



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 20, 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, August 20, 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 Albert Hanks requesting to rezone 2701 W. Bus Hwy 83 also being Lot 1, Las Villas Apartments, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-2 Secondary Highway Business District.
- B. To solicit input on behalf of Rodolfo Rodriguez requesting a Conditional Use Permit to operate an Event Center at 1609 N. International Blvd. Ste. A & B, also being Lot 4, Blk 2, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, Texas.
- C. To solicit input on behalf of Mario Mendiola requesting a Conditional Use Permit

to have live music at 400 S. Kansas Ave., also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

- D. To solicit input on behalf of Weslaco Bingo, LLC requesting a Conditional Use Permit to operate a Bingo hall at 2411 Texas Blvd., also being Lots 1&2, Raq=Lin Subdivision Phase I, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.
- E. To solicit input to amend Ordinance number 2018-02, to create an Airport Zone District, 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.

IV. CONSENT AGENDA

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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

- A. Approval of the following:
 - 1) Minutes of the Regular Meeting on July 16, 2019; and
 - 2) Minutes of the Special Meeting on August 13, 2019; (Staffed by City Secretary's Office.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Approval of Ordinance 2019-27, authorizing and allow under the act governing the Texas Municipal Retirement System, "updated service credits" in said system for service performed by qualifying members of such system who presently are members of the City of Weslaco; providing for increased prior and current service annuities for retirees and beneficiaries of deceased retirees of the city; and establishing and effective date for such actions and authorize the Mayor to execute any related documents. (First reading held August 6, 2019; staffed by Finance Department.) Attachment
 - 2) Approval on Ordinance 2019-28 abandoning a portion of right-of-way of the extension of Tennessee Avenue south of Academy Street and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-28. (Staffed by City Manager Office.) Attachment
 - 3) Approval of Ordinance 2019-29 of the City of Weslaco relating to underage drinking; imposing criminal and civil penalties and response cost; providing for codification; severability clause and an effective date and authorize the Mayor to execute any related documents. (First reading held on August 6, 2019; staffed by

Police Department.) Attachment

- 4) Approval of Ordinance 2019-31 a budget amendment in the amount of \$92,000 for sewer line project on Pleasantview Drive and authorize the Mayor to execute any related documents. (First reading held on August 6, 2019; staffed by Engineering Department.) Attachment
- C. Approval to authorize staff to solicit bids for the supply and installation of Flap Gates as part of the City of Weslaco's Master Drainage Plan. (Staffed by Engineering Department.)
- D. Approval to authorize staff to solicit bids for the removal of dirt from the proposed Regional Detention Facility on South Texas. (Staffed by Engineering Department.)
- E. Approval to proceed with the purchase of the evidence van as stated on the Sirchie (Contract No: GS-07F-007DA) Quote No.: MCL2101D in an amount not to exceed \$80,000.00 **NO MATCH REQUIRED** and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment
- F. Approval of the renewal of the license agreement with Mid Valley Youth Soccer League for use of Pablo G. Pena City Park Soccer Fields and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment
- G. Approval of the renewal of the License Agreement with the Weslaco Youth Football League for the use of Isaac Rodriguez multi-purpose fields and Harlon Block Sports Complex practice area for a term of four months (September 1, 2019 - December 31, 2019 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment
- H. Approval to amend the contract between Tyler Technologies and the City of Weslaco whereas the transaction fee for utility billings payments on-line will be reduced to .85 cents per transaction from \$1.25 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment
- I. Approval on renewal of Interlocal Agreement(s) with the following entities for Animal Care Services:
 - 1) City of Donna
 - 2) City of San Juan
 - 3) City of Mercedes; and
 - 4) City of Pharrand authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement.) Attachment

- J. Approval on Resolution 2019-62 finding that AEP Texas Central Company's application for a distribution cost recovery factor to increase distribution rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company; and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.) Attachment

V. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Albert Hanks to approve Ordinance 2019-32 to rezone 2701 W. Bus Hwy 83. Also being Lot 1, Las Villas Apartments, Weslaco, Hidalgo County, Texas from R-2 Duplex and apartment district to B-2 Secondary highway business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-32. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- B. Discussion and consideration after public hearing on behalf of Rodolfo Rodriguez to approve a Conditional Use Permit to operate an event center at 1609 N. International Blvd. Ste. A & B, also being Lot 4, Blk 2, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- C. Discussion and consideration after public hearing on behalf of Mario Mendiola to approve a Conditional Use Permit to live music at 400 S. Kansas Ave., also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- D. Discussion and consideration after public hearing on behalf of Weslaco Bingo, LLC to approve a Conditional Use Permit to operate a Bingo hall at 2411 Texas Blvd., also being Lots 1&2, Raq=Lin Subdivision Phase I, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- E. Discussion and consideration on the Final Plat for Lockheart Subdivision– being a 2.12 acre tract of land being a portion of Farm Tract 284, West Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 310 feet South of Orlando Tijerina Rd. along Martin Morales Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- F. Discussion and consideration for the Final Plat for Las Villas Estates– being a 40 acre tract of land out of Farm Tract 323, Blk 130 West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 12 ½ N. & Mile 4W and authorize the Mayor to execute any related documents. Possible action.

(Staffed by Planning and Code Enforcement Department.) Attachment

- G. Discussion and consideration to approve Ordinance 2019-33 for the voluntary annexation of Westwood Gardens Subdivision - being 29 acres out of Farm Tract No. 655, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas located on the Southwest corner of Mile 6 ½ West Road and Mile 7 North and authorize the Mayor to execute any related documents. First Reading of Ordinance 2019-33. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- H. Discussion and consideration on Ordinance 2019-34 amending Ordinance number 2018-02, to create an Airport Zone District for 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 and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-34. Possible action. (Staffed by Airport.) Attachment
- I. Discussion and consideration to approve the Interlocal Agreement between the City of Weslaco and the City of Mercedes, Texas regarding the housing of prisoners in the City of Weslaco municipal jail and authorize the Mayor to execute any related documents. Possible Action. (Staffed by Police Department) Attachment
- J. Discussion and consideration to accept the calculation of effective and rollback tax rates for 2019 tax year by Hidalgo County Tax Assessor-Collector Pablo "Paul" Villarreal. Possible action. (Staffed by Finance Department.) Attachment
- K. Discussion and consideration to approve Resolution 2019- 60 proposing an ad valorem tax rate and setting dates on which the Commission will hold public hearings, and a date to adopt the 2019-2020 ad valorem tax rate and authorize the Mayor to execute any related documents. Roll call vote. Possible action. (Staffed by Finance Department.) Attachment
- L. Discussion and consideration to approve Resolution 2019-61 approving the Housing Authority of the City of Weslaco to enter into an agreement with Housing Authority of County of Hidalgo for the development, construction and operation of the proposed Primrose Village Apartments within the City limits of Weslaco and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.) Attachment
- M. Discussion and consideration to amend the Thoroughfare Map to add Dragon Fly Street as a connector street from Expressway (frontage road) to Pike Boulevard and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.) Attachment

- N. Discussion and consideration on request from Total Commitment Construction for funds not to exceed \$100,000.00 for completion of the Pleasant View sewer line improvements project (Lift Station #27) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment

VI. 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 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.
- C. Legal Consultation - Seek City Attorney opinion relating to the lawsuit with CDM as authorized by §551.071 of the Texas Government Code.
- D. Legal Consultation - Seek City Attorney opinion on the interpretation of Ordinance 2018-21, Section 26-34 Drainage relating to the 50-year storm drainage requirements on existing subdivisions as authorized by section §551.071 of the Texas Government Code.
- E. Contract Negotiations – Discussion and possible action on proposed union contract 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.

- F. Legal Consultation - Consultation with City Attorney on termination of contract with Republic Services for Solid Waste Collection and Disposal Services as authorized by section §551.071 of the Texas Government Code.
- G. Real Property – Consultation with City Attorney on the purchase of real property located at 503 Dawson Street and legally described as West Tract E-1.33 acres out of W-5 acres out of the S-10 acres out of the N-20 acres of Farm Tract 685, Weslaco Hidalgo County, Texas as authorized by §551.072 of the Texas Local Government Code.
- H. Real Property– Consultation with City Attorney on the sale of real property legally described as Lot 4, Block 143, West Tract Subdivision located in the 2400 Block of N. Texas Boulevard as authorized by §551.072 of the Texas Local Government Code.

VII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

VIII. 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 16th day of August 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: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2611	
From:			
Subject: Certification of Public Notice.			
Background: 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 Final Approval	
City Manager Comments:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Father Francisco J. Solis, St. Joan of Arc Catholic 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: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2624	
From: Benjamin Worsham			
Subject: To solicit input on behalf of Albert Hanks. requesting to rezone 2701 W. Bus Hwy 83 also being Lot 1, Las Villas Apartments, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-2 Secondary Highway Business District.			
Background: The applicant is requesting to rezone property from R-2 Duplex and apartment district to B-2 Secondary highway business district. Eleven (11) property owners within 200 feet of the applicant's property were notified by letter on July 26, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the City Commission appeared in The Monitor on July 22, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone on August 7, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval based on 2040 land use map.			
Attachments, if any:			
Responsibilities upon Approval: Staff will notify applicant.			



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2625
From: Benjamin Worsham		
Subject: To solicit input on behalf of Rodolfo Rodriguez requesting a Conditional Use Permit to operate an Event Center at 1609 N. International Blvd. Ste. A & B, also being Lot 4, Blk 2, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, Texas.		
Background: The applicant is requesting to obtain a Conditional Use Permit to an event center. Twenty-nine (29) property owners within 200 feet of the applicant's property were notified by letter on July 25, 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 of the application and the public hearing for the City Commission. Notice appeared in The Monitor on July 15, 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 August 7, 2019.		
Kayla Arevalo Benjamin Worsham Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any:		
Responsibilities upon Approval: Staff will notify applicant.		



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2626
From: Benjamin Worsham		
Subject: To solicit input on behalf of Mario Mendiola requesting a Conditional Use Permit to have live music at 400 S. Kansas Ave., also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.		
Background: The applicant is requesting to obtain a Conditional Use Permit to an event center. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on July 25, 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 of the application and the public hearing for the City Commission. Notice appeared in The Monitor on July 15, 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 August 7, 2019.		
Kayla Arevalo Benjamin Worsham Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any:		
Responsibilities upon Approval: Staff will notify applicant.		



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2627	
From: Benjamin Worsham			
Subject: To solicit input on behalf of Weslaco Bingo, LLC requesting a Conditional Use Permit to operate a Bingo hall at 2411 Texas Blvd., also being Lots 1&2, Raq=Lin Subdivision Phase I, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to operate a Bingo Hall. Twenty-six (26) property owners within 200 feet of the applicant's property were notified by letter on July 26, 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 of the application and the public hearing for the City Commission. Notice appeared in The Monitor on July 15, 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 August 7, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval: Staff Will notify applicant.			



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2635	
From:			
Subject: To solicit input to amend Ordinance number 2018-02, to create an Airport Zone District, 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.			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice appeared in the Monitor July 22, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval on August 7, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated New	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2616	
From:			
Subject: Approval of the following: 1) Minutes of the Regular Meeting on July 16, 2019; and 2) Minutes of the Special Meeting on August 13, 2019; (Staffed by City Secretary's Office.) Attachment.			
Background: Record of commission action for the Regular Meetings on July 16 and the Special Meeting on August 13, 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 Aida Vega Mike Perez		Created	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: 190716 minutes, 190813 minutes			
Responsibilities upon Approval:			



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

On Tuesday, July 16, 2019, at 5:30 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
	Mayor Pro Tem	Greg Kerr
	Commissioner	Letty Lopez
	Commissioner	Josh Pedraza
	Commissioner	J.P. Rodriguez
	Commissioner	Leo Muñoz
ABSENT:	None.	
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, July 12, 2019.

B. Invocation.

Pastor Elias Peralez, Pave the Way Ministries Church, led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

Myra Ayala Garza, City Secretary, stated Senator Eddie Lucio was in attendance. Senator Lucio recognized and honored Andy Veliz with Senate Resolution No. 357 and the Texas Flag for his dedication and service to the community.

Coach Lopez, Weslaco Little League, thanked the commission for the opportunity to recognize the Senior Division Weslaco Little League (boys aged group of 14-16) team on the accomplishments of District 24 Championship and Sectional Championship.

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 a quorum present.

II. PUBLIC COMMENTS

Ruben Cardenas, Fitness & Playground Consultant, stated new to tha business, Kompan a company that offers design products for playground equipment to accommodate activities for all children to include special solutions for special needs.

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.

Commissioner Muñoz, seconded by Commissioner Lopez moved to open the public hearing at 6:00 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

Commissioner Muñoz, seconded by Commissioner Lopez moved to close the public hearing at 6:01 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

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.)

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.)

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.)

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.)

Commissioner Pedraza seconded by Commissioner Lopez moved to approve consent agenda as presented. The motion carried; Mayor Suarez was present and voting.

For the record, following are the ordinances.

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.

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
/s/David Suarez, MAYOR

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

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

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.)

Commissioner Muñoz seconded by Commissioner Pedraza moved to remove the item from the table the motion carried unanimously; Mayor Suarez was present and voting.

Commissioner Muñoz seconded by Commissioner Lopez moved to approve.

Benjamin Worsham, City Engineer/Director of Planning, stated Siemens Industry is requesting to amend the agreement on how the calculations for savings associated with the HVAC Armor from kilowatt pre-impose usage to include enthalpy and the cooling load for the HVAC units. Engineering staff recommends approval. The City Manager recommended to deny stating there is no benefit to the City.

Mayor Suarez called the question, the original motion failed unanimously. Mayor Suarez was present and voting.

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.)

Zenaida Guerrero, Engineering Assistant I, stated eight (8) property owners were notified and no objection received. The Planning and Zoning Commission recommended approval contingent to one security officer on duty during late hours. Staff recommended approval.

Commissioner Pedraza, seconded by Commissioner Rodriguez moved 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 as presented with the condition of one security officer on duty during late hours as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Zenaida Guerrero, stated this was a proposed four (4) lot subdivision outside city limits; serviced with water by North Alamo Water Supply through a 2” waterline and sewer by on-site sewage facility. The owner is requesting a variance to the on-site sewage facility and fire hydrants requirements. The Planning and Zoning Commission recommended approval with variances. Staff recommended approval with compliance of ordinance for on-site sewage facility and fire hydrants.

