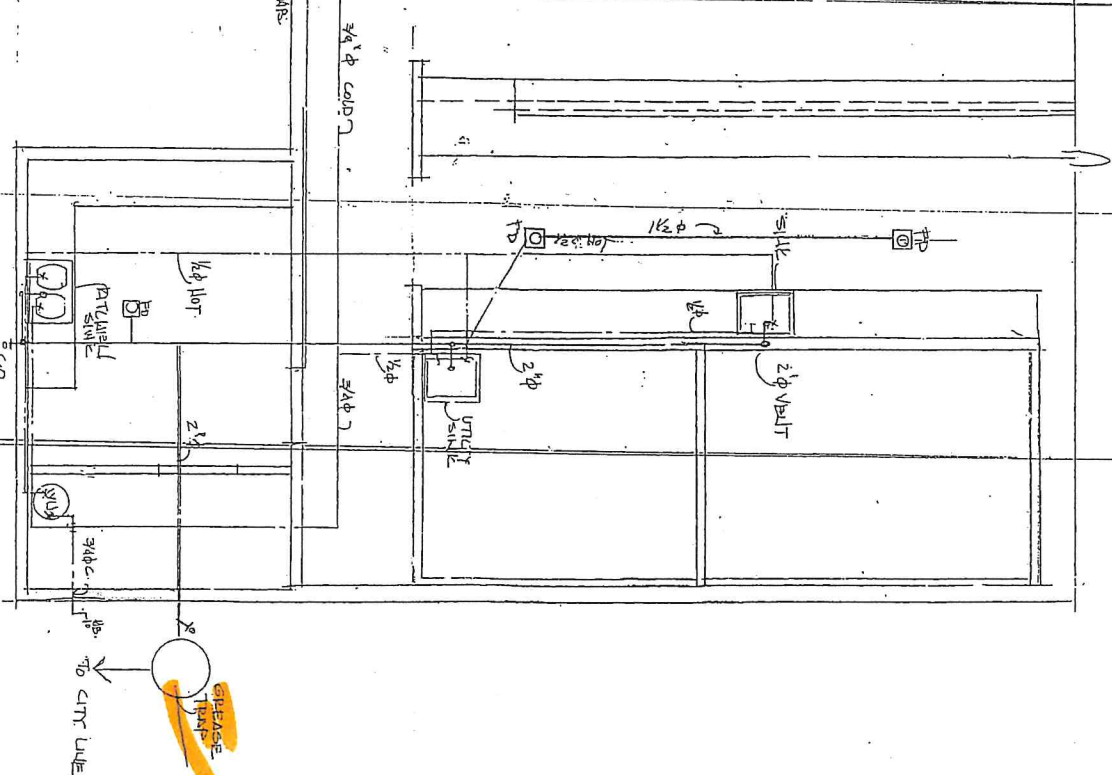
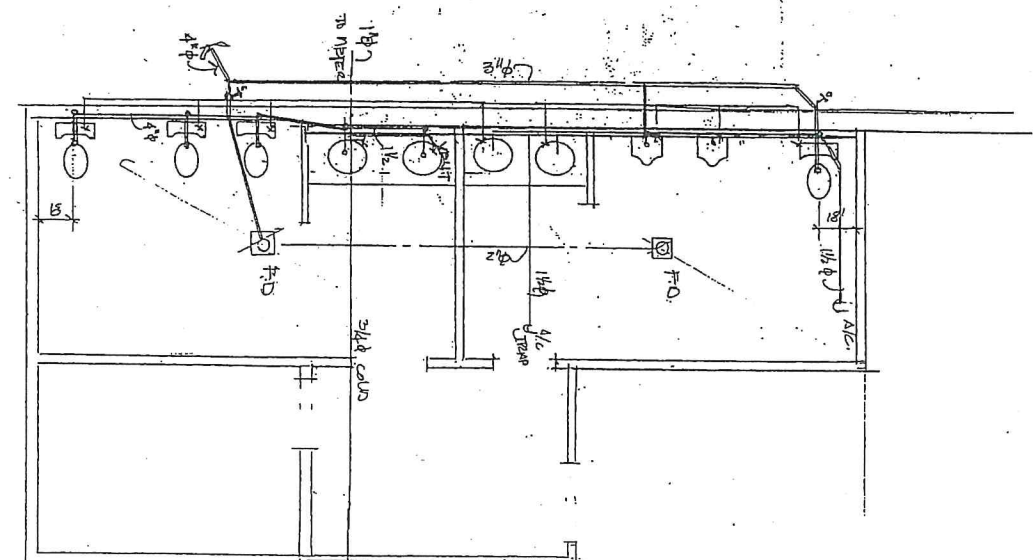


**MONTEMAYOR-HANSEN-GRUBEL
VILLARANCO & ASSOCIATES**
ENGINEERS, SURVEYORS & PLANNERS
6491 Potrero Lino Road
Brownsville, TX 78521
(956) 399-3321 • (956) 546-0671
E-Mail: mjhansen@nol.com
mhvcr1@aol.com

RIO GRANDE
DRAFTING & DESIGN SERVICE
P.O. BOX 1312
MERCEDES, TEXAS 78570
(956)565-6894 FAX(956)565-4020
CALIXTRO GOMEZ, DESIGNER



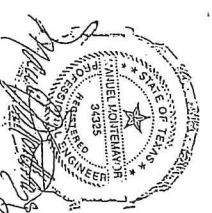
PLUMBING FIXTURE LAYOUT



PLUMBING FIXTURE LAYOUT

DESIGNER ASSUMES NO LIABILITY FOR
 ANY STRUCTURE CONSTRUCTED FROM THIS PLAN
 IT IS THE RESPONSIBILITY OF THE PURCHASER, OR THIS
 PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL
 CONSTRUCTION COMMENCES.

1. - BUILDER OR CONTRACTOR MUST VERIFY ALL
 DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. - BUILDER OR CONTRACTOR MUST VERIFY
 COMPLIANCE WITH ALL LOCAL BUILDING CODES
 AND AREA WHERE THE STRUCTURE IS TO BE
 CONSTRUCTED, ARE LOCATED.
3. - PLUMBING LOCATIONS ON
 EXISTING STRUCTURES SHOULD BE INCORPORATED
 INTO ANY NEW CONSTRUCTION.



MIGUEL A. GOMEZ
 ENGINEER
 6921 FRENCH LANE
 DALLAS, TEXAS 75231
 (956) 399-3321 (956) 546-0071
 E-Mail: miguel@mad.com

RIO GRANDE
 DRAFTING & DESIGN SERVICE
 P.O. BOX 1312
 MERCED, TEXAS 78570
 (956) 565-6894 FAX (956) 565-4020
 CALIXTRO GOMEZ, DESIGNER

3700 E Expressway 83

Conditional Use Permit

Legend

 3700 E Expressway 83



Google Earth

© 2018 Google

© 2018 INEGI

500 ft



Standardized Agenda Request Form

Date of Meeting: July 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2576	
From: Benjamin Worsham			
Subject: Discussion and consideration for the Final Plat for La Plazita Subdivision Phase II—being a 2.575 acre tract of land out of Farm Tract 1068, West and Adams Tract Subdivision, and a portion of Lot 4, La Plazita Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 and Mile 10 ¼ North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed four (4) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply through an 2" waterline and sewer by OSSF. The property is within a Flood Zone "X". Owner is requesting OSSF and fire hydrants variance.			
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: Notice appeared in The Monitor on June 17, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Final Plat and variances on July 3, 2019.			
Rebekah De La Fuente Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the Final Plat and compliance with the ordinances for the variance request.			
Attachments, if any: LA PLAZITA PH II - ATTACHMENTS, LA PLAZITA- Plat			
Responsibilities upon Approval: Planning staff will advise applicant.			



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO.

SUB19-00014

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☐ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: La Plazita Subdivision Phase II

Location: FM 1015 & Mile 10 1/4 North

Legal Description: A 2.575 acre tract of land out of Farm Tract 1068, West and Adams Tract Subdivision, and a portion of Lot 4, La Plazita Subdivision, Hidalgo County, Texas.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: N/A Proposed Land Use: Open Land

Number of Lots Proposed: 4 Gross Acreage: 2.575

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Xenon, Inc. Telephone: _____

Address: 3906 N. International Blvd. Fax: _____

City: Mercedes State: TX Zip: 78570 E-mail: _____

ENGINEER INFORMATION

Name: Quintanilla, Headley & Associates, Inc. Telephone: (956) 381-6480

Address: 124 E. Stubbs St. Fax: (956) 381-0527

City: Edinburg State: TX Zip: 78539 E-mail: alfonsoq@qha-eng.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWSC

☐ YES ☐ NO Wastewater Provision: OSSF (septic tanks)

☒ YES ☐ NO Electric Company: MVEC

☐ YES ☐ NO Phone Utility _____

☐ YES ☐ NO Gas Utility _____

☐ YES ☐ NO Cable Utility _____

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District HCDD #1

☒ YES ☐ NO Irrigation District HCCID #9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

\$350.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 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 and 2% inspection fees
- _____ Notice of Intent
- _____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Sepon Noya

Owner Signature: [Signature] Date: 3/25/19

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on P _____

P & Z Commission Approval on F _____

City Commission Approval on Fir _____

Preconstruction Meeting Date: _____

Date Recorded: _____

General Comments: _____

CITY OF WESLACO
956-968-3181

REC#: 02510324 5/22/2019 4:26 PM
OPER: UBTMP TERM: 035
REF#: 3144
PAID BY: _____

TRAN: 235.1000 PROCESSING FEE
XENON INC
SUB19-00014
101-400-3200
PROCESSING FEE-ONLI 5.00CR

TRAN: 203.0000 SUBDIVISION INSPECT
XENON INC
101-400-1025
SUBDIVISION INSPECT 350.00CR

TENDERED: 355.00 CHECK
APPLIED: 355.00-

CHANGE: 0.00



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. VAR19-00023

GENERAL INFORMATION

Name of Subdivision: La Plazita Subdivison Phase II

Location: FM 1015 and Mile 10 14 North Road

Legal Description: A 2.575 acre tract of land out of Farm Tract 1068, West and Adams Tract Subdivision, and a portion of Lot 4, La Plazita Subdivison, Hidalgo County, Texas.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:
Proposed septic tanks; no sewer line available

☐ Fire Hydrants ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Existing waterline from North Alamo Water Supply Corporation is 2".