Commissioner Lopez, seconded by Commissioner Pedraza, moved to approve a 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 with variances as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Omar Rodriguez, Parks and Recreation Director, presented options of the park amenities that deviated from the previous master plan approved in 2017 during the preparation and submittal of grants. The proposed changes would not affect the grant award. The awarded grant monies require fitness equipment station, tennis court with lighting and fencing, basketball court with lighting, sand volleyball court with lighting, youth soccer field court, nature and hike and bike trails, splash pad and amphitheater stating total grant awards is around \$1.9million. Staff has met with Gignac Architects to address current and future development. Option 1 would preserve 8.6 acres for nature trails, have the water component and soccer fields on the west side with future development on the east side for softball/baseball fields. Option 2 preserves 8.8 acres with the soccer fields on the east side. Staff recommends approval of Option 2.

In response to Mayor Suarez changes will not affect the grant monies awarded and in response to Commissioner Lopez concession stands are identified in future development only restrooms for now. In response to Commissioner Rodriguez no bleachers for soccer fields. In response to Commissioner Pedraza, the City Manager stated recommended changes has a savings; County proposes in phases the installation of a play scape and concession stands are proposed in the future.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve Option 2 for the North-side Park Master Plan as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Commissioner Muñoz abstained from vote and discussion and filed a conflict disclosure statement.

Commissioner Pedraza seconded by Commissioner Lopez moved to discuss.

Benjamin Worsham stated his interpretation of the ordinance is all building permits and subdivisions under the definition of development shall detain at a 50-year storm and release at a 10-year and was enforcing this requirement.

The City Manager stated the adoption of the 50-year storm was done by amending the subdivision ordinance and his interpretation of the ordinance is “new development” not subdivisions that were done under a 25-year or 10-year storm drainage detention. The concern is the ability for those developments previously approved to comply with a 50-year storm as a result of existing infrastructure or lack of area. The City Engineers interpretation is any development comply with the 50-year storm and requested clarification on how to proceed to ensure there is no liability against the City.

In response to Mayor Suarez, Ben Worsham stated the Engineering Department is requiring all development (subdivisions and building permits) adhere to a 50-year retention unless it meets the exemption of small development. The City Manager recommended consultation with City Attorney in executive session. Juan E. Gonzalez, City Attorney, stated he can provide an opinion and discuss to ensure no potential litigation. Mayor Suarez recommended to table and allow an opinion be formulated.

Commissioner Lopez seconded by Commissioner Rodriguez moved to table. The motion carried; Commissioner Muñoz abstained; Mayor Suarez was present and voting.

Mayor Pro Tem Kerr in attendance.

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).

Commissioner Muñoz seconded by Commissioner Pedraza moved to approve.

Benjamin Worsham stated a petition was received for speed humps; a speed study was done for seven consecutive days and based on data collected, Pena Street does not warrant the installation of a speed hump or traffic calming devices nor does the cost sharing for the installation of a speed hump meet the requirements under the ordinance. Staff recommends denial;

In response to Mayor Suarez, percentile of traffic was an average of 27 miles (both direction east-west); and would be installed mid-block of the street. The City Manager stated speed limit for the neighborhood is 30mph; no ordinance found that approved less speed and if the residents agree on cost and placement they could pay for the full installation and cost for two was \$4,500. Mayor Pro Tem Kerr was concerned with liability if done by the neighborhood if the recommendation is denial.

In response to Commissioner Rodriguez; Ben Worsham stated the street is not a connector for a school and did not believe the data would change; with the development of True-Fit, Pena Street

Minutes of the Regular Meeting on July 16, 2019 Page 8 of 10

became a cut through for traffic towards FM 88; Chief Rivera stated an analysis of traffic could be done. In response to Mayor Pro Tem Kerr, Ben Worsham stated the concern was speed, but the data does not support it; in response to Commissioner Pedraza, closure of the street could result in complaints since it is a public street.

Commissioner Muñoz, seconded by Commissioner Pedraza, moved to amend the original motion to deny as recommended by staff with more patrol of the area. The motion carried unanimously; Mayor Suarez was present and voting.

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. Personnel - Discussion on the organizational structure and compensation of the Engineering/Planning Department as authorized by §551.074 of the Texas Government Code.

No action.

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.

No action.

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

No action.

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.

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

MAYOR PRO-TEM, Greg Kerr

COMMISSIONER, Leo Muñoz

COMMISSIONER, Jose “J.P.” Rodriguez

VACANT
COMMISSIONER,

COMMISSIONER, Letty Lopez

COMMISSIONER, Josh Pedraza



**MINUTES OF A SPECIAL
MEETING OF THE WESLACO CITY
COMMISSION TUESDAY, AUGUST 13, 2019**

On Tuesday, August 13, 2019, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Special Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

Mayor
Mayor Pro-Tem
Commissioner
Commissioner

David Suarez
Greg Kerr
Letty Lopez
Josh Pedraza

Asst, City Manager
City Secretary

Andrew Munoz
Myra L. Ayala Garza

Also, present: Aida Vega, Deputy City Secretary, Vidal Roman, Finance Director, Omar Rodriguez, Parks and Recreation Director, Juan Salas Information Technology; Ben Worsham, City Engineer/Planning and Code Enforcement Director; Joel Rivera, Police Chief; Antonio Lopez, Fire Chief; Arnold Becho, Library Director, Rosa Huerta, Court Coordinator, Veronica Ramirez, HR Director, 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, August 9, 2019.

B. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

C. Roll Call.

Myra L. Ayala Garza, City Secretary, called roll and noted at the time of roll call the absence of Commissioner Rodriguez and Commissioner Muñoz and a quorum present.

II. PUBLIC COMMENTS

None.

III. OLD BUSINESS

A. Discussion and consideration to approve the Interlocal Agreement with Hidalgo County Precinct 1 on cost participation for roadway improvements not to exceed \$55,104.78 for Mile 10 from Westgate Drive (Mile 6) to FM 88 (Mile 5) project and authorize the Mayor to execute any related documents. Possible action. (This item was tabled on August 6, 2019; staffed by City Manager's Office.)

Commissioner Pedraza seconded by Commissioner Lopez moved to remove the item off the table. The motion carried unanimously; Mayor Suarez was present and voting.

Andrew Munoz, Asst. City Manager/Airport Director, stated staff clarified the request for cost participation is not associated with any right-of-way acquisition but maintenance of the roadway.

County Commissioner David Fuentes stated Mile 10 is considered two phases; overlay and expansion; there is an immediate need for overlay as the roadway is in despairing need of repair; expansion of the roadway is proposed to be a five-lane project three to four years out utilizing MPO funds and requested favorable consideration of the request stating cost participation was for material only with the County providing the labor and equipment.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve the Interlocal Agreement with Hidalgo County Precinct 1 on cost participation for roadway improvements not to exceed \$55,104.78 for Mile 10 from Westgate Drive (Mile 6) to FM 88 (Mile 5) project. The motion carried unanimously; Mayor Suarez was present and voting.

IV. ADJOURNMENT

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to adjourn the special meeting at 5:39p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

Myra L. Ayala Garza, CITY SECRETARY

MAYOR PRO-TEM, Greg Kerr

ABSENT
COMMISSIONER, Leo Muñoz

VACANT
COMMISSIONER,

COMMISSIONER, Jose "J.P" Rodriguez

COMMISSIONER, Letty Lopez

COMMISSIONER, Josh Pedraza



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2592	
From:			
Subject: Approval of Ordinance 2019-27, authorizing and allow under the act governing the Texas Municipal Retirement System, "updated service credits" in said system for service performed by qualifying members of such system who presently are members of the City of Weslaco; providing for increased prior and current service annuities for retirees and beneficiaries of deceased retirees of the city; and establishing and effective date for such actions and authorize the Mayor to execute any related documents. (First reading held August 6, 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		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Letter TMRS, Weslaco Plan Change Study, Weslaco Projection Report, O2019-27 TMRS			
Responsibilities upon Approval:			



July 16, 2019

Via E-Mail

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

Dear Mr. Perez:

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

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

With the adoption of these additional benefits, your city's contribution rate beginning January 1, 2020 will be **8.70%**

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

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

Sincerely,

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

Eric W. Davis
Deputy Executive Director



Plan Change Study

01354 Weslaco

GRID 2020

For Informational Purposes Only

Effective Date - January 1, 2020

Report Date - July 16, 2019

Proposed Plans

Plan Provisions

	<u>Current</u>	<u>1</u>
Deposit Rate	7.00%	7.00%
Matching Ratio	2 to 1	2 to 1
Updated Service Credit	0%	50%
Transfer USC **	No	Yes
Annuity Increase	0%	30%
20 Year/Any Age Ret.	Yes	Yes
Vesting	5 years	5 years

Contribution Rates

	<u>2020</u>	<u>2020</u>
Normal Cost Rate	5.30%	5.30%
Prior Service Rate	<u>2.97%</u>	<u>3.22%</u>
Retirement Rate	8.27%	8.52%
Supplemental Death Rate	<u>0.18%</u> (A & R)	<u>0.18%</u> (A & R)
Total Rate	8.45%	8.70%
Unfunded Actuarial Liability	\$3,855,337	\$4,112,044
Amortization Period	25 years	25 years
Funded Ratio	91.0%	90.4%
Phase-In Total Rate	N/A	N/A

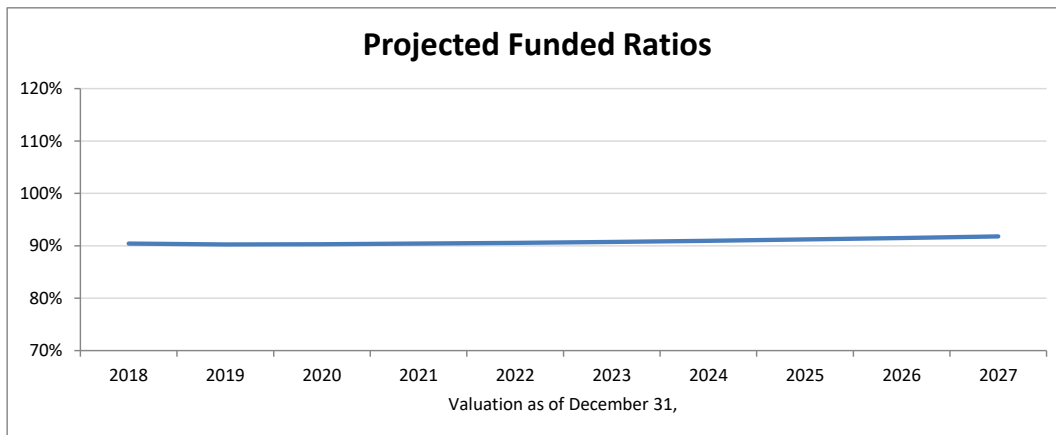
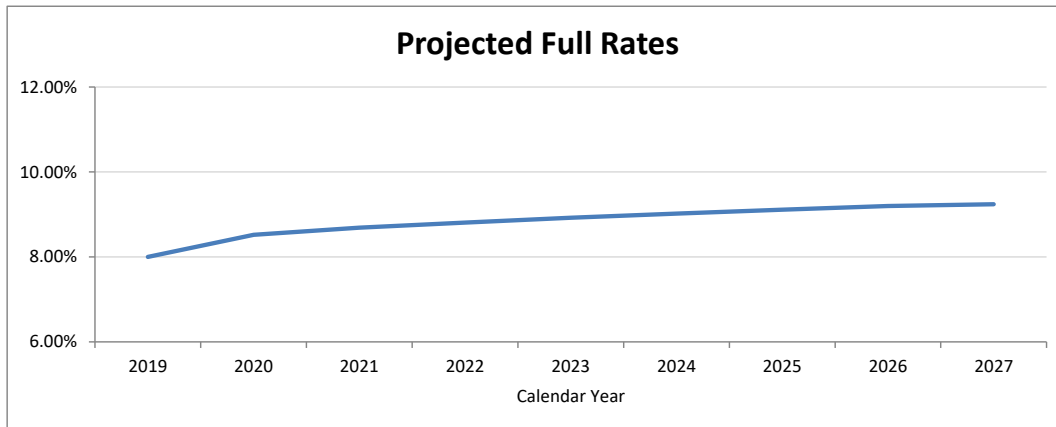
**This is the addition to the Initial Prior Service Rate for USC for transfers. There were 25 eligible transfer employees on the valuation date.

Projection of Valuation Results - Pension Only

1354, Weslaco

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

Calendar Year	Projection Results								
	2019	2020	2021	2022	2023	2024	2025	2026	2027
Full Rate	8.00%	8.52%	8.69%	8.81%	8.92%	9.02%	9.11%	9.20%	9.24%
Est. Contribution	847,865	921,036	958,202	990,862	1,023,299	1,055,466	1,087,317	1,120,021	1,147,388
Funded Ratio	90.4%	90.3%	90.3%	90.4%	90.6%	90.7%	91.0%	91.2%	91.5%

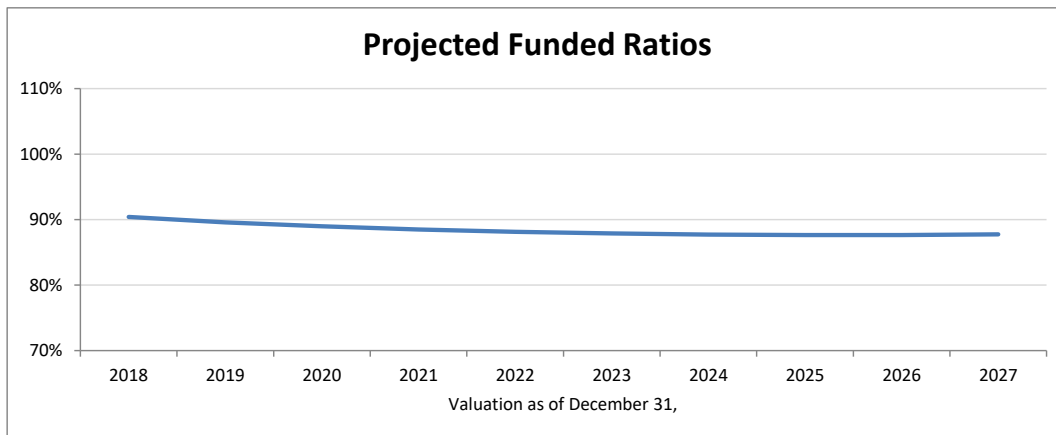
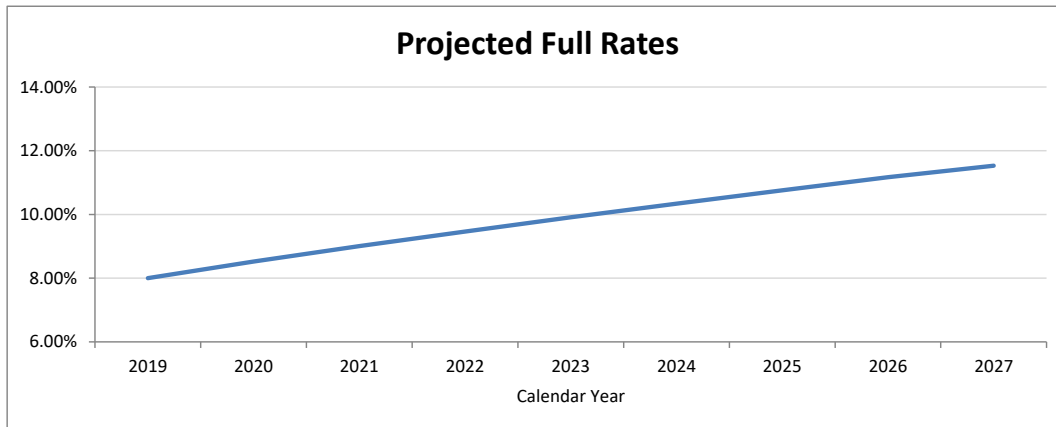


Projection of Valuation Results - Pension Only

1354, Weslaco

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

Calendar Year	Projection Results								
	2019	2020	2021	2022	2023	2024	2025	2026	2027
Full Rate	8.00%	8.52%	9.01%	9.46%	9.91%	10.34%	10.76%	11.17%	11.53%
Est. Contribution	847,865	921,036	993,487	1,063,968	1,136,871	1,209,925	1,284,252	1,359,851	1,431,751
Funded Ratio	90.4%	89.6%	89.0%	88.5%	88.1%	87.9%	87.7%	87.6%	87.6%





ORDINANCE 2019-27

TMRS-USC T CPI

TEXAS MUNICIPAL RETIREMENT SYSTEM

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

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

Section 1. Authorization of Updated Service Credits.

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

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

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

Section 2. Increase in Retirement Annuities.

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

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

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

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

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

Effective Date Subject to approval by the Board of Trustees of Texas Municipal Retirement System, the updated service credits and increases in retirement annuities granted hereby shall be and become effective on the **1st day of January, 2020**.

Passed and approved this the 6th day of August, 2019.

Passed and approved on second reading this 20th day of August, 2019

ATTEST:

APPROVED:

City Secretary or Clerk
Myra L. Ayala

Mayor
David Suarez



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2604	
From: Benjamin Worsham			
Subject: Approval on Ordinance 2019-28 abandoning a portion of right-of-way of the extension of Tennessee Avenue south of Academy Street and authorize the Mayor to execute any related documents. First reading held August 6, 2019. (Staffed by City Manager's Office.)			
Background: The City of Weslaco approved the subdivision plat that abandon half of the right of way of Tennessee Avenue as part of the City Cemetery. However, the west half of right of way of Tennessee Avenue was never properly abandoned and granted to the adjacent property owner. The City does not have any intention of extending Tennessee Avenue because of the location of the Cemetery to the South.			
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 Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Memo from City Manager, City Commission Minutes - April 1, 2008, Plat Aerial, O2019-28 Abandoning Tennessee Avenue- Ordinance			
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

DATE: July 26, 2019
TO: Mayor David Suarez and the City Commission
FROM: Mike R. Perez, City Manager *MJP*
SUBJECT: Abandon 1/2 of Tennessee Avenue

On April 1, 2008, the Weslaco City Commission approved a subdivision plat that would have abandon ½ the right of way of Tennessee Avenue south of Academy. The east half is part of the City Cemetery.

The owner, Armando Cuellar had a disagreement with the engineer that preformed the subdivision plat and therefore never got it recorded.

Mr. Cuellar is asking the City to abandon the west half 25 ft. of Tennessee Avenue and a quick clean deed to him.

We see no issue in granting his request. Tennessee Avenue will never go south because it runs into the Cemetery, plus the City Commission had already approved his request on April 1, 2008.

Staff is recommending approval of this request.

Attachments:

Minutes of Weslaco City Commission of April 1, 2008
Aerial Map of Area
Subdivision Map of Area

WESLACO CITY COMMISSION

REGULAR MEETING

APRIL 1, 2008

On this 1st day of April, 2008 at 5:00 p.m., the City Commission of the City of Weslaco, Texas convened in Regular Session at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue. Amanda C. Elizondo, City Secretary, called the roll and the following City Officials were present.

NOTE: If any accommodation for a disability is required, notify the City Secretary's Office at (956) 968-3181, Ext 3101 prior to the meeting date.

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 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.

Mayor	Buddy de la Rosa
Mayor Pro-Tem	J.F. "Johnny" Cuellar
Commissioner	Soyla R. Gonzalez
Commissioner	Adrian Gonzalez
Commissioner	Rene Rodriguez, Jr.
City Manager	Anthony Covacevich
City Secretary	Amanda C. Elizondo
City Attorney	Ramon Vela

Also present: Jim Hiebert, Finance Director; Pete Garcia, Parks & Recreation Director; Adrian Torres, Senior Planner; and several staff members and citizens. Mayor Pro-Tem Cuellar called the meeting to order, a quorum was established and the following proceedings were held.

Pastor Guillermo Lopez, from First Baptist Church, gave the invocation. Mayor de la Rosa recited the Pledge of Allegiance and Mayor Pro-Tem Cuellar proceeded with the Pledge to the Texas Flag.

I. CONSENT AGENDA

NOTICE TO THE PUBLIC

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 or a citizen, 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 Minutes

1. Regular Meeting of March 18, 2008

B. Request from Weslaco H.E.B. Warehouse to use the Weslaco Service Center, Municipal Pool and Athletic Fields for their 1st Annual Company Picnic to be held on Sunday, May 18, 2008 and waive all fees associated with the event. Possible action.

Motion was made by Mayor Pro-Tem Cuellar and seconded by Commissioner A. Gonzalez to approve the item as presented. Motion carried unanimously.

5. Northcross Subdivision – being a 10.00 acre tract of land out of Farm Tract 115, Block 161, West Tract Subdivision, Hidalgo County, Texas. (Requested by Robert Trejo.) Possible action.

Mr. Torres stated the proposed subdivision consisted of 34 lots and was located inside the city limits on the west side of F.M. 88, North of Mile 9 North Road. He mentioned the City Commission had approved the subdivision plat on October 4, 2005 as El Nopal Subdivision, but had not been recorded. Mr. Torres stated the developer was requesting a variance for a 10 ft. rear yard setback instead of 25 ft. as required by Ordinance 320. He pointed out on March 19th the Planning and Zoning Commission recommended approval of the final plat with a variance of 15 ft. for the rear yard set back for Lots 1 through 8 and 25 through 32. Mr. Torres recommended compliance of the ordinance.

Mayor de la Rosa asked if staff was not allowing the variance.

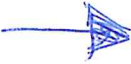
Mr. Torres responded he could not recommend against the ordinance and the property was zoned "R-2" for Apartment and Duplex.

Motion was made by Mayor Pro-Tem Cuellar and seconded by Commissioner A. Gonzalez to accept the recommendation of the Planning and Zoning Commission. Motion carried unanimously.

6. City of Weslaco Cemetery Subdivision, Block "L" – being a 0.183 acre tract of land out of all of Block "L", City of Weslaco Cemetery Subdivision, Hidalgo County, Texas located on the Southeast corner of Academy Drive and Tennessee Avenue. (Requested by the City of Weslaco) Possible action.

Mr. Torres stated the proposed subdivision consisted of three lots and was located inside the city limits and in a Flood Zone "B" area inside the 100-year flood and 500-year flood. He mentioned on March 19th the Planning and Zoning Commission recommended approval of the preliminary and final plat. He recommended approval of the request.

Motion was made by Commissioner A. Gonzalez and seconded by Mayor Pro-Tem Cuellar to approve the item as presented. Motion carried unanimously.

- 
7. Hummingbird Subdivision – being a re-subdivision of 0.858 of one acre of land consisting of 0.742 of one acre being all of Lots 1-5, Block 2 and 0.116 of one acre of land being the West 25.0 of Tennessee Avenue R-O-W adjacent to said Block 2, East Hollywood Subdivision, Hidalgo County, Texas located on the Southwest corner of Academy Drive and Tennessee Avenue. (Requested by City of Weslaco, Armando Cuellar and Debra Ann R. Cuellar) Possible action.

Mr. Torres stated the property description included the property and the right-of-way next to it.

Mayor Pro-Tem Cuellar abstained from this item.

Motion was made by Commissioner Rodriguez and seconded by Commissioner S. Gonzalez to approve the item as presented.

Motion carried as follows: FOR: Mayor de la Rosa, Commissioners: S. Gonzalez, A. Gonzalez and Rodriguez. ABSTAIN: Mayor Pro-Tem Cuellar

Mayor Pro-Tem Cuellar stated for purposes of a clarification, Tennessee Street was supposed to be extended all the way to the canal. He added the five lots were designed to be a subdivision and action was required to build the fence around the cemetery. Mayor Pro-Tem Cuellar stated the right-of-way was abandoned by the city and the homeowners were allowing for the development of the cemetery.

- D. Discussion and consideration to approve Payment No. 9 and final to Asago Construction Company in the amount of \$64,394.80 for services rendered in connection with the Colonia Las Palmas Improvements – City of Weslaco SWG Project No. 05-162 and approval of the Certificate of Construction Completion and Contractor's Final Release Waiver of Liens and Authorization to Disburse Funds and authorize the Mayor to execute any and all necessary forms. Possible action.

Randy Winston, City Engineer, recommended approval of the final payment for the Urban County Program/Colonia Las Palmas Project. He added David Salinas, Public Facilities Director and him had inspected the project and was in operation.

Motion was made by Commissioner A. Gonzalez and seconded by Commissioner S. Gonzalez to approve the final payment as presented. Motion carried unanimously.

- E. Status report from Hernan Gonzalez, Executive Director of the Economic Development Corporation of Weslaco regarding economic development activities. Possible action.

Hernan Gonzalez, Executive Director of the Economic Development Corporation of Weslaco highlighted the report on economic activities. He mentioned on the commercial development east of Expressway 83 from Wal-Mart, Phase I was under construction and Phase II was part of the Lowes Project. Mr. Gonzalez stated the tract had been closed.

- F. Discussion and consideration to approve a professional services agreement between the City of Weslaco and VA Architecture in relation to the 2007 Bond Issue Project for design documents for the New Operations and Maintenance Building at the North Wastewater Treatment Plant and authorize the Mayor to execute the agreement. Possible action.

Mr. Covacevich stated this item had been left out from the previous list of contracts that were approved by City Commission at the last regular meeting. He recommended approval of the agreement.

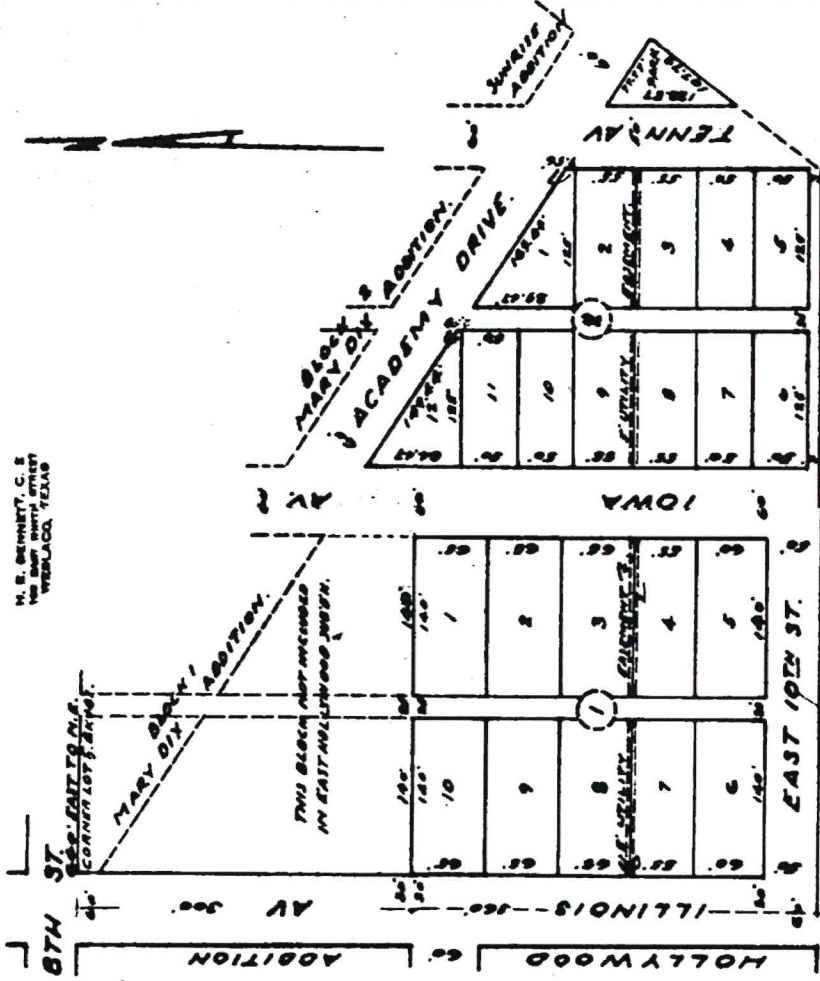
Motion was made by Mayor Pro-Tem Cuellar and seconded by Commissioner A. Gonzalez to approve the item as per the City Manager's recommendation. Motion carried unanimously.

- G. Discussion and consideration to approve a professional services agreement between the City of Weslaco and Sigler, Winston & Greenwood Associates in relation to the 2007 Bond Issue Project to provide the initial study phase at the North Wastewater Treatment Plant for Plant Improvements and authorize the Mayor to execute the agreement. Possible action.

Mr. Covacevich stated this contract was for the North Sewer Plant for a fee of \$38,500. He added the project consisted of underground utility work and \$7,500 had been budgeted. Mr. Covacevich pointed out \$2,500 was for the underground utility drafting, \$36,000 for the preliminary report phase and \$2,500 for the base survey. He indicated the design phase and final design documents were not part of this project. Mr. Covacevich recommended approval of \$38,500 for Sigler, Winston, Greenwood & Associates, \$10,000 for the underground utility work and underground utility surveying with a possibility of additional cost.