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Xenon, Inc. Telephone: (956) 565-4440

Address: 3906 N. International Blvd. Fax: _____

City: Mercedes State: TX Zip: 78570 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Zenon Moya

Owner Signature:  Date: 4-11-19

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

CITY OF WESLACO
956-968-3181

REC#: 02496649 4/12/2019 4:02 PM
OPER: VEM TERM: 003
REF#: 1836
PAID BY:

TRAN: 235.1000 PROCESSING FEE
13849
101-400-3200
PROCESSING FEE-ONLI 5.00CR

TRAN: 203.0000 SUBDIVISION INSPECT
13849
101-400-1025
SUBDIVISION INSPECT 100.00CR

TENDERED: 105.00 CHECK
APPLIED: 105.00-

**RECEIVED**

APR 02 2019

SUBDIVISION REVIEW APPLICATION

Per _____

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

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

FILE NO. SRV 19-00010

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 INFORMATIONName of Subdivision: La Plazita Subdivision Phase IILocation: FM 1015 & Mile 10 1/4 NorthLegal Description: A 2.575 acre tract of land out of Farm Tract 1068, West and Adams Tract Subdivision and a portion of Lot 4, La Plazita Subdivision, Hidalgo County, Texas.Is subdivision inside city limits? ☒ YES ☐ NOIf subdivision is in the ETJ, indicate? ☒ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/AExisting Land Use: N/A Proposed Land Use: Open LandNumber of Lots Proposed: 4 Gross Acreage: 2.575Title Report Submitted: ☐ YES ☐ NO**OWNER INFORMATION**Owner's Name: Xenon, Inc. Telephone: _____Address: 3906 N. International Blvd. Fax: _____City: Mercedes State: TX Zip: 78570 E-mail: _____**ENGINEER INFORMATION**Name: Quintanilla, Headley & Associates, Inc. Telephone: (956) 381-6480Address: 124 E. Stubbs St. Fax: (956) 381-0527City: Edinburg State: TX Zip: 78539 E-mail: alfonsoq@qha-eng.com255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: NAWSC
- ☐ YES ☐ NO Wastewater Provision: OSSF (septic tanks)
- ☒ YES ☐ NO Electric Company: MVEC

☐ YES ☐ NO Phone Utility _____	☐ 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
- _____ 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

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: Senon Moya

Owner Signature: [Signature] Date: 3/25/19

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

CITY OF WESLACO
956-968-3181

REC#: 02492723 4/02/2019 9:42 AM
OPER: MDTam TERM: 006
REF#: 3145
PAID BY:

TRAN: 235.1000 PROCESSING FEE
XENON, INC
SRV 19-00010
101-400-3200
PROCESSING FEE-ONLI 5.00CR

TRAN: 203.0000 SUBDIVISION INSPECT
XENON, INC
SRV 19-00010
101-400-1025
SUBDIVISION INSPECT 50.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-

255 S. KANSAS AVE ■ WESLACO

Revised Form December 6, 2016

CHANGE: 0.00

WESLACOTX.GOV

Please do not alter this application.

Page 3

Quintanilla, Headley & Associates, Inc.

Hidalgo County Drainage District No. 1 Drainage Report La Plazita Subdivision Phase II Hidalgo County, Texas

Prepared By:



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 - R.P.L.S. # 4856

Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

124 E. Stubbs St. Edinburg, Texas 78539

Phone: (956) 381-6480 Fax: (956) 381-0527

Email: office@qhaengineering.com

March 27, 2019



Alfonso Quintanilla P.E.

Cover Sheet.....1

Index.....2

Drainage Report.....3

Hydraulic Calculations.....4

“C” Values for Rational Method.....5

Rainfall Intensity for Hidalgo County.....6

Location Map.....7

Flood Plain Attachments.....8–10

Soil Condition Attachments.....11-14

Quad Map.....15



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

**DRAINAGE REPORT
FOR
LA PLAZITA SUBDIVISION PHASE II**

A 2.575 acre tract being a replat out of a portion of Lot 4, La Plazita Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 44, Page 134, Map Records, Hidalgo County, Texas and according to Assumption Warranty Deed recorded under County Clerk's Document Number 1035107, Official Records, Hidalgo County, Texas.

The tract is Zone "X", (unshaded), areas determined to be outside 500 year flood-plain & flood zone "X" (shaded) areas of 500-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 area protected by levees from 100-year flood. As per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, dated June 6, 2000. LOMR: May 30, 2002

The majority of the soil is Hidalgo (28) and is soil type "B". It is sandy clay loam, and clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in westerly direction with an approximate 1% slope. The existing runoff for the proposed subdivision is $Q = 2.06$ cubic feet per second based on a 10-year storm.

After development the runoff will be $Q = 8.58$ cubic feet per second for an increase of $Q = 6.52$ cubic feet per second. Detention will be 7,597.31 cubic feet (0.17 acre feet) and will be accomplished by excavating the roadside ditch located in front of the subdivision.

The drainage calculations are attached.

Alfonso Quintanilla, P.E.
March 26, 2019



LA PLAZITA SUBDIVISION PH II

EXISTING:

Area = 2.58 acres
V = 0.15
D = 390.00 Ft
c = 0.20

$t = D / V(3600)$
t = 0.72 Hrs = 43.33 min

From Rainfall Intensity Curve: i = 3.99

Q = ciA
Q = 2.06 cfs

FUTURE:

Area = 2.58 Acres
V = 0.40
D = 390.00 Ft
c = 0.380

$t = D / V(3600)$
t = 0.27 Hrs = 16.25 min

From Rainfall Intensity Curve: i = 8.77

Q = ciA
Q = 8.58 cfs



Alfonso Quintanilla P.E.
4-2-19

t (hr)	i(50 yr) (in/hr)	Qfut (cfs)	Vfut (cf)	Qext (cfs)	Vext (cf)	Vfut - Vext (cf)
0.25	9.10	8.91	8016.06	2.06	1849.57	6166.49
0.50	6.34	6.21	11171.13	2.06	3699.14	7472.00
0.75	4.98	4.87	13146.02	2.06	5548.71	7597.31 Peak
1.00	4.14	4.05	14596.85	2.06	7398.28	7198.57
1.25	3.58	3.50	15752.51	2.06	9247.85	6504.66
1.50	3.16	3.10	16718.70	2.06	11097.42	5621.29
2.00	2.60	2.54	18289.12	2.06	14796.55	3492.57
3.00	1.95	1.91	20616.07	2.06	22194.83	-1578.76
4.00	1.59	1.55	22363.72	2.06	29593.11	-7229.39
5.00	1.35	1.32	23783.69	2.06	36991.38	-13207.70
6.00	1.18	1.16	24990.26	2.06	44389.66	-19399.40

PEAK VOLUME = 7597.31 cf (50 Year storm)
Peak Volume = 0.17 Ac-ft

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

" C " - VALUES FOR RATIONAL METHOD

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.30
Single Family (Lots greater than 1/2 acre)	0.25
Multi - Family (Less than 20 DU / AC)	0.45
Multi - Family (Greater than 20 DU / AC)	0.55
Business District:	0.70
Industrial Districts:	
Light Areas	0.50
Heavy Areas	0.60
Railroad Yard Areas:	0.20
Parks:	0.10
Unimproved Areas:	
Bare Surface	0.30
Grassland	0.25
Cultivated	0.20
Woodlands	0.15
Streets:	
Asphalt	0.70
Concrete	0.75
Caliche	0.70
Drives & Walks:	
Concrete	0.75
Rooftop	0.75