PLAT OF
EAST HOLLYWOOD SUBDIVISION
IN
WESLACO, HIDALGO CO. TEXAS.

FEB 1937 SCALE 1"=100'



STATE OF TEXAS,
COUNTY HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS DAY PERSONALLY APPEARED J. S. BERNARD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 26th DAY OF FEBRUARY, A. D. 1937.

[Signature]
Notary Public in and for
Hidalgo County, Texas.

STATE OF TEXAS,
COUNTY HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS DAY PERSONALLY APPEARED J. S. BERNARD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 26th DAY OF FEBRUARY, A. D. 1937.

[Signature]
Notary Public in and for
Hidalgo County, Texas.

STATE OF TEXAS,
COUNTY HIDALGO:

THIS IS TO CERTIFY THAT THE FOREGOING PLAT IS, TO THE BEST OF MY KNOWLEDGE, A TRUE AND CORRECT REPRESENTATION OF THE ABOVE DESCRIBED SUBDIVISION, AS SURVEYED UPON THE GRANT AND AND SUBDIVISION INTO BLOCKS, STREETS, LOTS, ALLEYS AND A PARK, AS PLATTED HEREON BY ME.

WITNESS MY HAND AND SEAL THIS, THE 26th DAY OF FEBRUARY, A. D. 1937.

[Signature]
H. E. BERNARD,
REGISTERED PROFESSIONAL ENGINEER.

STATE OF TEXAS,
COUNTY HIDALGO:

SHOWN AND SUBSCRIBED TO BEFORE ME THIS, THE 26th DAY OF FEBRUARY, A. D. 1937.

[Signature]
Notary Public in and for
Hidalgo County, Texas.

STATE OF TEXAS,
COUNTY HIDALGO:
CITY WESLACO:

APPROVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, AT ITS REGULAR MEETING HELD ON THE 14th DAY OF FEBRUARY, A. D. 1937.

[Signature]
H. E. BERNARD, Mayor.

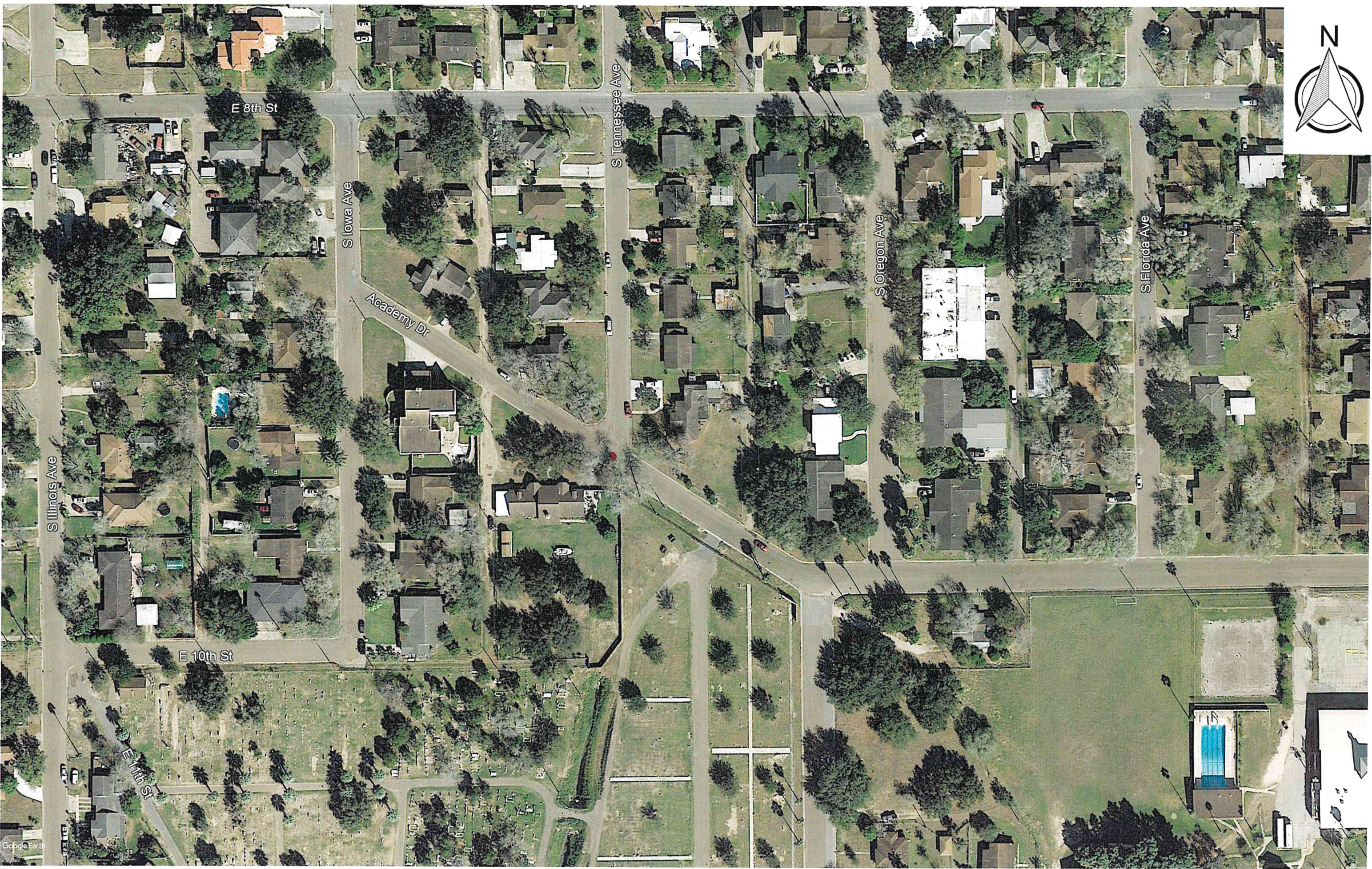
ATTEST: T. O. THOMPSON, City Secretary.

APPROVED BY THE COMMISSIONERS COURT OF HIDALGO COUNTY, TEXAS, THIS 26th DAY OF FEBRUARY, A. D. 1937.



COUNTY CLERK.

COUNTY JUDGE, HIDALGO CO., TEXAS.



ORDINANCE NO. 2019-28

AN ORDINANCE TO ABANDON THE WEST 30-FEET OF RIGHT-OF-WAY ALSO BEING TENNESSEE AVENUE ALONG THE EASTSIDE LOTS 1 THROUGH 5 BLOCK 2 EAST HOLLYWOOD SUBDIVISION, HIDALGO COUNTY, TEXAS, 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. Abandoning the west 30-foot right-of-way also being Tennessee Avenue along the Eastside Lot 1 through 5 Block 2 East Hollywood Subdivision, 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 6th day of August, 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 20th day of August, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2570	
From:			
Subject: Approval of Ordinance 2019-29 of the City of Weslaco relating to underage drinking; imposing criminal and civil penalties and response cost; providing for codification; severability clause and an effective date and authorize the Mayor to execute any related documents. (First reading held on August 6, 2019; staffed by Police 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		Created/Initiated	
Robert Lopez		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: O2019-29 Social Host Alcohol Ordinance			
Responsibilities upon Approval:			

ORDINANCE NO. 2019-29

AN ORDINANCE OF THE CITY OF WESLACO RELATING TO UNDERAGE DRINKING; IMPOSING CRIMINAL AND CIVIL PENALTIES AND RESPONSE COSTS; PROVIDING FOR CODIFICATION; SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, The City of Weslaco, a Home Rule Municipality and pursuant to the powers delegated to it by the Texas Constitution and its Home Rule Charter, has the authority to enact laws which promote the public health, safety and general welfare of its residents; and

WHEREAS, the occurrence of underage drinking on gatherings involving private property is a threat to the public health, safety, quiet enjoyment of residential property and the general welfare; and

WHEREAS, Chapter 106 of the State of Texas Alcoholic Beverage Code makes it unlawful for a person under the age of twenty-one (21) years to purchase or attempt to purchase, or consume alcoholic beverages under certain circumstances and makes it unlawful for any person to sell or provide any alcoholic beverage to any person under the age of twenty-one (21) years; and

WHEREAS, in 2018 the City of Weslaco personnel responded to calls for service due to complaints involving underage drinking at gatherings;

WHEREAS, in 2018 City of Weslaco personnel issued citations to minors in possession of alcohol, and data indicates underage youth most often obtain alcohol in social gatherings; and

WHEREAS, law enforcement response to gatherings involving underage drinking causes a drain of law enforcement resources and leaves other areas of the City with inadequate law enforcement protection and results in a disproportionate expenditure of public safety resources, which are underwritten by general taxes paid to the City by its taxpayers and residents; and

WHEREAS, alcohol policy research regarding underage drinking reflects that when communities reduce youth access to alcohol, communities experience reductions in youth alcohol use and related problems and reducing youth access to alcohol from social sources have been recognized as a best practice by the Institutes of Medicine; and

WHEREAS, communities that have adopted appropriate ordinances have seen reductions in the size of gatherings, reductions in youth perception of ease of access to alcohol, and reductions in repeat calls for service for such gatherings; and

WHEREAS, the ability of law enforcement to abate gatherings where alcohol is consumed by minors on private property will help to decrease abuse of alcohol by minors, physical altercations and injuries, sexual assaults, truancy, driving under the influence of alcohol, adolescent crime, motor vehicle crashes, neighborhood vandalism and excessive noise disturbance thereby improving public safety and overall quality of life of City residents; and

WHEREAS, persons held responsible for abetting or allowing gatherings that feature underage drinking will be more likely to properly supervise or stop such conduct at gatherings held on property in their possession or under their control; and

WHEREAS, problems associated with such gatherings at which alcoholic beverages are

served to, consumed by or in the possession of underage persons are more easily deterred or prevented if law enforcement has the additional legal authority to issue a citation for a fine and/ or a citation for the cost of public safety response; and

WHEREAS, the intent of this chapter is to protect the public health, safety, quiet enjoyment of residential property, and general welfare, rather than to punish. Persons who actively or passively aid, abet, or allow gatherings involving underage drinking shall be held liable for the nuisances created by such gatherings by the imposition of fine(s) for such violations and/ or the costs associated with responding to such gatherings;

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

The City of Weslaco Code of Ordinances are hereby amended by adding the following, to be known as the "Underage Drinking Ordinance", which reads in its entirety.

Chapter 11

UNDERAGE DRINKING ORDINANCE

Sections:

11.01 Title

11.02 Legislative purpose.

11.03 Legislative findings.

11.04 Definitions.

11.05 Prohibition of gatherings involving underage drinking.

11.06 Protected activities.

11.07 Violation(s) – penalties.

11.08 Imposition of cost recovery fee for public safety responses.

11.09 Hearings on the imposition of penalty and/or imposition of cost recovery fee for public safety response-Appeals.

11.10 Billing and penalty and cost recovery fee for public safety Responses-Debt to city-Enforcement.

11.11 Remedies Cumulative-Actions-Relationship to other laws.

11.01 Title.

This chapter shall be known as the "Underage Drinking Ordinance".

11.02 Legislative purpose.

The purposes of this chapter are to:

- A. Protect the public health, safety and general welfare;
- B. Promote the reduction of underage drinking by imposing a fine on persons or entities responsible for gatherings where alcohol is consumed by, served to or in the possession of underage persons;
- C. Facilitate the enforcement of laws prohibiting the service to, consumption of or possession of alcoholic beverages by underage persons; and
- D. To offset the City's costs associated with providing fire, police, and other emergency

services to gatherings involving underage drinking, by imposing a fee upon the persons or entity responsible for the gathering involving underage drinking to occur on their premises, at their residences, or at rented facilities.

11.03 Legislative findings.

The recitals set forth above are incorporated herein as legislative findings by the City Council.

11.04 Definitions.

For the purpose of this chapter, the following definitions shall apply:

"Alcohol" means ethyl alcohol, hydrated oxide of ethyl, or spirits of wine, or whatever source or by whatever process produced.

"Alcoholic beverage" includes alcohol, spirits, liquor, wine, beer, ale and every liquid or solid containing alcohol, spirits, liquor, wine, beer or ale, and which contains one-half of one percent or more of alcohol by volume and which is fit for beverage purposes either alone or when diluted, mixed, or combined with other substances.

"Juvenile" means any person less than eighteen years of age.

"Gathering involving underage drinking" means a party or gathering of two or more persons at a residence or on other private property or rented public property upon which any underage persons, including minors and juveniles, possess or consume alcoholic beverages.

"Minor" means any person less than twenty-one years of age.

"Other private property" refers to hotel or motel room; an assembly hall or meeting room; a common room of a dwelling unit used for a party (e.g., recreation room of an apartment building); a site in a privately-owned campground; privately owned vacant lot; privately owned agricultural land; or privately owned rural land whether occupied as a dwelling, part or other social function, and whether owned, leased, rented or used without compensation.

"Person responsible for the gathering" means and includes, but is not limited to:

1. The person who owns, rents, leases or consents to the use of the premises where the gathering occurs; and/ or
2. The person in control of the premises; and/ or
3. The person who organized the gathering. If the person responsible for the gathering is a juvenile, then the juvenile and the parents or guardians of that juvenile who knowingly permit a gathering will be jointly and severally liable for the fine and/ or for the costs incurred for public safety services pursuant to this chapter.

"Public safety services" and/ or "Response costs" means the costs associated with responses by law enforcement, fire and other emergency response providers to gatherings involving underage drinking, including but not limited to:

1. The portion of the cost of salaries and benefits of law enforcement, fire or other emergency response personnel for the amount of time spent responding to, remaining at, or otherwise dealing with the gathering(s) involving underage drinking, and the administrative costs attributable to such response(s);

2. The cost of any medical treatment to or for any law enforcement, fire or other emergency response personnel injured responding to, remaining at or leaving the scene of a gathering involving underage drinking; and
3. The cost of the use of any equipment or property, and the cost of repairing any equipment or property damaged, in responding to, remaining at or leaving the scene of a gathering involving underage drinking.

"Residence" includes a dwelling unit such as a home, condominium or apartment; structures on the residence other than the dwelling unit such as a garage, studio, tent, boat dock, swimming pool, barn or boat house; land on the residence whether improved or unimproved such as a yard, patio, open fields, piers or lake shores; water bodies on the residence such as a pond, lake, river or stream; a motor vehicle, camper or trailer located on the residence or a boat, watercraft, or other marine vessel located on the residence whether occupied on a temporary or permanent basis, whether occupied as a dwelling or for a party or gathering, and whether owned, leased, rented, or used with or without compensation.