LA PLAZITA SUBDIVISION PHASE II

RAINFALL INTENSITY FOR HIDALGO COUNTY								
TIME (Min)	10 YEAR (In / Hr)	50 YEAR (In / Hr)	TIME (Min)	10 YEAR (In / Hr)	50 YEAR (In / Hr)	TIME (Min)	10 YEAR (In / Hr)	50 YEAR (In / Hr)
1	14.283	17.386	31	4.913	6.224	61	3.184	4.099
2	13.28	16.210	32	4.820	6.111	62	3.149	4.056
3	12.425	15.204	33	4.731	6.002	63	3.115	4.014
4	11.687	14.333	34	4.646	5.897	64	3.082	3.973
5	11.041	13.570	35	4.584	5.797	65	3.050	3.933
6	10.472	12.895	36	4.485	5.701	66	3.018	3.894
7	9.965	12.294	37	4.409	5.608	67	2.987	3.855
8	9.512	11.755	38	4.337	5.519	68	2.957	3.818
9	9.102	11.268	39	4.266	5.433	69	2.928	3.781
10	8.731	10.825	40	4.199	5.350	70	2.890	3.745
11	8.393	10.421	41	4.134	5.270	71	2.871	3.710
12	8.084	10.051	42	4.071	5.193	72	2.843	3.676
13	7.799	9.710	43	4.010	5.118	73	2.818	3.642
14	7.536	9.395	44	3.951	5.046	74	2.700	3.610
15	7.293	9.102	45	3.894	4.976	75	2.784	3.577
16	7.068	8.831	46	3.839	4.908	76	2.730	3.546
17	6.856	8.577	47	3.786	4.843	77	2.714	3.515
18	6.659	8.340	48	3.734	4.779	78	2.890	3.485
19	6.474	8.117	49	7.684	4.717	79	2.666	3.455
20	8.301	7.908	50	3.636	4.658	80	2.643	3.426
21	8.138	7.711	51	3.589	4.600	81	2.620	3.398
22	5.985	7.525	52	3.543	4.543	82	2.598	3.370
23	5.839	7.349	53	3.499	4.488	83	2.576	3.342
24	5.702	7.183	54	3.455	4.435	84	2.554	3.315
25	5.572	7.025	55	3.413	4.383	85	2.533	3.289
26	5.448	6.875	56	3.373	4.333	90	2.434	3.164
27	5.331	6.732	57	3.333	4.284	100	2.258	2.944
28	5.219	6.596	58	3.294	4.236	120	1.981	2.596
29	5.112	6.467	59	3.257	4.189	180	1.473	1.951
30	5.011	6.343	60	3.220	4.144	210	1.313	1.747

NFIP

PANEL 0450 C

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

ZONE "X" (SHADED)

ZONE "X" (UNSHADED)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:

JUNE 6, 2000



REVISED TO
REFLECT LOMR
DATED MAY 30 2002

Federal Emergency Management Agency

30, 2002

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 sheet flow on sloping terrain); average depths determined. For areas of alluvial fan 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 less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-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



Identified
1983



Identified
1990

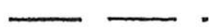


Otherwise
Protected Areas

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



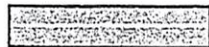
Floodplain Boundary



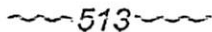
Floodway Boundary



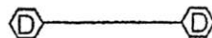
Zone D Boundary



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

(EL 987)

Base Flood Elevation in Feet Where Uniform Within Zone *

RM 7_x

Elevation Bench Mark (See notes below)

• M1.5

River Mile

*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

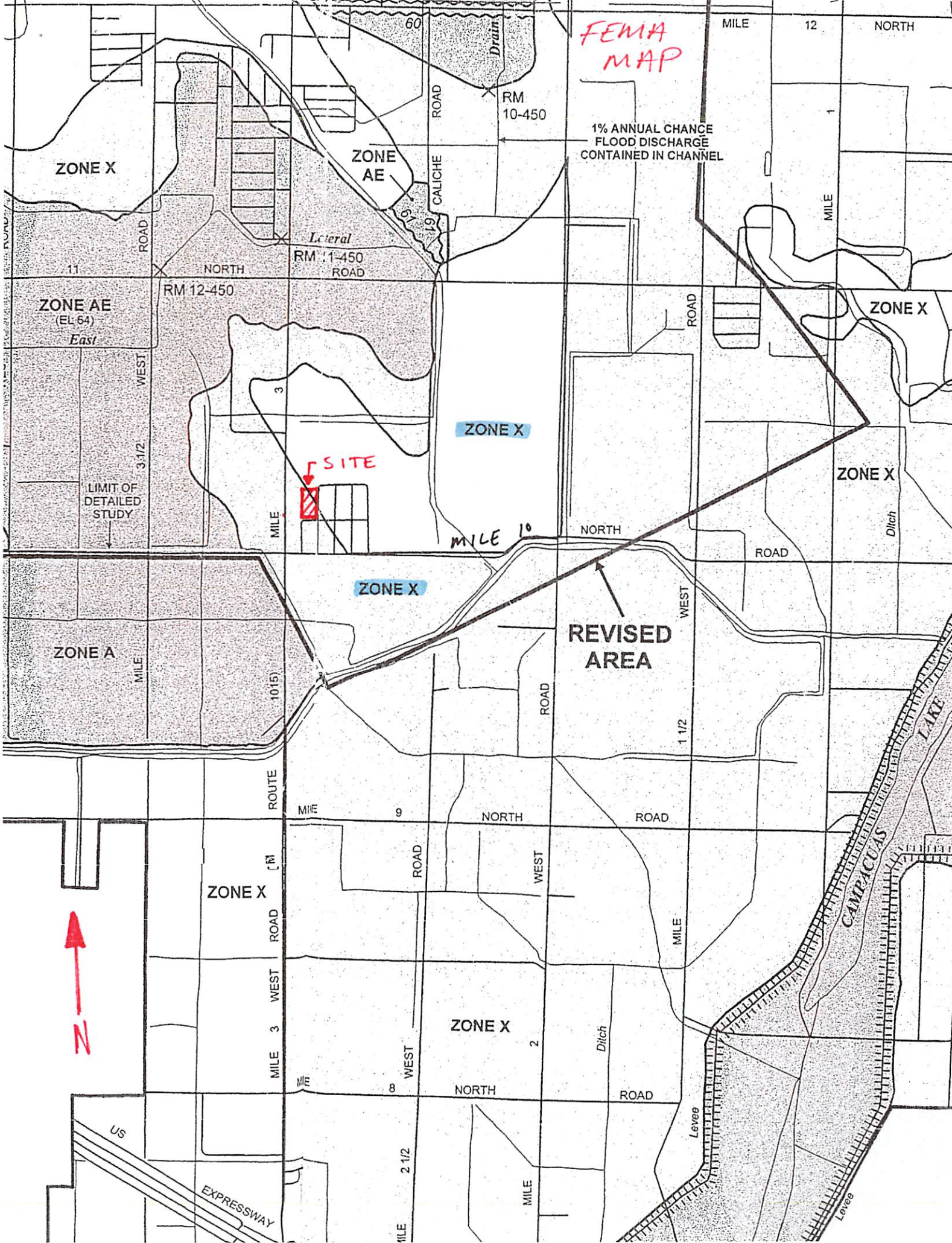
This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted 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