"Underage person" means any person less than twenty-one years of age and shall have the same meaning as "minor," defined above.

11.05 Prohibition of gatherings involving underage drinking.

No person shall suffer, permit or host a gathering involving underage drinking at his or her place of residence or other private property, place or premises or host a gathering of two or more persons at a public place under his or her control.

11.06 Protected activities.

This ordinance shall not apply to activities duly permitted by the State of Texas or the City of Weslaco; or to activities protected by the First or Fourteenth Amendments to the United States Constitution or other protected activity authorized by Texas Alcohol Beverage Commission.

11.07 Violation(s) – Civil penalties.

It shall be a fineable violation for a person to conduct or knowingly allow a gathering involving underage drinking where alcohol is served to, consumed by or in the possession of an underaged person on premises controlled by the person responsible for the gathering, on premises rented by or to the person responsible for the gathering, on premises where the person responsible for the gathering resides or on premises where the person responsible for the gathering is in control of such premises during the gathering. Law enforcement personnel, at his or her discretion, may immediately issue a citation for this violation. No first warning shall be required in order for law enforcement to issue a citation.

- A. Civil penalty: A first violation of this section shall result in a Notice of Violation with a Five Hundred Dollar (\$500) fine. A second violation shall result in a Notice of Violation with a Seven Hundred and Fifty Dollar (\$750) fine. A third or subsequent violation shall result in a Notice of Violation with a One Thousand Dollar (\$1,000) fine.
- B. Peace officers employed by the City of Weslaco are hereby authorized to issue Notices of Violations for violations of the Chapter. A City police officer shall give notice of a violation of this section by issuing a Notice of Violation to any and all responsible persons identified by law enforcement within thirty (30) days of the violation. The Notice of Violation shall also give notice of the right to request a Trial to challenge the validity of the Notice of Violation.
- C. The penalty prescribed in this section is in addition to any cost recovery fee for public safety responses that may be assessed pursuant to Section 11.08.

- D. In the event that the responsible person who is in violation of this section is a juvenile, then the juvenile and the parents or guardians of that juvenile who knowingly permitted a gathering will be jointly and severally liable for the violation.

11.08 Imposition of cost recovery fee for public safety responses.

In addition to any criminal penalty imposed for violation of this section, when any gathering involving underage drinking occurs at a residence or on other private property or rented public property a peace officer at the scene determines that there is a threat to the public peace, health, safety or general welfare, the peace officer shall give to the person(s) responsible for the gathering warning that a second or follow up violation of this section on the same date or within six months of the date of the warning shall result in his/her/their liability for the cost of providing public safety services (i.e., fire, ambulance, sheriff, and other emergency providers). The requirement of a first warning does not limit the ability of public safety personnel to issue a citation for the imposition of penalties for cost recovery on the same day that the warning is given if the warning does not end the gathering involving underage drinking. The cost recovery for public safety responses shall be separate and distinct from a fine for a violation described in Section 11.07.

- A. The amount of cost recovery under this subsection shall be the response costs.
B. The City of Weslaco Police Department shall develop a schedule of costs for use in determining response costs subject to this Chapter.
C. In the event that the responsible person who is in violation of this section is a juvenile, then the juvenile and the parents or guardians of that juvenile who knowingly permitted the gathering will be jointly and severally liable for the imposition of penalties for the cost of providing public safety services.
D. If there is more than one responsible person for the gathering then each responsible person shall be jointly and severally liable for the penalty and/ or for the costs incurred for public safety services pursuant to this chapter.
E. Recovery fee(s) shall not be imposed for the medical response costs in those situations where those present at the gathering call for emergency services for an actual emergency at the premises.

11.09 Hearings on the imposition of fine and/or imposition of cost recovery fee for public safety response-Appeals.

A. The City Commission hereby appoints the person holding the position of Municipal Judge as the Administrative Hearings Officer ("Hearings Officer") to learn imposition of civil cost recovery.

B. Any person subject to a penalty pursuant to Section 11.07 or subject to a cost recovery fee for public safety responses pursuant to Section 11.08 shall have the right to request an administrative hearing within forty-five (45) days of the issuance of a Notice of Violation. To request such a hearing, the person requesting the hearing shall notify the mailing clerk in writing within forty-five (45) days of the issuance of the citation.

C. The Municipal Judge is delegated the power and duty to hear any appeal hearing under Section 11.09. The Municipal Judge shall conduct a hearing on the matter within ninety days (90) of the request for the hearing unless one of the parties requests a continuance for good cause. The Municipal Judge shall render a decision within thirty days (30) of the conclusion of the hearing. The Municipal Judge shall have the sole authority for sustaining or overturning a Notice of Violation or imposition of response costs issued under this Chapter. The decision of the Municipal Judge shall be final; subject to any applicable law.

11.10 Billing and penalty and cost recovery fee for public safety responses--Debt

to City-Enforcement.

A. The amount of the penalty and/ or cost recovery fee for public safety responses shall be deemed a debt owed to the City by the person responsible for the gathering, and, if that person is a juvenile, then also his/her parents or guardians who knowingly permitted the gathering. Any person owing such penalty and/ or fees shall be liable in an action brought in the name of the City for recovery of such penalty and/ or fees.

The Police Chief shall mail notice via certified mail within twenty (20) days of the response for which the person is liable giving rise to such costs. The Police Chief shall calculate and compile an itemized list of applicable response costs. The notice shall contain the following information:

1. The name(s) of the person(s) being held liable for the payment of such costs;
2. The address of the residence or other private property where the gathering involving underage drinking occurred;
3. The date and time of the response;
4. The law enforcement, fire and/ or emergency service responder who responded;
5. The date and time of any previous warning given pursuant to Section 11.08;
6. An itemized list of the response costs for which the person(s) is liable;
7. Information regarding the date payment is due; and
8. The right to request an administrative hearing to challenge the imposition of response costs and/ or penalties.

The responsible person must remit payment of the noticed costs and/ or penalties to the City within forty- five (45) days of the notice thereof. The payment of any such costs shall be stayed upon a timely request for an administrative hearing made pursuant to Section 11.09.

B. City Council shall have the authority to file any action or proceeding to recover such penalties, public safety response costs, expenses and/ or penalties, and take any other actions at law which he may deem necessary to recover same.

11.11 Remedies Cumulative-Actions-Relationship to other laws.

A. The remedies provided under this chapter are cumulative, and shall not restrict the City to any other remedy to which it is entitled under law or equity. Nothing in this chapter shall be deemed to preclude the imposition of any criminal penalty under state law. Nor shall anything in this chapter be deemed to conflict with any penalty or provision under state law, or prohibit any conduct authorized by the state or federal constitution.

B. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of hereby declares it would have passed and adopted this Ordinance and each and all provisions hereof irrespective of the fact that any one or more of said provisions be declared invalid.

C. This Ordinance shall be immediately upon its final passage and any publication in accordance with the City Charter and the laws of the State of Texas.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 6th day of August 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 20th day of August 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: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2606	
From: Benjamin Worsham			
Subject: Approval of Ordinance 2019-31 a budget amendment in the amount of \$92,000 for sewer line project on Pleasantview Drive and authorize the Mayor to execute any related documents. (First reading held on August 6, 2019; staffed by Engineering Department)			
Background: The Pleasantview Sewerline project was not funded during the FY 2019 due to overturn within the department. The proposed budget amendment is for the remaining balance of the contract in order to complete the project.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Budget Amendment Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission: City Commission approved the utility reimbursement agreement with Total Commitment Construction Co., LLC on March 1, 2016. City Commission approved Change Order No. 1 for the project on January 3, 2017.			
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	
Rebekah De La Fuente		Approved	
Benjamin Worsham		Approved	
Vidal Roman		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Utility Reimbursement Agreement, Change Order Minutes, BUDGET AMENDMENT.CHANGE FY 2019, O2019-31 budget amendment Pleasantview Dr.			

Responsibilities upon Approval:

Staff will advise contractor.

THE STATE OF TEXAS
CITY OF WESLACO
COUNTY OF HIDALGO

§ UTILITY REIMBURSEMENT
§ AGREEMENT WITH
§ TOTAL COMMITMENT
CONSTRUCTION CO., LLC

WITNESSETH:

WHEREAS, the City of Weslaco adopted the Utility Extension Ordinance (Ordinance 93-11) on August 19, 1993 that allows developers to seek reimbursement of fees associated with off-site utility extensions of water and sanitary sewer lines; and

WHEREAS, Total Commitment Construction Co., LLC, has received approval from the Weslaco City Commission to be reimbursed for fees associated with off-site utility extensions of a gravity sanitary sewer line;

The City of Weslaco, a home-ruled municipal corporation, located at 255 S. Kansas, Weslaco, Hidalgo County, Texas 78596, hereinafter called "City" and Total Commitment Construction Co., LLC, located at 11435 N. Bryan Road, Mission, Texas 78573, hereinafter called "Developer" hereby enter on this the 19 day of Sept, 2016 into a Utility Reimbursement Agreement for the reimbursement of fees, incurred by the Developer, associated with the off-site utility extension of a gravity sanitary sewer line from Pleasant View Village Subdivision on Pleasant View Drive southeast to an existing interceptor sewer located just south of City's Lift Station No. 27, subject to the terms and agreements as are more fully set forth subsequently;

Therefore, it is agreed between the City and Developer as follows:

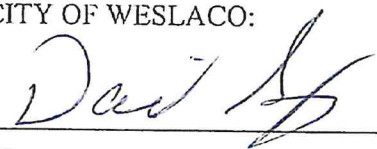
1. Developer will prepare subdivision plat for Pleasantview Village and must get plat in compliance to City requirements.
2. Developer must submit plat through subdivision process and receive approval by both Weslaco Planning and Zoning Commission and Weslaco City Commission.
3. Developer will install 4,551 linear feet of an 12" gravity line PVC SS Pipe (SDR-26) 5'-23' in-depth on Mile 3 ½ West (Pleasant View Drive) from the Pleasant View Village Phase I Subdivision south to FM 1015 with 13 Sanitary Sewer fiberglass manholes, 4,551 linear feet of a Trench Safety System (over 5 feet) and develop a Trench Safety Plan for a cost of \$167,149.
4. A cost of \$55,000 will reduce the total breakdown to account for the cost of a installing a lift station to serve Pleasantview Village.
5. City will reimburse developer \$1,000 per service connection, which is determined by the City Engineer, which is in the best interest of the City to provide such connection.
6. City will reimburse developer \$30,000 if it is determined that dewatering operations are needed for the complete installation on the line in the deeper areas.
7. City staff will perform the Engineering of the project and will procure survey and geotechnical services at its own cost.
8. City will reimburse the developer with 30% of the total line installation cost for approximately \$50,144.70.
9. City will reimburse the developer with the cost of oversizing the line from 8-inch to 12-inch for approximately \$62,004.30.

10. It shall be the developer's obligation to acquire right-of-way needed to extend utility lines from their present terminus or nearest location to developer's property, the cost of which shall be reimbursable as set forth above. The location, width and cost of such right-of-way, shall be subject to approval of the city. Should the developer be unable to acquire the needed right-of-way, the city may, at its option, assist in acquiring same.
11. The City will reimburse Developer when the construction is complete and approved by the City Engineer.
12. Developer will be eligible for reimbursement fee for any off-site utility extension from properties determined to be within the service area of such utilities, provided that the reimbursement schedule is to be prepared by the city engineer.

EXECUTED on this, the 19 day of Sept, 2016, by the parties herein.

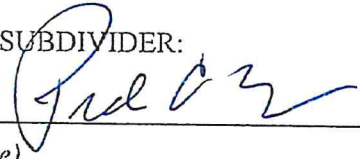
This Agreement is effective upon the recordation of the subdivision plat.

THE CITY OF WESLACO:

By: 
David Suarez
Mayor

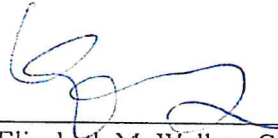
Date: 3/01/16

THE SUBDIVIDER:

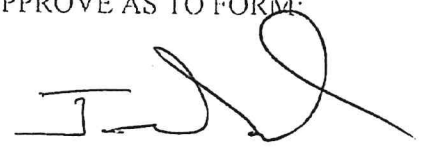
By: 
(Name)
Owner

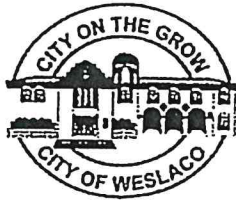
Date: 9-19-16

ATTEST:

 WCC 03/01/16
Elizabeth M. Walker, City Secretary

APPROVE AS TO FORM:


Juan Gonzalez, City Attorney



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 18, 2017**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, July 18, 2017 at 5:30 PM for the purpose of discussing the following items:

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

I. CALL TO ORDER

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

II. PUBLIC COMMENTS

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

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

III. PUBLIC HEARING

- A. To solicit input on behalf of Ramzan A. Mosani to obtain a Wine and Beer Off-Premise Permit at 1540 E. Business Highway 83 also being Lot 1, Airport Medical Center Subdivision, Weslaco, Hidalgo County, Texas.

- B. To solicit input on behalf of Norma Hernandez to rezone 1801 South Bridge also being Lot 16, Block 5, Kathleen Park Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartments District to B-1 Neighborhood Business District.
- C. To solicit input on behalf of Leo and Emma Salazar to rezone 425 Frost Proof Drive also being Lot 21, Frost Proof Heights Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District.

IV.