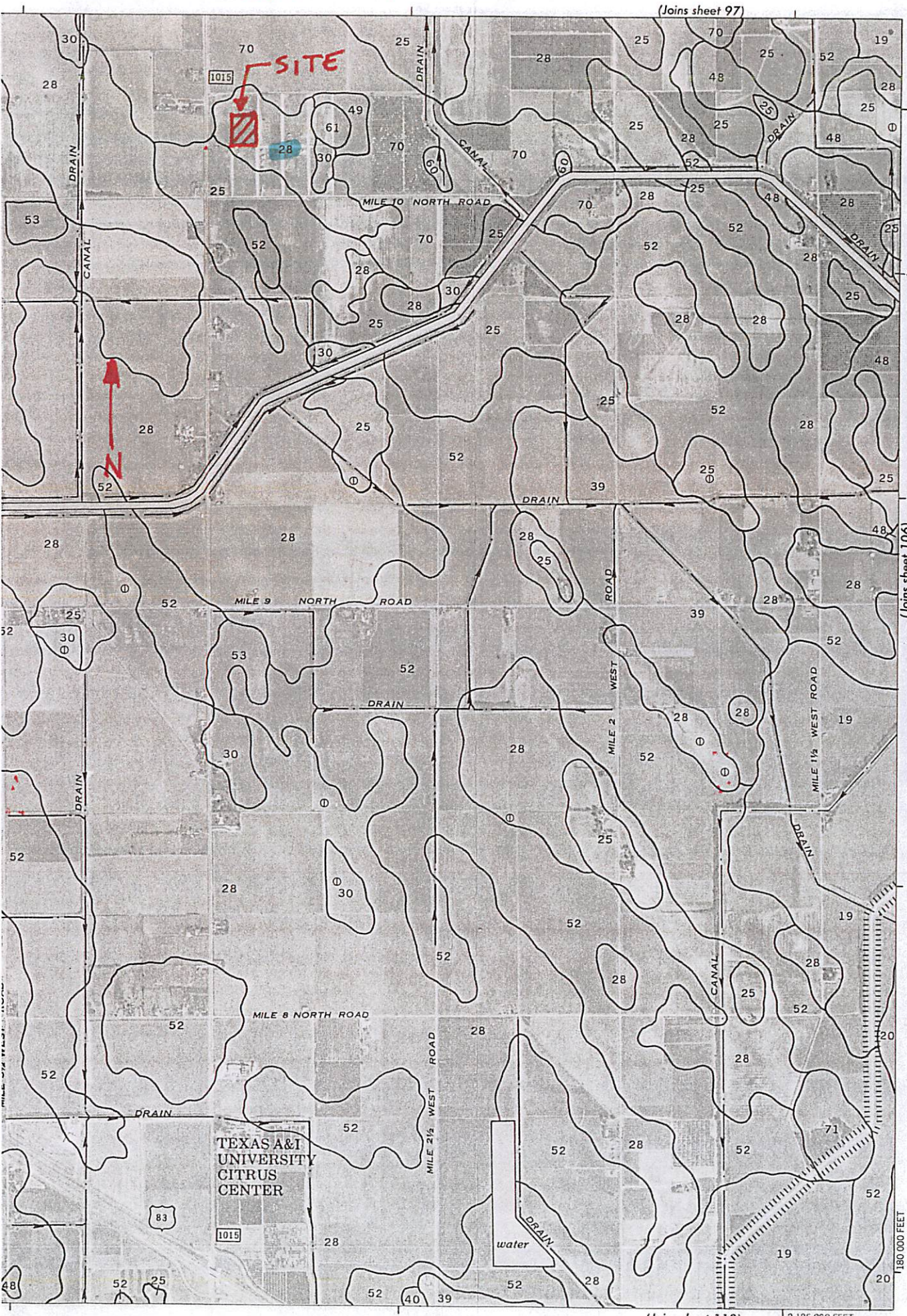


TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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-----										
Falfurrias	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15-----										
Grulla	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----										
Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	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-----										
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
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-----										
Hebbronville	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	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-----										
Hidalgo	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	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-----										
Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	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
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 17.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS--Continued

Map symbol and soil name	Depth	Clay	Permeability	Available water capacity	Soil reaction	Salinity	Shrink-swell potential	Erosion factors		Organic matter
								K	T	
	In	Pct	In/hr	In/in	pH	Mmhos/cm				Pct
22, 23, 24----- Hebbronville	0-17 17-58 58-65	8-15 12-18 10-17	2.0-6.0 2.0-6.0 2.0-6.0	0.07-0.14 0.11-0.17 0.11-0.17	6.6-7.8 6.6-8.4 7.9-8.4	<2 <2 <2	Low----- Low----- Low-----	0.20 0.24 0.24	5	<1
25, 26, 27----- Hidalgo	0-17 17-28 28-80	15-20 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.08-0.15 0.08-0.17 0.08-0.20	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	Low----- Moderate----- Moderate-----	0.24 0.32 0.32	5	1-3
28, 29----- Hidalgo	0-17 17-28 28-80	20-30 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.08-0.17 0.08-0.17 0.08-0.20	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5	1-3
30----- Hidalgo	0-17 17-28 28-80	20-30 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.01-0.13 0.01-0.13 0.01-0.15	7.9-8.4 7.9-8.4 7.9-9.0	4-16 4-16 4-16	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5	1-3
31:* Hidalgo-----	0-17 17-28 28-80	20-30 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.08-0.17 0.08-0.17 0.08-0.20	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5	1-3
Urban land.										
32:* Jimenez-----	0-8 8-10 10-60	12-24 --- ---	0.6-2.0 --- ---	0.05-0.10 --- ---	7.9-8.4 --- ---	<2 --- ---	Low----- --- ---	0.10 --- ---	1	1-3
Quemado-----	0-6 6-12 12-18 18-60	10-18 18-27 --- ---	0.6-2.0 0.6-2.0 --- ---	0.09-0.13 0.05-0.10 --- ---	6.1-7.8 6.6-7.8 --- ---	<2 <2 --- ---	Low----- Low----- --- ---	0.10 0.10 --- ---	1	<1
33----- Laredo	0-14 14-65	12-35 18-35	0.6-2.0 0.6-2.0	0.15-0.22 0.13-0.20	7.9-8.4 7.9-8.4	<2 <4	Moderate----- Moderate-----	0.37 0.43	5	1-3
34----- Matamoros	0-65	35-55	0.06-0.2	0.14-0.19	7.9-8.4	<4	Very high----	0.32	5	0.5-1
35, 36, 37, 38--- McAllen	0-14 14-72	14-25 20-31	0.6-2.0 0.6-2.0	0.11-0.16 0.09-0.18	7.9-8.4 7.9-8.4	<2 <4	Low----- Low-----	0.24 0.28	5	0.5-1
39----- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.12-0.18 0.09-0.15 0.06-0.20	7.9-8.4 7.9-9.0 7.9-9.0	<4 <8 >4	Very high---- Very high---- Very high----	0.32 0.32 0.32	5	1-3
40----- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.02-0.12 0.02-0.09 0.02-0.07	7.9-9.0 7.9-9.0 7.9-9.0	>4 >8 >8	Very high---- Very high---- Very high----	0.32 0.32 0.32	5	1-3
41----- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.12-0.18 0.09-0.15 0.06-0.20	7.9-8.4 7.9-9.0 7.9-9.0	<4 <8 >4	Very high---- Very high---- Very high----	0.32 0.32 0.32	5	1-3
42----- Nueces	0-29 29-72	2-12 18-34	2.0-6.0 0.2-0.6	0.05-0.10 0.12-0.17	6.1-7.3 6.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	<1
43:* Nueces-----	0-29 29-72	2-12 18-34	2.0-6.0 0.2-0.6	0.05-0.10 0.12-0.17	6.1-7.3 6.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	<1
Sarita-----	0-48 48-80	1-10 18-35	6.0-20 2.0-6.0	0.05-0.10 0.13-0.19	6.1-7.3 5.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	0.5-1
44----- Olmito	0-47 47-65	35-55 35-55	0.2-0.6 0.06-0.2	0.13-0.18 0.06-0.18	7.9-8.4 7.9-8.4	<4 >4	Very high---- Very high----	0.32 0.32	5	1-3
45,* 46,* 47.* Pits										

See footnote at end of table.

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]

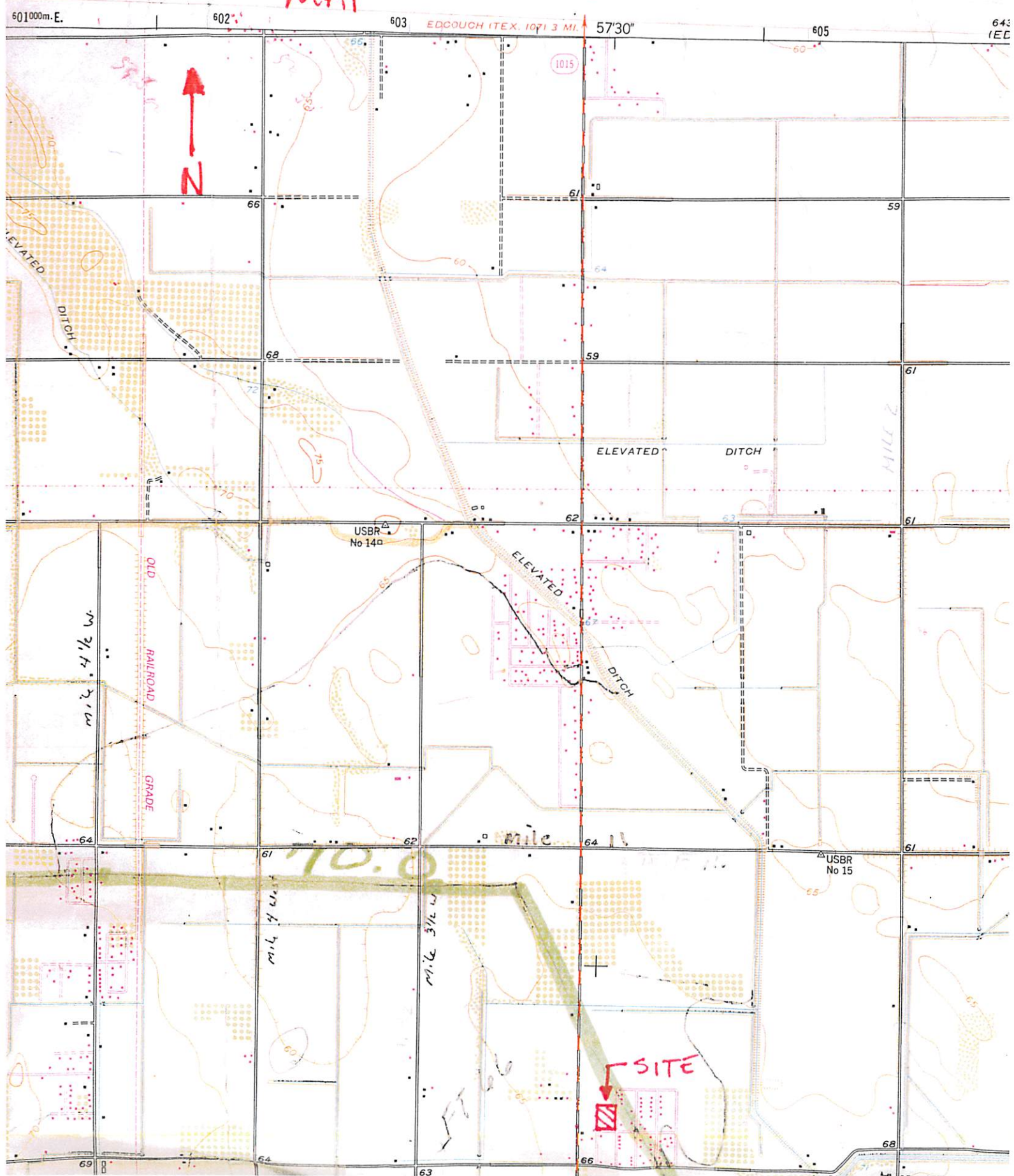
Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
1.* Arents					<u>Ft</u>			<u>In</u>			
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	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.

ES
INTERIOR
VEY

WESLACO, MERCEDES

QUAD
MAP



On-Site Sewerage Facility Soil Evaluation Report Information

Date Soil Survey Performed: April 2, 2019

Subdivision Name: La Plazita Subdivision Phase II Site Location: FM 1015 & Mile 10 North Road
County: Hidalgo Proposed Excavation Depth: 48"

Name of Site Evaluator: Aniceto Izaguirre Registration Number: SE #12481

Requirements:

- At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
- Locations of soil boring or dug pits must be shown on the site drawing.
- For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

Soil Boring Number: 1						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage Mottles/ Water Table)	Restrictive Horizon	Observations
0	Fill Dirt	Fine Sandy Loam	N/A	N/A	None	Suitable
1						
2	Class II	Sandy Loam				
3						
4	Class II	Sandy Loam				
5						

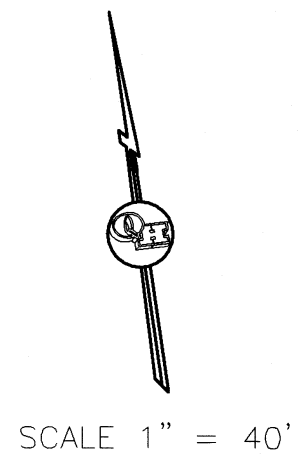
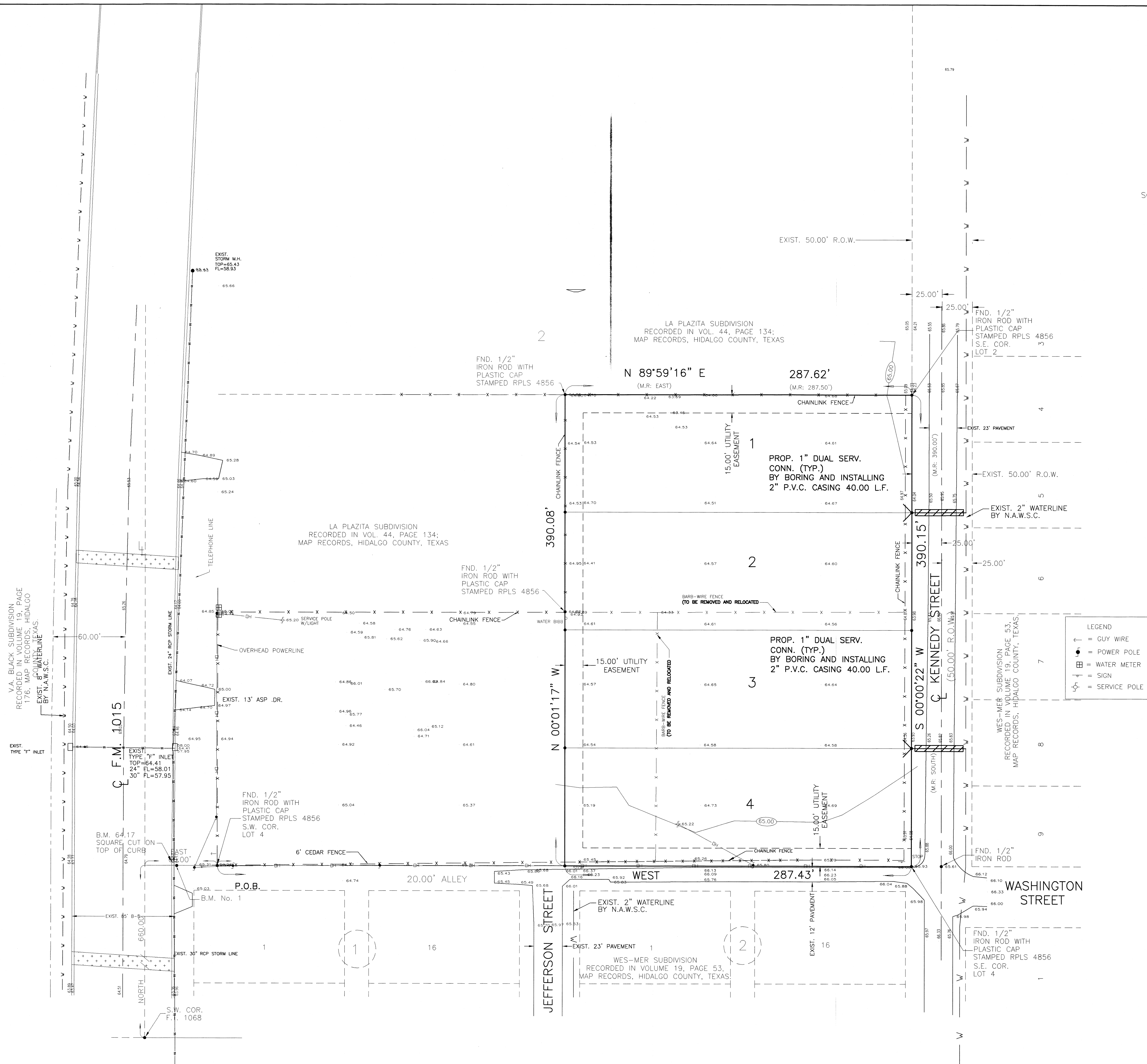
Soil Boring Number: <u>2</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage Mottles/ Water Table)	Restrictive Horizon	Observations
0	Fill Dirt	Fine Sandy Loam	N/A	N/A	None	Suitable
1						
2	Class II	Sandy Loam				
3						
4	Class II	Sandy Loam				
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Aniceto Izaguirre
Signature of Site Evaluator

3-27-19
Date

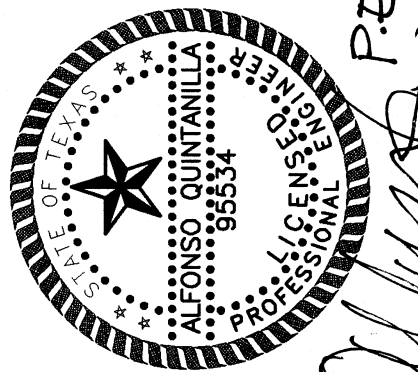
DATE OF PREPARATION: 03-26-19			
FILENAME : F:\DATA\SUBDIVIS\WESLACO\LA PLAZITA SUBD. PH II			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
02-26-19	JLUIS CVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



FILENAME: F:\DATA\SUB\WESLA\LA PLAZITA PH II\UTILITY			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
03-31-2019	JULIUS CVZS		
DATE REVISED		CHECKED BY	APPROVED BY

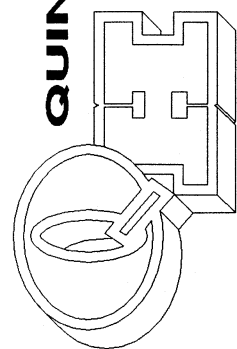
JOB NO.	03-01-2019
DATE	
REVISION	
SCALE	1"= 50'
DRAWN BY	JULIUS CVZS
SHEET	

LA PLAZITA SUBDIVISION PHASE II UTILITY LAYOUT



3-27-19

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513





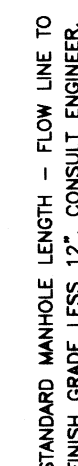
(NOT TO SCALE)



(NOT TO SCALE)



(NOT TO SCALE)



(NOT TO SCALE)



BEFORE ATTEMPTING TO INSTALL ANY MANHOLE BE SURE EXCAVATION HAS BEEN SHORED PROPERLY.
CONCRETE BASE TO BE POURED IN PLACE IN TRENCH.
MANHOLE CUT-OUT TO BE MADE AT TIME OF INSTALLATION.
MANHOLE TO BE INSTALLED BY INSERTING INTO WET CONCRETE BASE
FUTURE CONNECTIONS. IF A SEALANT BETWEEN PIPE AND MANHOLE IS NEEDED USE STAUFFER CHEMICAL "SWS940RTV" SILICONE SEALANT OR EQUAL.
FILL BOTTOM OF MANHOLE WITH GROUT FOR JUNCTIONS.

- CHANNEL DEPTH MUST BE AT LEAST 1/2 PIPE DIAMETER.
- BENCH PROVIDED ABOVE CHANNEL SHALL BE SLOPED 1/2" /FT.
- BRICKS SHOULD NOT BE USED FOR LEVELING MANHOLE COVER.