CONSENT AGENDA

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

- A. Approval of the following:
 - 1) Record of Workshop on June 20, 2017;
 - 2) Minutes of Regular Meeting on June 20, 2017; and
 - 3) Record of Workshop on July 6, 2017. (Staffed by City Secretary's Office.)
- B. Approval on second and final reading of the following:
 - 1) Ordinance 2017-31 rezoning 113 Adelita Street, also being Lot 12, Colonia San Francisco Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District and authorize the Mayor to execute any related documents. (First reading of Ordinance 2017-31 was held June 20, 2017; Staffed by Planning and Code Enforcement.) Attachment
 - 2) Ordinance 2017-32 rezoning 724 N. Padre Avenue also being Lot 24, Block 3, El Texano Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents. (First reading of Ordinance 2017-32 was held June 20, 2017; Staffed by Planning and Code Enforcement.) Attachment
- C. Approval of an amendment to the inter-local cooperation agreement with Hidalgo County for assessment and collections of property taxes. (Staffed by Finance Department.) Attachment

D. Renewal of an Interlocal Governmental Agreement – Ambulance Service with the Hidalgo County Emergency Services District No. 1 for the period October 1, 2017 – September 30, 2019 and authorize the Mayor to execute any related documents. (Staffed by Fire Department.) Attachment

E. Approval of an Interlocal Cooperation Agreement between the Lower Rio Grande Valley Development Council and the City of Weslaco for the acceptance and operation of the State of Texas asset Ambulance Bus. (Staffed by Fire Department.) Attachment

V. APPOINTMENTS

A. Discussion and consideration to accept the resignation of Mary Martin from the Weslaco 100 Committee and approve Resolution 2017-53 appointing one member to that unexpired term. Possible action. (Staffed by the Museum.) Attachment

VI. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of Ramzan A. Mosani to obtain a Wine and Beer Off-Premise Permit at 1540 E. Business Highway 83 also being Lot 1, Airport Medical Center Subdivision, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement.) Attachment

B. Discussion and consideration after public hearing on behalf of Norma Hernandez to approve Ordinance 2017-33 rezoning 1801 South Bridge also being Lot 16, Block 5, Kathleen Park Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartments District to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2017-33. Possible action. (Staffed by Planning and Code Enforcement.) Attachment

C. Discussion and consideration after public hearing on behalf of Leo and Emma Salazar to rezone 425 Frost Proof Drive also being Lot 21, Frost Proof Heights Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.) Attachment

D. Discussion and consideration to approve Ordinance 2017-34 amending Ordinance No. 2014-02 to provide for the disannexation of all or part of Farm Tracts 1057, 1058, 1059 and Irrigation District No. 9 (HCCID #9) out of Tract 116 of the West and

Adams Tract Subdivision and authorize Mayor to execute any related documents. First reading of Ordinance 2017-34. Possible action. (Staffed by Planning and Code Enforcement.) Attachment

- E. Discussion and consideration on request from Stella Corporation for a development agreement for 60.02 acres out Adams Tract FT 1059. Possible action. (Staffed by City Manager's Office.) Attachment
- F. Discussion and consideration to approve Change Order No. 2 for the Pleasantview Sanitary Sewer Line Project for an amount not to exceed \$100,000 for additional dewatering and authorize Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.) Attachment
- G. Discussion and consideration to approve a Memorandum of Understanding (MOU) with Community Loan Center Corporation to provide access to affordable small dollar loans, free financial counseling and coaching for municipal employees at no cost to the City and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment
- H. Discussion and consideration to approve Resolution 2017-50 suspending the July 20, 2017 effective date of the statement of intent of Texas Gas Service company to increase rates within incorporated areas of its service territory to permit the city time to study the request and to establish reasonable rates; finding that the city's reasonable rate case expenses shall be reimbursed by the company; authorizing participation with other municipalities; hiring legal and consulting services and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.) Attachment

VII. REPORTS

- A. Annual update by Valley Initiative for Development and Advancement (VIDA).

VIII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:

(1) commits an offense; and

(2) is liable to a person injured or damaged by the disclosure for:

(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or

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

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by §551.074 of the Texas Government Code.
- B. Pending Litigation - Consultation with City Attorney regarding *City of Weslaco v. Briones Consulting and Engineering* as authorized by §551.071 of the Texas Government Code.
- C. Pending Litigation - Consultation with City Attorney regarding Cause No. C-6090-14-B, *Zequiel Montez, Gabriel Montez, Nora Montez, Irma M. Torres and Norma Garcia v. City of Weslaco* as authorized by §551.071 of the Texas Government Code.
- D. Economic Development – Consultation with City Attorney regarding Economic Development opportunities and incentive programs related to Project Chicken Hatch "B" as authorized by §551.087 of The Texas Government Code.
- E. Economic Development – Consultation with City Attorney regarding Economic Development incentive programs related to Project PanAm as authorized by §551.087 of the Texas Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. 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 14th day of July,

2017 at 3:10 p.m. and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Elizabeth M. Walker, City Secretary

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

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

Removed from Bulletin Board

Date:

Initials:



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

On Tuesday, January 3, 2017, at 5:35 PM the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members present:

Mayor	David Suarez
Mayor Pro-Tem	Gerardo "Jerry" Tafolla
Commissioner	Leo Muñoz
Commissioner	Greg Kerr
Commissioner	Olga M. Noriega
Commissioner	Letty Lopez
Commissioner	Josh Pedraza
City Secretary	Elizabeth Walker
City Attorney	Juan E. Gonzalez

Also present: Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; Jose Pena, IT Director; Pete Garcia, Public Works Director; Tony Lopez, Fire Chief; Ted Walensky, Assistant Police Chief; Mardoqueo Hinojosa, Planning and Code Enforcement Director and City Engineer; David Arce, Parks and Recreation Director; Arnold Becho, Library Director; and other staff members and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

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

B. Invocation.

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

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral recognition.

There were none.

F. Roll Call.

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

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

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

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

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

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

Commissioner Muñoz withdrew his motion.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ORDINANCE 2019-31

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 6th day of August 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 20th day of August 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: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2663	
From:			
Subject: Approval to authorize staff to solicit bids for the supply and installation of Flap Gates as part of the City of Weslaco's Master Drainage Plan. (Staffed by Engineering Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Benjamin Worsham		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2662	
From: Benjamin Worsham			
Subject: Approval to authorize staff to solicit bids for the removal of dirt from the proposed Regional Detention Facility on South Texas. (Staffed by Engineering Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Rebekah De La Fuente		Approved	
Benjamin Worsham		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval: Staff will post the request of bid.			



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2637
From: Robert Lopez		
Subject: Approval to proceed with the purchase of the evidence van as stated on the Sirchie (Contract No: GS-07F-007DA) Quote No.: MCL2101D in an amount not to exceed \$80,000.00 NO MATCH REQUIRED and authorize the Mayor to execute any related documents. (Staffed by Police Department.)		
Background: These funds will be allocated out of the Capital Outlay Budget to which funds are available. Reimbursement Funds will be provided by the 2018-2019 Justice Assistance Grant Program (Grant #3526101) in the awarded amount of \$72,640.00. The funds are estimated to be received on FY 19-20.		
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: The approval to apply for the Grant was approved on 02/06/2018, Item # 2018-1503, Resolution 2018-06. The approval to accept the awarded grant was approved on 03/05/2019, Item # 2019-2297		
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):		
Roxanne Saavedra Robert Lopez Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Weslaco Police Department recommend approval		
Attachments, if any: Sirchie Quote Grant No 3526101 and Standardized Agend Request form 03.05.2019, Grant No 3526101 Certificate Letter of approval		
Responsibilities upon Approval: Weslaco Police Department will assist Finance Department to complete any other documents related to Grant # 3526101 (approved on 03/05/2019).		



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2637
From: Robert Lopez		
Subject: Approval to proceed with the purchase of the evidence van as stated on the Sirchie (Contract No: GS-07F-007DA) Quote No.: MCL2101D in an amount not to exceed \$80,000.00 NO MATCH REQUIRED and authorize the Mayor to execute any related documents. (Staffed by Police Department.)		
Background: These funds will be allocated out of the Capital Outlay Budget to which funds are available. Reimbursement Funds will be provided by the 2018-2019 Justice Assistance Grant Program (Grant #3526101) in the awarded amount of \$72,640.00. The funds are estimated to be received on FY 19-20.		
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: The approval to apply for the Grant was approved on 02/06/2018, Item # 2018-1503, Resolution 2018-06. The approval to accept the awarded grant was approved on 03/05/2019, Item # 2019-2297		
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):		
Roxanne Saavedra Robert Lopez Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Weslaco Police Department recommend approval		
Attachments, if any: Sirchie Quote Grant No 3526101 and Standardized Agend Request form 03.05.2019, Grant No 3526101 Certificate Letter of approval		
Responsibilities upon Approval: Weslaco Police Department will assist Finance Department to complete any other documents related to Grant # 3526101 (approved on 03/05/2019).		



PRICE QUOTATION

100 Hunter Place, Youngsville, NC 27596
 Phone: 800.356.7311
 Fax: 919.554.2266
 Website: www.sirchie.com

Customer Info:	Customer #0078596	Date:	7/24/2019
Name:	Weslaco Department	Quote No.	MCL2101D
Address:	901 N. Airport Dr.		
City, State, Zip:	Weslaco, TX 78596		
Attn:	Lt. Alvino Flores	Prepared By:	M. Kleinke
Phone:	956.968.9268		
E-Mail:	alvino.flores@weslacotx.gov		

Quantity	Catalog Number & Description	Unit Price	TOTAL
1	SPAR500 Evidence Collection Vehicle	\$ 80,000.00	\$ 80,000.00
1	Roof Mounted 15,000 BTU Air Conditioner		Included
1	Auxilliary Battery		Included
1	30AMP Shoreline to Run Roof Mounted A/C		Included
			\$ -
	Specifications attached		
	No Forensic Kits included		
	TOTAL:		\$ 80,000.00
	Price does not include shipping		

Payment Details:	
Validity:	July 31, 2019
Terms:	Payment on receipt of vehicle
Delivery	To Be Scheduled

Statement of Grant Award (SOGA)

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

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

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Uniform Grant Management Standards (UGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

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

Grant Number:	3526101	Award Amount:	\$72,640.00
Date Awarded:	2/19/2019	Grantee Cash Match:	\$0.00
Grant Period:	10/01/2018 - 09/30/2019	Grantee In Kind Match:	\$0.00
Liquidation Date:	12/29/2019	Total Project Cost:	\$72,640.00
Program Fund:	DJ-Edward Byrne Memorial Justice Assistance Grant Program		
Grantee Name:	Weslaco, City of		
Project Title:	Weslaco PD Evidence Vehicle		
Grant Manager:	Marta Salinas		
DUNS Number:	036562767		

CFDA:	16.738 - Edward Byrne Memorial Justice Assistance Grant Program
Federal Awarding Agency:	U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance
Federal Award Date:	6/26/2018
Federal/State Award ID Number:	2017-DJ-BX-0053
Total Federal Award/State Funds Appropriated:	\$13,133,950.00
Pass Thru Entity Name:	Texas Office of the Governor – Criminal Justice Division (CJD)
Is the Award R&D:	No
Federal/State Award Description:	The purpose of this program is to reduce crime and improve the criminal justice system.

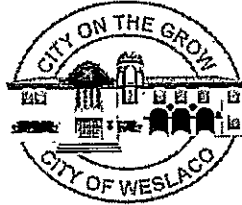


Standardized Agenda Request Form

Date of Meeting: March 5, 2019	Agenda Item No. (to be assigned by CSO): 2019-2297	
From: Robert Lopez		
Subject: Approval to accept 2018-2019 Justice Assistance Grant Program (Grant #3526101) Award in the amount of \$72,640.00 for the purchase an evidence collection van with NO LOCAL MATCH REQUIREMENT and authorize the Mayor to execute any related documents. (Staffed by the Police Department)		
Background: The purpose of this program is to promote public safety, reduce crime, and improve the criminal justice system.		
Funding Source (budget code, if applicable): Office of the Governor - DJ-Edward Byrne Memorial Justice Assistance Grant Program		
Amount: \$72,640.00	Term of Impact: 12 months	Identified in Current Budget: No
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission: This grant was previously approved on 02/06/2018, Item #2018-1503, resolution 2018-06.		
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):		
Robert Lopez Robert Lopez Mike Perez		Created
City Manager Comments:		
Staff Recommendation: Approval		
Attachments, if any: Office of the Governor Statement of Award Grant #3526101 Weslaco PD Evidence Vehicle, CJD-SOGA_CongratulatoryLetter_2018-08-13 (3)		
Responsibilities upon Approval: Police Department will be responsible for grant compliance. Finance Department will submit FSR.		

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
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

CERTIFICATE

I, Myra L. Ayala, City Secretary of the City of Weslaco, Texas, **DO HEREBY CERTIFY**, that the Weslaco City Commission at their Regular Meeting of March 05, 2019 approved item(s) as follows under **IV. CONSENT AGENDA**:

- H. Resolution 2019-21 to apply to the Office of the Governor's Criminal Justice Division Funding Announcement (FY2020 Criminal Justice Program, JAG) to fund salary for a non-civil service Evidence Technician in an amount not to exceed \$45,000 with **NO MATCH REQUIRED** and authorized the Mayor to execute any related documents.
- I. Resolution 2019-22 to apply to the Office of the Governor's Homeland Security Grants Division Funding Announcement (FY2020 Local Border Security Program) to fund overtime for peace officers and support staff in an amount not to exceed \$120,000 with **NO MATCH REQUIRED** and authorized the Mayor to execute any related documents.
- J. Resolution 2019-23 to apply to the Office of the Governor's Criminal Justice Division Funding Announcement (FY2020 Truancy Prevention and Intervention Program) to fund the First Offender Case Manager's salary, purchase a laptop and obtain an operation budget in an amount not to exceed \$75,000.00 with **NO MATCH REQUIREMENT** and authorized the Mayor to execute any related documents.
- K. Resolution 2019-24 to apply to the Office of the Governor's Criminal Justice Division Funding Announcement (General Victim Assistance Program) to fund the Crime Victim Liaison salary and purchase a laptop and vehicle in an amount not to exceed \$52,000.00 with a **20% MATCH REQUIRED** and authorized the Mayor to execute any related documents.
- L. Resolution 2019-25 to apply to the Office of the Governor's Criminal Justice Division Funding Announcement (Violence Against Women Justice and Training Program) to fund training for law enforcement officers, judges, other court personnel, other police support personnel and prosecutors on violence against women in an amount not to exceed \$30,000.00 with a **29% MATCH REQUIREMENT** and authorized the Mayor to execute any related documents.
- M. Resolution 2019-26 to apply to the Office of the Governor's Homeland Security Grants Division Funding Announcement (2019 State Homeland Security Program – LETPA Projects) to fund to outfit vehicle(s) for multi-purpose use in an amount not to exceed \$70,000 with **NO MATCH REQUIRED** and authorized the Mayor to execute any related documents.