(NOT TO SCALE)



4* VARIANTE CLEARWAYS SHALL BE LOCATED AS SHOWN ON THE DRAWING WITH THE FOLLOWING SPECIFICATIONS:

- A. CLEARWAYS SHALL BE PLACED ADJACENT TO THE PROPERTY WHEN THE STREET RIGHT-OF-WAY.
- B. A CLEARWAY SHALL BE SPACED A MINIMUM OF 30 FEET APART ON THE VARIANTE BETWEEN THE RIGHT-OF-WAY AND THE FIRST PROPERTY.
- C. A CLEARWAY SHALL BE PLACED WHERE A 90 DEGREE CORNER FORMS FOUR CORNERS AT THE REAR OF A RESIDENCE.
- D. A CLEARWAY SHALL BE PLACED ADJACENT TO THE RESIDENCE.

5. WHERE A STREET SERVICE LINE IS CONTAINED A STREET LINE, ALL APPLICABLE RULES AND REGULATIONS OF THE PUBLIC AND SDG SHALL BE IN ADDITION TO THOSE NECESSARY TO PROTECT THE VEHICLES AND THE CONDUCT OF A STREET SERVICE LINE.

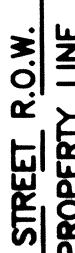
6. PURCHASE OF A STREET PIPE AND FITTING FROM YOUR LOCAL SDG, NOT PURCHASE UNDER PIPE & FITTING, THEY WILL NOT COMPLY WITH SDG STANDARDS FOR YOUR PROPERTY LINE OR WITH THE SDG'S FITNESS.

[illegible]

CONEXION DE DRENAJE SANITARIO - REQUERIMIENTOS DE N.A.W.S.C.



- 1.- DRAWINGS INDICATE COPPER SERVICE LINES.
- 2.- FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPES NOTES.
- 3.- ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.



(NOT TO SCALE) TO BE USED WITH NEW OR EXISTING MANHOLES



- 1.- SINGLE SERVICE CONNECTIONS WILL HAVE ONLY ONE Y BRANCH, ALL ELSE REMAINS THE SAME.
- 2.- ADAPTORS SHALL BE USED TO CONNECT P.V.C. SEWER LINES TO MANHOLES.

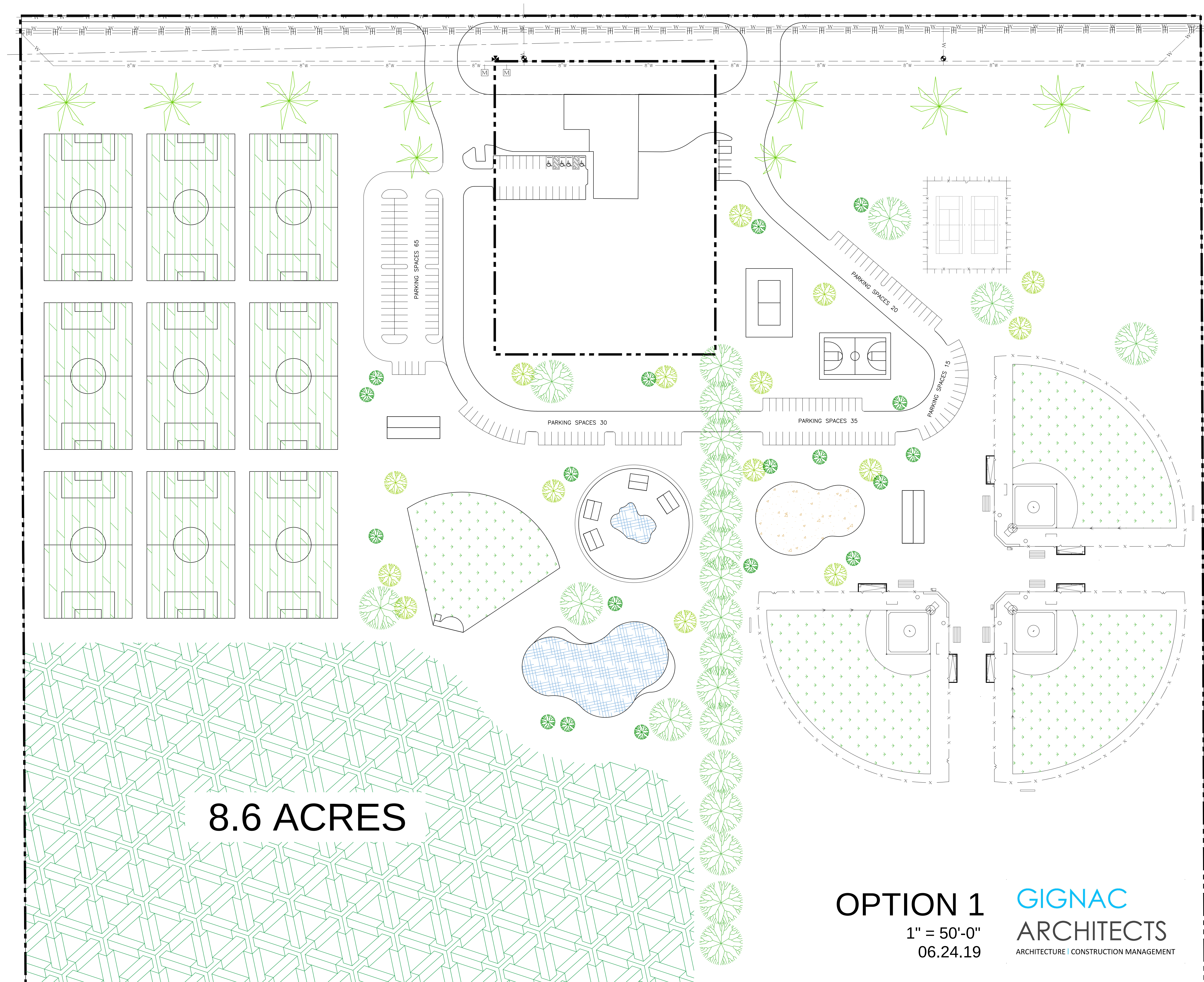
(NOT TO SCALE)



Standardized Agenda Request Form

Date of Meeting: July 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2578	
From:			
Subject: Discussion and consideration on the North-side Park Master Plan and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)			
Background: The City has received two grants to develop the property surrounding the North Fire Station into a park. A master plan has previously been prepared and was reviewed by the Commission for submission for these grants. Staff is now working with Gignac Architects to implement the various amenities of the park and would like the Commission to consider an alternate master plan. These changes would not affect the grant award.			
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):			
Aida Vega		Created/Initiated	
Omar Rodriguez		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff is recommending option two.			
Attachments, if any: NORTH SIDE PARK, NORTH SIDE PARK SITE PLAN OPTION-1, NORTH SIDE PARK SITE PLAN OPTION-2, Northeast corner of brush, Northwest corner of brush looking south, South East corner of thicket looking south			
Responsibilities upon Approval:			





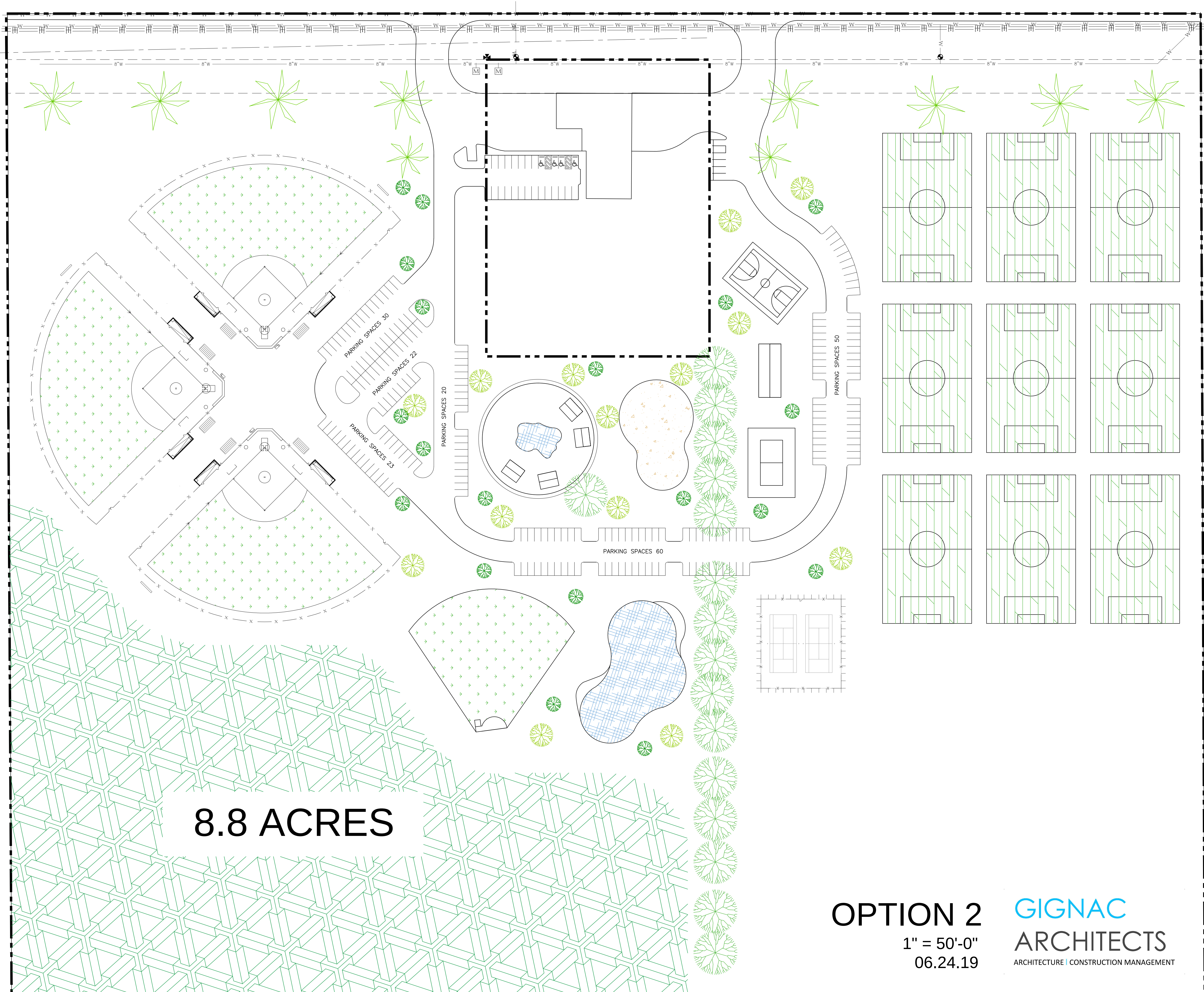
8.6 ACRES

OPTION 1

1" = 50'-0"
06.24.19

GIGNAC
ARCHITECTS
ARCHITECTURE | CONSTRUCTION MANAGEMENT

WESLACO NORTH SIDE SPORTS COMPLEX



WESLACO NORTH SIDE SPORTS COMPLEX









Standardized Agenda Request Form

Date of Meeting: July 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2579
From: Benjamin Worsham		
Subject: Discussion and clarification on the interpretation of Ordinance 2018-21, Section 26-34 Drainage relating to the 50-year storm drainage requirements on existing subdivisions. Possible action. (Staffed by Engineering Department.)		
Background: The purpose of this item is to remove any ambiguity in the drainage requirements for existing drainage facilities by clarifying the classification for the required flood event detention for the construction or remodel of a site.		
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:		
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 Rebekah De La Fuente Benjamin Worsham Mike Perez		Created/Initiated Approved Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: O2018-21 Sec._26_34 Drainage		
Responsibilities upon Approval: Planning staff will enforce ordinance.		

ORDINANCE 2018-21

AN ORDINANCE AMENDING ORDINANCE NUMBER 2013-22, THE CITY OF WESLACO SUBDIVISIONS ORDINANCE; CODIFIED AS APPENDIX B, ARTICLE I 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 2013-22 passed and approved on October 15, 2013 as “Subdivisions” and Codified as Article I, Section 26-34 of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the amended Subdivisions ordinance sections will be adopted and codified as Appendix B, Article I, Section 26-34 of the Weslaco Code of Ordinances and said Chapter shall read as follows:

APPENDIX B

Article I

Sec.26-34 . DRAINAGE.

- (a) *Easement.* Where a subdivision is traversed by a watercourse, drainageway, natural channel, stream or where there is a necessity for such as determined by the planning and zoning commission, there shall be provided an easement or right-of-way conforming substantially to the limit of such watercourse. A 75-foot drainage ditch easement shall be required from the centerline of the drainage ditch, unless the City of Weslaco Master Storm Water Drainage Plan indicates otherwise. A minimum of a ten-foot access roadway for maintenance shall be required on the perimeter of the drainage ditch.
- (b) *Drainage facilities.* Drainage facilities shall be provided and constructed at the expense of the subdivider pursuant to the city drainage policy and as specified and/or recommended by the city engineer and approved by City Commission.
- (c) *Drainage policy.* No subdivision will be approved unless calculations submitted by the project engineer show that the projected runoff for the proposed subdivision, based on a fifty-year flood event, will not be greater than the natural runoff. Any water in excess of natural runoff must be detained on-site and released at existing ten-year flood rate. These flows may be exceeded only if off-site improvements and/or facilities are provided which, in the opinion of the city engineer and the planning and zoning commission and city commission, serve as adequate drainage facilities. Any property must provide an amount of floodwater storage capacity after development, which is not less than the preexisting

floodwater storage capacity of such property during the 100-year flood, regardless of whether such preexisting flood storage capacity is due to natural or artificial causes. The project engineer shall provide such information as required by the city to demonstrate compliance with the city drainage policy.

Fifty-year flood detention is required for all developments except for two cases:

- i. *Small projects.* The table below identifies small projects.

SMALL PROJECT EXCEPTION DESCRIPTION

1.	Construction of a building or parking lot if the proposed construction does not require a variance from a water quality regulation, does not exceed 5,000 square feet of impervious cover and the construction site does not exceed 10,000 square feet (includes construction, clearing, grading, construction equipment access, driveway reconstruction, temporary installations, landscaping and other areas planning director or city engineer determine part of construction site).
2.	Construction of a storm sewer not more than 30 inches in diameter that is entirely on public right-of-way or easement.
3.	Construction of a utility line not more than 8 inches in diameter that is entirely in public right-of-way.
4.	Construction of a left turn lane on a divided arterial street.
5.	Construction of street intersection improvements.
6.	Widening of public street to provide a deceleration lane if additional right-of-way is not required.
7.	Depositing less than two feet of earth fill, if site is not in the 100 year floodplain and the fill is not to be deposited within the dripline of a protected tree.
8.	Minor development that the planning director and/or city engineer determine similar to items described above.

- ii. *Storm water quality.* In an attempt to help reduce the amount of pollutant being discharged into the Arroyo Colorado Watershed, city will consider reducing the amount of storm water detention, if low impact development techniques are used to hold storm runoff. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. City engineer must approve these techniques and quantities before storm detention requirement is reduced.
- (d) *Existing facilities.* Facilities currently discharging storm water to streets without detention will be required to detain storm water run-off if a building permit is requested, if the building does not meet small project exception. The minimum detention requirements shall be based on the building being constructed or remodeled. The storm water run-off may be detained in the landscaped area.
- (e) *Lot grading:* All lots shall be graded so that storm water run-off is directed to the street fronting the lot. If a lot has double frontage, the city engineer and/or planning director may allow for the drainage of the lot to be split such that a portion of the run-off is directed to the street in front of the lot with the remainder of the run-off directed to the street at the rear of the lot.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 7th day of August 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 21st day of August 2018.

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: July 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2581	
From:			
Subject: Discussion and consideration on petition from residents of Pena Avenue for the installation of speed humps and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department).			
Background: A speed hump request for received by Engineering on June 5, 2019 and a speed study was conducted to determine whether the installation was warranted based on City ordinance. Data was collected from June 11, 2019 to June 16, 2019.			
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):			
Aida Vega		Created/Initiated	
Benjamin Worsham		Approved	
Mike Perez		Final Approval	
City Manager Comments: Disapprove as recommended by Engineering Department.			
Staff Recommendation: Based on data collected, staff does NOT recommend the installation of a speed hump on Pena Street.			
Attachments, if any: Memo-PenaStreetSpeedStudy, Pena Road Speed Analysis, Request for speed hump investigation_PenaSt, SpeedHumpAddressVerification			
Responsibilities upon Approval:			



ENGINEERING AND PLANNING DEPARTMENT INTERNAL MEMO

Date: July 8, 2019
To: Mike R. Perez, City Manager
From: Benjamin L. Worsham, P.E., P.T.O.E., City Engineer 
Subject: Speed Study – Pena Street
CC: Dr. Joel Rivera, PhD, Chief of Police

The Engineering department received a request to conduct a speed study on Pena Street, between the intersection at Texas Boulevard and the bend in Pena Street. Pena Street is functionally classified as a residential street and has a speed limit of 30 miles per hour. After conducting a speed study for seven consecutive days, the 85th percentile of traffic was found to be traveling at 24 mph west bound and 33 mph east bound, with an average daily traffic (ADT) of 792 vehicles. Based on the data collected, the Pena Street did not warrant the installation of a speed hump or traffic calming devices, as the speeds experienced overall on the street did not exceed minimum thresholds. Furthermore, the cost sharing for the installation of a speed hump based on Weslaco Ordinance, Article I, Sec 26-27, r.5.a, would not be warranted:

COST SHARING

85th PERCENTILE SPEED RESIDENTS' COST SHARE FOR CONSTRUCTION

35—36 mph	100%
37—38 mph	67%
39—40 mph	33%
> 40 mph	0%

We do not recommend the installation of a speed hump but will continue to monitor the roadway for any further issues and possible improvements.