- N. Resolution 2019-27 to apply to the Office of the Governor's Homeland Security Grants Division Funding Announcement (2019 State Homeland Security Program – REGULAR Projects) to fund overtime pay for the Crime Fusion Intelligence Analyst in an amount not to exceed \$15,000 with **NO MATCH REQUIREMENT** and authorized the Mayor to execute any related documents.
- S. Accept 2018-2019 Justice Assistance Grant Program (Grant #3526101) Award in the amount of \$72,640.00 for the purchase an evidence collection van with **NO LOCAL MATCH REQUIREMENT** and authorized the Mayor to execute any related documents.
- T. Memorandum of Understanding between the Weslaco Police Department and the Mercedes Police Department regarding participation in Weslaco's Regional Communication Center and authorized the Mayor to execute any related documents.
- U. Memorandum of Understanding between the FBI, Texas Department of Public Safety (TXDPS), State Administrator of the National Data Exchange (N-DEX) and the Weslaco Police Department for the application and use of N-Dex information and/or equipment and authorized the Mayor to execute any related documents.
- V. Acceptance of the 2018 Racial Profiling Report compiled by the Weslaco Police Department as required by the Texas Code of Criminal Procedure Article 2.132

Such action of the Weslaco City Commission will be recorded in Volume 52 of the Weslaco Minute Book.

DATED this 8th day of March, 2019.

CITY OF WESLACO

Myra L. Ayala
City Secretary

NOTARY

SWORN AND SUBSCRIBED before me, this 8th day of March, 2019 and that the above facts are true and correct to the best of her knowledge.



Juanita M. Vallejo
Juanita M. Vallejo, Notary Public
My Commission Expires: 4/03/2021

STATE OF TEXAS



"The City on the Grow"



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2641	
From:			
Subject: Approval of the renewal of the license agreement with Mid Valley Youth Soccer League for use of Pablo G. Pena City Park Soccer Fields and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)			
Background: The Mid Valley Youth Soccer League is requesting renewal of annual license of park facility.			
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):			
Molly Vallejo		Created/Initiated	
Omar Rodriguez		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: 2019 letter to city secretary, MVYSC 2019 Spring Financials, MVYSC License Attachment A - Mayor Pablo G. Pena Park Labeled, MVYSC Sports Fields License Agreement FALL 2019			
Responsibilities upon Approval:			

MID VALLEY YOUTH SOCCER CLUB

**800 Martinez
Weslaco, TX 78596**

To Whom It May Concern:

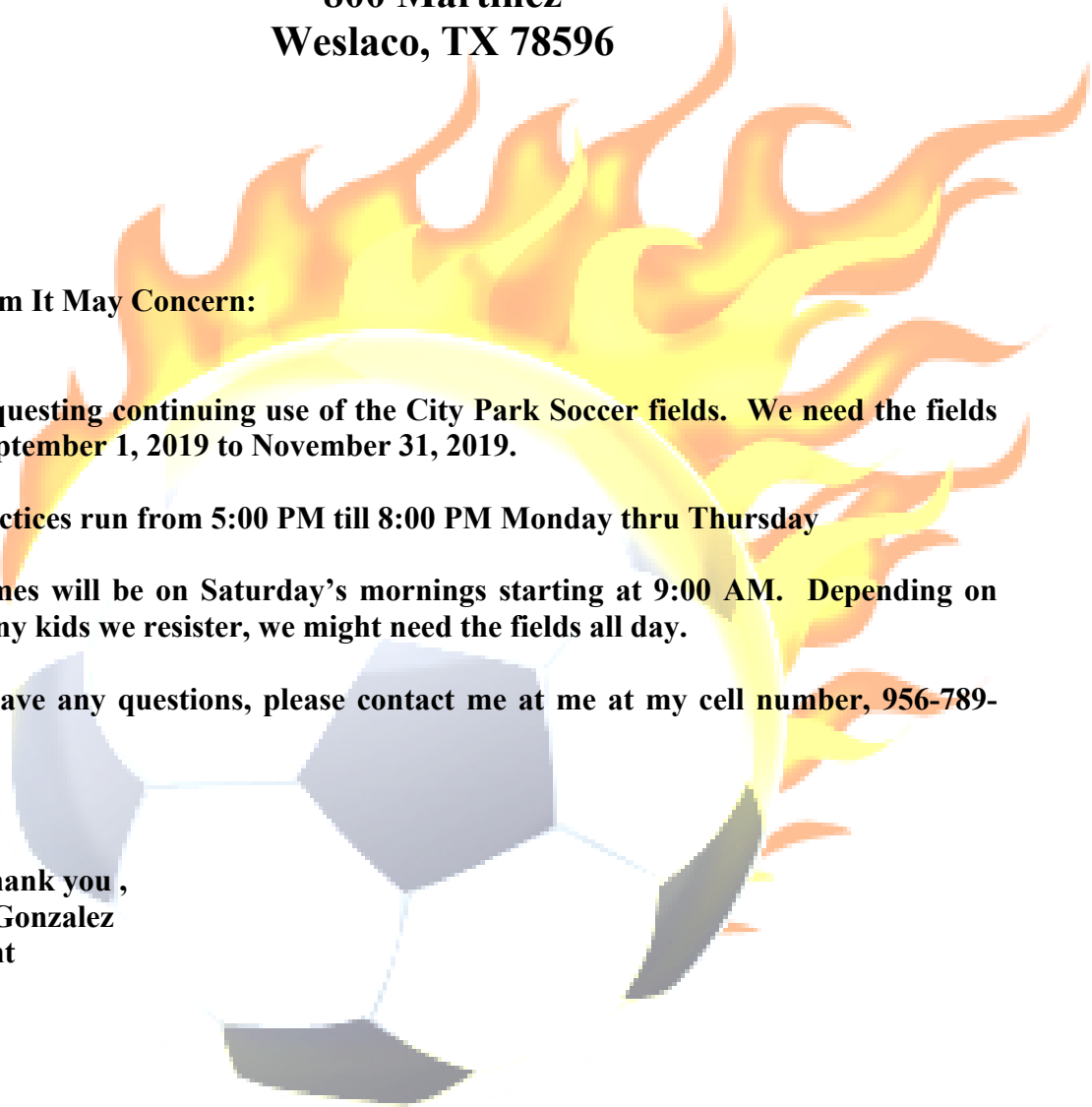
I am requesting continuing use of the City Park Soccer fields. We need the fields from September 1, 2019 to November 31, 2019.

Our practices run from 5:00 PM till 8:00 PM Monday thru Thursday

Our games will be on Saturday's mornings starting at 9:00 AM. Depending on how many kids we resister, we might need the fields all day.

If you have any questions, please contact me at me at my cell number, 956-789-3905.

**Again thank you ,
Robert Gonzalez
President**



	Mid Valley Youth Soccer Club			
	Balance Sheet for 2019			
	Beginnig of Year Balance	\$ 1,367.97		
DEPOSITS	Total Deposits for January	\$ 5,647.97		
	Total Deposits for February	\$ 2,135.00		
	Total Deposits for March	\$ 160.00		
	Total Deposits for April	\$ 1,360.00		
	Total Deposits for May	\$ -		
			\$10,670.94	
EXPENSES:				
	Total Expenses for January	\$ 1,181.36		
	Total Expenses for February	\$ 4,180.28		
	Total Expenses for March	\$ 855.45		
	Total Expenses for April	\$ 2,122.43		
	Total Expenses for May	\$ 814.34		
			\$ 9,153.86	
	Net Income for Spring Season 2019			\$1,517.08

Mayor Pablo G. Pena Park

300 North Airport Drive



Google Earth

© 2018 INEGI
© 2018 Google

FACILITY LICENSE AGREEMENT

THIS LICENSE AGREEMENT made and entered into this ____ day of _____ 2019, by and between the City of Weslaco, a home-ruled municipal corporation; 255 S. Kansas Ave. Weslaco, Texas 78596, Licenser, (hereinafter referred to as "CITY"), and Mid-Valley Youth Soccer League, 800 Martinez Street Weslaco Texas 78599 hereinafter referred to as "LICENSEE".

WITNESSTH

- A. CITY owns all rights, title and interest in Mayor Pablo G. Pena City Park and has the authority to grant this License; and
- B. LICENSEE desires to use the described facility(s) for the purpose described herein; and
- C. CITY is willing to permit LICENSEE to use said facility(s) in such a manner as described herein.

1. GRANT OF LICENSE

- 1.1. The CITY grants a license to the LICENSEE to non-exclusive use and the LICENSEE licenses from the CITY the portions of Mayor Pablo G. Pena City Park MIDDLE and SOUTH fields, located at 1200 E. 6th Street, Weslaco Texas 78596 as described in Attachment "A – Mayor Pablo G. Pena City Park Labeled" hereinafter referred to as the FACILITIES.
- 1.2. The term of this license is for the period of September 1, 2019 through November 30, 2019. Specific times and days of use to be mutually agreed upon with the "CITY's" Director of Parks & Recreation.
- 1.3. The "LICENSEE" will provide a schedule of "LICENSEE's" activities to "CITY" at least two (2) weeks prior to start of such activities.
- 1.4. The LICENSEE shall have the right to occupy and use the Facility(s) for the purposes of presenting a Youth Soccer Program hereinafter referred to as "LEAGUE". The right to occupy and use the FACILITY by LICENSEE shall not be construed as an endorsement by the CITY of the LEAGUE or purposes thereto.
- 1.5. This Agreement is non-transferrable and the LICENSSEE shall not assign this Agreement nor sublet FACILITY without the prior written consent of the CITY.

1. LICENSING FEE

- 2.1 The CITY will not charge LICENSEE any rent for the use of licensed premises.

3. INDEMNIFICATION AND HOLD HARMLESS

- 3.1 LICENSEE agrees to indemnify the City of Weslaco, from all claims, suits, damages, costs, losses and expenses in any manner arising out of connected to the viewing of the movie or the sale of any concession items.
- 3.2 The "LICENSEE" will carry liability insurance in an amount sufficient to protect the "CITY's" interest in the lease premises and said insurance shall name the "CITY" as an additional insured with the requirement that said insurance provider shall provide the "CITY" notice of any cancellation or revision of said insurance policy.

4. MISCELLANEOUS

- 4.1 "LICENSEE" will be responsible for all the equipment needed to present the LEAGUE. This equipment may be set up only on the day(s) of the LEAGUE and must be removed immediately after the event.
- 4.2 The "LICENSEE" shall endeavor to assist the "CITY" in providing a safe and clean complex for participants, spectators and visitors.
- 4.3 The "LICENSEE" will be allowed to park one (1) vehicle next to the east restroom for the sole purpose of providing equipment & supplies for "LICENSEE's" activities. All other automobiles and vehicles will park in areas designated for such purpose by "CITY".
- 4.4 The "LICENSEE" is responsible for scheduling games and providing adult supervision at all "LICENSEE's" activities.
- 4.5 The "CITY" maintains its right to decide when the field is unplayable due to current or anticipated weather conditions.
- 4.6 The "LICENSEE" will provide the "CITY" Parks and Recreation Department appropriate contact phone numbers for the purpose of directing public inquiries to the proper authorities regarding this LEAGUE.
- 4.7 The "LICENSEE" shall report any repairs or potential hazards to the "CITY's" Parks and Recreation Department. However, the reporting of these hazards does not in any way, shape or form make the "CITY" responsible for any injuries or damages resulting from said hazards.
- 4.8 The "CITY" will maintain the leased premises including mowing and marking painted field lines. Maintenance scheduling will be determined by "CITY" upon advanced receipt of a schedule of "LICENSEE's" activities.
- 4.9 The "CITY" undertakes no responsibility and is under no obligation to obtain sponsors for "LICENSEE's" activities.
- 4.10 The "LICENSEE" will provide the "CITY" an accounting of all monies collected in registration fees, revenues and expenses incurred upon demand in a form and manner

acceptable to "CITY". The "CITY" may at any time demand such accounting and failure to do so will result in an automatic termination of this agreement.

4.11 The "LICENSEE" affirms that the person signing on behalf of the "LICENSEE" is authorized to execute this lease agreement with the "CITY".

4.12 "CITY" has the right to cancel this lease agreement without cause by providing thirty (30) days' written notice of said termination.

4.13 If any material, composition or name to be used or performed under this AGREEMENT is copyrighted, the LICENSEE shall be responsible for securing, before using or employing such material, composition or name, the assent in writing, of the owner or licensee of such copyright. The LICENSEE shall indemnify and save the CITY harmless from any and all claims, expenses or suits for copyright infringements which may arise from the performance of this Agreement.

4.14 LICENSEE shall be responsible for all associated licensing fees, permits, costs, and taxes.

4.15 GOVERNING LAW: This Agreement shall be governed by and construed under the laws of the State of Texas, which shall also be the forum for any law suit arising from or incident to this Agreement. Venue shall be the state and federal courts located in Hidalgo County, Texas.

IN WITNESS WHEREOF, the undersigned hereby execute this license agreement as of the day and year first above written

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Myra Ayala, CITY SECRETARY

APPROVED AS TO FORM:

JUAN E. GONZALEZ, CITY ATTORNEY

MID VALLEY YOUTH SOCCER LEAGUE

Robert Gonzalez, PRESIDENT



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2642
From:		
Subject: Approval of the renewal of the License Agreement with the Weslaco Youth Football League for the use of Isaac Rodriguez multi-purpose fields and Harlon Block Sports Complex practice area for a term of four months (September 1, 2019 - December 31, 2019 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)		
Background: Annual Program renewal. License to use park facilities.		
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):		
Molly Vallejo Omar Rodriguez Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Approve.		
Attachments, if any: WYFL request of Park Letter fall 2019, 501c3 Letter- IRS, Statement of Financial Statement 123118, WYFL License Attachment A - Isaac Rodriguez Park Labeled, WYFL License Attachment B - Harlon Block Sports Complex, WYFL Sports Fields License Agreement FALL 2019		
Responsibilities upon Approval:		

WESLACO YOUTH FOOTBALL LEAGUE

P.O. Box 1261; Weslaco, Texas 78599; Phone (956) 246-9927

TAX ID # 32002732454

April 30, 2019

City of Weslaco Parks and Recreation Dept.
Attn: Mr. Omar Rodriguez, Director
255 S. Kansas Ave.
Weslaco, TX 78596

Re: 2019 Fall Tackle/Flag/Cheer Season- Request for Use of Harlon Block & Isaac Rodriguez Parks

City of Weslaco Parks and Recreation:

The Weslaco Youth Football League board and community would like to thank our City of Weslaco Commissioners, City Manager and Parks & Rec director and staff for their continued support of our youth football program. Your generosity and consideration have allowed us to grow from 250+ registered youth to over 400 registered youth over the course of the last 5 years.