City of Weslaco

255 S. Kansas
Weslaco, Texas 78596

Engineering Department Pena Road Speed Analysis

Date Start: 11-Jun-19
Date End: 18-Jun-19
Date Printed: 18-Jun-19

Direction 1

Start Time	1 29	30 32	33 35	36 38	39 41	42 44	45 47	48 50	51 53	54 56	57 59	60 62	63 65	66 999	Total	85th Percent	95th Percent
06/18/19	4	1	1	0	0	0	0	0	0	0	0	0	0	0	6	32	34
01:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	24	27
02:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	34	34
03:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	24	27
04:00	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2	40	40
05:00	6	1	2	0	0	0	0	0	0	0	0	0	0	0	9	32	34
06:00	14	2	0	2	3	1	0	1	0	0	0	0	0	0	23	39	43
07:00	14	3	1	1	0	1	0	0	0	0	0	0	0	0	20	32	41
08:00	16	4	1	1	2	0	0	0	0	0	0	0	0	0	24	33	39
09:00	20	6	4	0	0	0	0	0	0	0	0	0	0	0	30	31	33
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
13:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
14:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total	78	17	10	4	6	2	0	1	0	0	0	0	0	0	118		
Percent	66.1%	14.4%	8.5%	3.4%	5.1%	1.7%	0.0%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	09:00	09:00	09:00	06:00	06:00	06:00		06:00							09:00		
Vol.	20	6	4	2	3	1		1							30		
PM Peak																	
Vol.																	
Total	2452	468	296	160	96	45	17	15	2	2	1	0	0	0	3554		
Percent	69.0%	13.2%	8.3%	4.5%	2.7%	1.3%	0.5%	0.4%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%			

15th Percentile : 6 MPH
50th Percentile : 21 MPH
85th Percentile : 33 MPH
95th Percentile : 38 MPH

Stats
10 MPH Pace Speed : 26-35 MPH
Number in Pace : 1102
Percent in Pace : 31.0%
Number of Vehicles > 30 MPH : 946
Percent of Vehicles > 30 MPH : 26.6%
Mean Speed(Average) : 21 MPH

City of Weslaco

255 S. Kansas
Weslaco, Texas 78596

Engineering Department Pena Road Speed Analysis

Date Start: 11-Jun-19
Date End: 18-Jun-19
Date Printed: 18-Jun-19

Direction 2

Start Time	1 29	30 32	33 35	36 38	39 41	42 44	45 47	48 50	51 53	54 56	57 59	60 62	63 65	66 999	Total	85th Percent	95th Percent
06/18/19	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	24	27
01:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	24	27
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	24	27
04:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	24	27
05:00	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	24	27
06:00	6	1	0	0	0	0	0	0	0	0	0	0	0	0	7	28	30
07:00	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16	24	27
08:00	29	0	0	0	0	0	0	0	0	0	0	0	0	0	29	24	27
09:00	17	0	0	0	0	0	0	0	0	0	0	0	0	0	17	24	27
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
13:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
14:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total	80	1	0	0	0	0	0	0	0	0	0	0	0	0	81		
Percent	98.8%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	08:00	06:00													08:00		
Vol.	29	1													29		
PM Peak																	
Vol.																	
Total	1991	23	2	0	0	0	0	0	0	0	0	0	0	0	2016		
Percent	98.8%	1.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
			15th Percentile :		4 MPH												
			50th Percentile :		14 MPH												
			85th Percentile :		24 MPH												
			95th Percentile :		27 MPH												
Stats			10 MPH Pace Speed :		1-10 MPH												
			Number in Pace :		687												
			Percent in Pace :		34.1%												
			Number of Vehicles > 30 MPH :		17												
			Percent of Vehicles > 30 MPH :		0.9%												
			Mean Speed(Average) :		15 MPH												

CITY OF WESLCO
Planning Department
255 S. Kansas Avenue , Weslaco, Texas 78596

RECEIVED
JUN 05 2019
Planning &
Code Enforcement Dept.

REQUEST FOR SPEED HUMP INVESTIGATION

Request for Speed Hump Investigation

The following is a request form for speed humps. (please feel free to submit this form as a formal request). Each request must contain the completed information as indicated in sections A, B and C. The request will be processed in accordance with the provisions of the Speed Hump Policy.

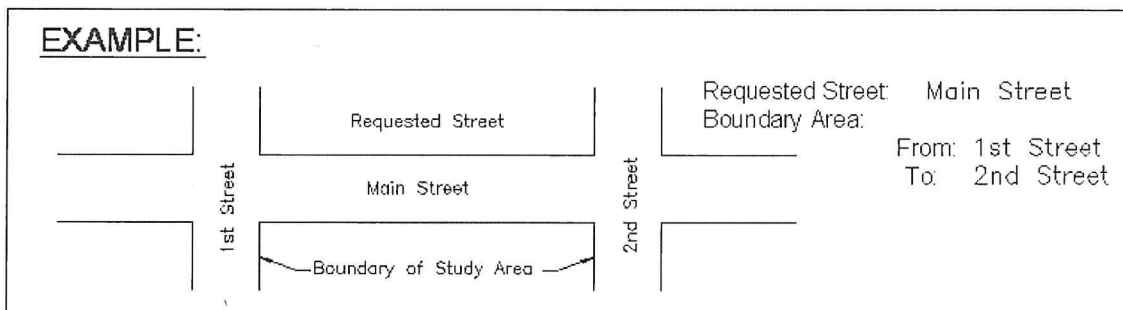
A. Street Study Information

Each request must provide the name of the street on which a study is requested, and the boundaries of the street segment. Traffic studies will be conducted only within the boundaries indicated. Please use street names for boundaries, not block ranges. **ONLY ONE STREET PER APPLICATION**

Requested Street: Peña Ave.

Boundary Area: From: Texas Blvd

To: Street curve (End of residential area)



B. Evidence of Neighborhood Support

Please provide evidence of neighborhood support for participation in the program. The attached form can be used for this request. Evidence of support must be within the study area as identified in Section A.

We the undersigned owners and residents of See Attached hereby offer our support for our neighborhood's participation in the Speed Hump Program.

Please secure at least ten (10) signatures representing ten different household from **residents** whose property abuts the street segment in question.

Printed Name

Address

☐ Owner

☐ Resident

Signature

**Traffic Operations Department
Speed Hump Program**

_____	_____	☐	☐	_____
Printed Name	Address	Owner	Resident	Signature
_____	_____	☐	☐	_____
Printed Name	Address	Owner	Resident	Signature
_____	_____	☐	☐	_____
Printed Name	Address	Owner	Resident	Signature
_____	_____	☐	☐	_____
Printed Name	Address	Owner	Resident	Signature
_____	_____	☐	☐	_____
Printed Name	Address	Owner	Resident	Signature
_____	_____	☐	☐	_____
Printed Name	Address	Owner	Resident	Signature
_____	_____	☐	☐	_____
Printed Name	Address	Owner	Resident	Signature
_____	_____	☐	☐	_____
Printed Name	Address	Owner	Resident	Signature

C. Contact Person Information

Each request must provide a contact person who lives on the requested street within the study area boundary. If the request is being submitted from a neighborhood association, please provide the name, address, and telephone number of the duly authorized representative of the neighborhood association. The contact person will receive all correspondence and will be responsible for gathering evidence of support when requested.

Name: Nep Rodriguez, Jr

Address: 116 Pona Ave

Weslaco, Texas Zip Code: 78599 Phone #: (956) 532-8070

I agree to be the contact person for the above request, and I understand that a request does not guarantee installation of speed humps and that a request may not automatically be withdrawn from consideration once a study determines the street to be eligible for speed humps.

Signature: [Signature] Date: 6/5/19

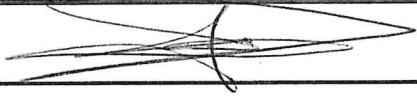
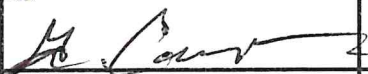
Please Return Completed Form To:

Planning Department
255 S. Kansas Avenue
Weslaco, Texas 78596

We, the undersigned residents of Pena Avenue do hereby petition the City of Weslaco to install Speed Bumps on our street in order to slow the speed of traffic for the general safety of the neighborhood. (page 1 of 2)

	Print Name	Signature	Address
1	Nepaladiz...	[Signature]	116 Pena
2	Fredro Arzall...	[Signature]	200 Pena
3	Juan Aravio	[Signature]	108 Pena
4	Marcelo Cincun...	Yvonne Ascencio	106 Pena
5	José Castillo	[Signature]	107 Pena Av
6	Roy Herrera	[Signature]	109 Pena Ave
7	R. OSENDO ^{PH} OSENDO	Rosendo Osamen	105 Pena
8	Alicia Garcia	Alicia Garcia	113 Peña
9	Mike Fuentes	Mike Fuentes	205 Peña
10	MARIA BEGARRA	MBG	207 Pena
11	Domingo Jasso	Domingo Jasso	209 Peña Ave
12	Angelica Montez	maria A Montez	202-Peña Ave
13	Sandra	Luis de X Barr	102 Peña Av
14	Olga González	Olga Gonzalez	117 Peña Ave
15	Juan Treviño	[Signature]	206 Peña Ave.
16	Jose Rios	Jose R. Rios	215 Peña AVE
17	ISRAEL MALDONADO	Israel M	201 W-Pena
18	Zeke Lozano	R. Lozano	103 pena
19	Christina Teran	[Signature]	212 Pena Ave

We, the undersigned residents of Pena Avenue do hereby petition the City of Weslaco to install Speed Bumps on our street in order to slow the speed of traffic for the general safety of the neighborhood. (page 2 of 2)

	Print Name	Signature	Address
20	Juan De la Cruz		213 Pena Ave Weslaco TX
21	M. Contreras		204 Pena Ave
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			

Q

214 Pena
202 " "
200 " "
102 " "



Legend

● SpeedHumpAddresses

255 S. Kansas Ave.
Weslaco, Texas 78956
www.weslacotx.gov

SPEED BUMP ADDRESSES