It is once again time for our Fall Flag/Tackle Football and Cheer program and we are respectfully requesting the use of Harlon Block Park for practices and Isaac Rodriguez Park for games during the period of August 1, 2019 thru December 31, 2019, Monday-Saturday for our Weslaco Youth Football League teams. If you have any additional questions please do not hesitate to reach out to one of our executive board members. I have included our contact information below for your records.

Thank you for your support!!

Respectfully yours,

Albert Ortiz, President (956)246-9927
Al Ibarra, Vice President (956)200-3972
Belinda Ibarra, Secretary/Treasurer (956)463-3127
Roman Gutierrez, Board Member

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

MAY 22 2019

Date:

WESLACO YOUTH FOOTBALL LEAGUE
P O BOX 1261
WESLACO, TX 78599-1261

Employer Identification Number:
74-2801742

DLN:
26053534001309

Contact Person:
CUSTOMER SERVICE ID# 31954

Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31

Public Charity Status:
509(a)(2)

Form 990/990-EZ/990-N Required:
Yes

Effective Date of Exemption:
May 07, 2019

Contribution Deductibility:
Yes

Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

WESLACO YOUTH FOOTBALL LEAGUE

Sincerely,

Stephen A. Martin

Director, Exempt Organizations
Rulings and Agreements

WESLACO YOUTH FOOTBALL LEAGUE
STATEMENT OF FINANCIAL POSITION
December 31, 2018

ASSETS

Current Assets

CASH - INTERNATIONAL BANK	\$	1,563.60
CASH - IBC #8416		100.00
MONEY BOX		<u>180.00</u>

Total Current Assets	\$	1,843.60
-----------------------------	----	----------

Fixed Assets

Total Assets	\$	<u><u>1,843.60</u></u>
---------------------	----	------------------------

See Accountant's Compilation Report

WESLACO YOUTH FOOTBALL LEAGUE
STATEMENT OF FINANCIAL POSITION
December 31, 2018

LIABILITIES AND EQUITY

Current Liabilities
Long Term Liabilities
Net Assets

UNRESTRICTED	3,746.75	
CHANGE IN NET ASSETS FROM OPERATIONS	<u>(1,903.15)</u>	

Total Net Assets		<u>1,843.60</u>
-------------------------	--	-----------------

Total Liabilities & Net Assets	\$	<u><u>1,843.60</u></u>
---	----	------------------------

WESLACO YOUTH FOOTBALL LEAGUE
STATEMENT OF ACTIVITIES & CHANGES IN NET ASSETS
For the Period Ended December 31, 2018

	12 Months Ended Dec. 31, 2018	Pct
Revenue		
REGISTRATION FEES	\$ 32,796.52	46.27
CONCESSION INCOME	17,593.00	24.82
SPONSORS	9,100.00	12.84
GATE FEES	3,663.00	5.17
HARDSHIP	2,730.00	3.85
FUNDRAISERS	<u>5,000.00</u>	<u>7.05</u>
Total Revenue	70,882.52	100.00
Operating Expenses		
ADVERTISING	800.00	1.13
BANK CHARGES	3.76	0.01
CHEER EXPENSE	1,531.00	2.16
CONCESSION STAND	11,193.16	15.79
COST OF FUNDRAISERS	2,930.34	4.13
FEES	52.00	0.07
FUNDRAISER PRIZES	1,200.00	1.69
FLAGS	56.00	0.08
FOOTBALL EXPENSE	27,353.56	38.59
GIFTS	162.37	0.23
INSURANCE	3,215.00	4.54
LEGAL & PROFESSIONAL	250.00	0.35
MEALS & ENTERTAINMENT	627.49	0.89
OFFICE SUPPLIES	1,104.51	1.56
POSTAGE	82.00	0.12
REFEREES/CHAIN CREW	18,650.00	26.31
SIGNS	1,838.00	2.59
TROPHIES AND MEDALS	<u>1,736.48</u>	<u>2.45</u>
Total Expenses	<u>72,785.67</u>	<u>102.68</u>
Changes in Net Assets from Operations	\$ <u><u>(1,903.15)</u></u>	<u><u>(2.68)</u></u>

Isaac Rodriguez Park

1200 East 6th Street

Splash
Park

Service
Center

Multi-Purpose Field

Minor Field

RR

T-Ball
Field

Skate
Park

Google Earth

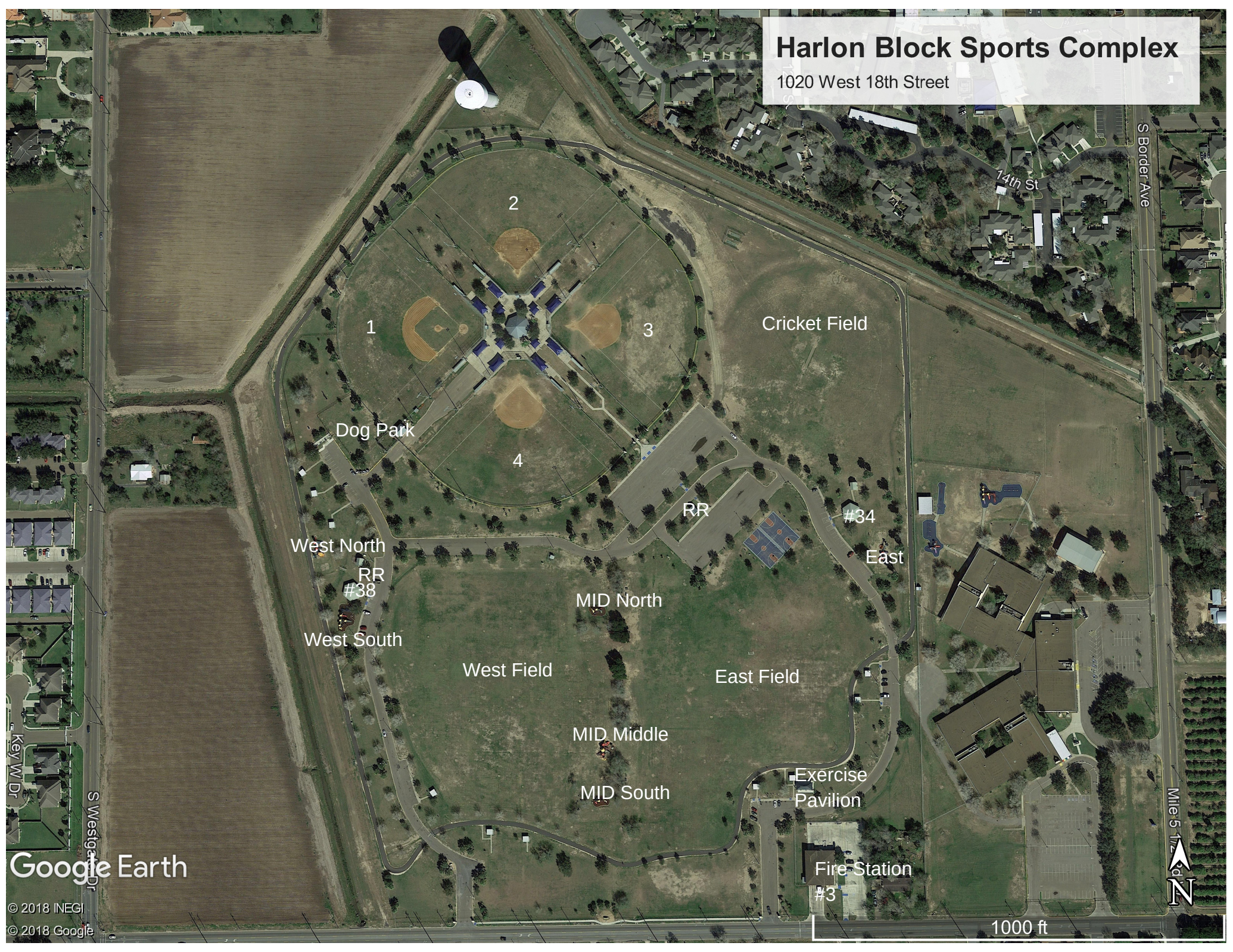
© 2018 INEGI
© 2018 Google

600 ft



Harlon Block Sports Complex

1020 West 18th Street



Google Earth

© 2018 INEGI
© 2018 Google



1000 ft

FACILITY LICENSE AGREEMENT

THIS LICENSE AGREEMENT made and entered into this ____ day of _____ 2019, by and between the City of Weslaco, a home-ruled municipal corporation; 255 S. Kansas Ave. Weslaco, Texas 78596, Licensors, (hereinafter referred to as "CITY"), and Weslaco Youth Football League, P.O. Box 1261 Weslaco Texas 78599 hereinafter referred to as "LICENSEE".

WITNESSTH

- A. CITY owns all rights, title and interest in Isaac Rodriguez Park and Harlon Block Sports Complex; and, has the authority to grant this License; and
- B. LICENSEE desires to use the described facility(s) for the purpose described herein; and
- C. CITY is willing to permit LICENSEE to use said facility(s) in such a manner as described herein.

1. GRANT OF LICENSE

- 1.1. The CITY grants a license to the LICENSEE to non-exclusive use and the LICENSEE licenses from the CITY the portions of Isaac Rodriguez Park Multi-Purpose Field, Minor Practice Field, Parking Lot and Concession Stand, located at 1200 E. 6th Street, Weslaco Texas 78596 as described in Attachment "A – Isaac Rodriguez Park Labeled"; and the Harlon Block Sports Complex West Field and East Field located at 1020 West 18th Street, Weslaco Texas 78596 as indicated in Attachment "B – Harlon Block Sports Complex Labeled" hereinafter referred to as the FACILITIES.
- 1.2. The term of this license is for the period of September 1, 2019 through December 31, 2019. Specific times and days of use to be mutually agreed upon with the "CITY's" Director of Parks & Recreation.
- 1.3. The "LICENSEE" will provide a schedule of "LICENSEE's" activities to "CITY" at least two (2) weeks prior to start of such activities.
- 1.4. The LICENSEE shall have the right to occupy and use the Facility(s) for the purposes of presenting a Youth Tackle/Flag/Cheer Football Program hereinafter referred to as "LEAGUE". The right to occupy and use the FACILITY by LICENSEE shall not be construed as an endorsement by the CITY of the LEAGUE or purposes thereto.
- 1.5. This Agreement is non-transferrable and the LICENSSEE shall not assign this Agreement nor sublet FACILITY without the prior written consent of the CITY.

1. LICENSING FEE

- 2.1 The CITY will not charge LICENSEE any rent for the use of licensed premises.

3. INDEMNIFICATION AND HOLD HARMLESS

- 3.1 LICENSEE agrees to indemnify the City of Weslaco, from all claims, suits, damages, costs, losses and expenses in any manner arising out of connected to the viewing of the movie or the sale of any concession items.
- 3.2 The "LICENSEE" will carry liability insurance in an amount sufficient to protect the "CITY's" interest in the lease premises and said insurance shall name the "CITY" as an additional insured with the requirement that said insurance provider shall provide the "CITY" notice of any cancellation or revision of said insurance policy.

4. MISCELLANEOUS

- 4.1 "LICENSEE" will be responsible for all the equipment needed to present the LEAGUE. This equipment may be set up only on the day(s) of the LEAGUE and must be removed immediately after the event.
- 4.2 The "LICENSEE" shall endeavor to assist the "CITY" in providing a safe and clean complex for participants, spectators and visitors.
- 4.3 The "LICENSEE" will be allowed to park one (1) vehicle next to the concession stand for the sole purpose of providing equipment & supplies for "LICENSEE's" activities. All other automobiles and vehicles will park in areas designated for such purpose by "CITY".
- 4.4 The "LICENSEE" is responsible for scheduling games and providing adult supervision at all "LICENSEE's" activities.
- 4.5 The "CITY" maintains its right to decide when the field is unplayable due to current or anticipated weather conditions.
- 4.6 The "LICENSEE" will provide the "CITY" Parks and Recreation Department appropriate contact phone numbers for the purpose of directing public inquiries to the proper authorities regarding this LEAGUE.
- 4.7 The "LICENSEE" shall report any repairs or potential hazards to the "CITY's" Parks and Recreation Department. However, the reporting of these hazards does not in any way, shape or form make the "CITY" responsible for any injuries or damages resulting from said hazards.
- 4.8 The "CITY" will maintain the leased premises including mowing and marking painted field lines. Maintenance scheduling will be determined by "CITY" upon advanced receipt of a schedule of "LICENSEE's" activities.
- 4.9 The "CITY" undertakes no responsibility and is under no obligation to obtain sponsors for "LICENSEE's" activities.

- 4.10 The "LICENSEE" will provide the "CITY" an accounting of all monies collected in registration fees, concession stand revenues and expenses incurred upon demand in a form and manner acceptable to "CITY". The "CITY" may at any time demand such accounting and failure to do so will result in an automatic termination of this agreement.
- 4.11 The "LICENSEE" affirms that the person signing on behalf of the "LICENSEE" is authorized to execute this lease agreement with the "CITY".
- 4.12 "CITY" has the right to cancel this lease agreement without cause by providing thirty (30) days' written notice of said termination.
- 4.13 If any material, composition or name to be used or performed under this AGREEMENT is copyrighted, the LICENSEE shall be responsible for securing, before using or employing such material, composition or name, the assent in writing, of the owner or licensee of such copyright. The LICENSEE shall indemnify and save the CITY harmless from any and all claims, expenses or suits for copyright infringements which may arise from the performance of this Agreement.
- 4.14 LICENSEE shall be responsible for all associated licensing fees, permits, costs, and taxes.
- 4.15 GOVERNING LAW: This Agreement shall be governed by and construed under the laws of the State of Texas, which shall also be the forum for any law suit arising from or incident to this Agreement. Venue shall be the state and federal courts located in Hidalgo County, Texas.

IN WITNESS WHEREOF, the undersigned hereby execute this license agreement as of the day and year first above written

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Myra Ayala, CITY SECRETARY

APPROVED AS TO FORM:

JUAN E. GONZALEZ, CITY ATTORNEY

WESLACO YOUTH FOOTBALL LEAGUE

CHAIRMAN



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2645	
From:			
Subject: Approval to amend the contract between Tyler Technologies and the City of Weslaco whereas the transaction fee for utility billings payments on-line will be reduced to .85 cents per transaction from \$1.25 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)			
Background: See memorandum.			
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):			
Vidal Roman		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Tyler Memo, Tyler Amendment			
Responsibilities upon Approval:			

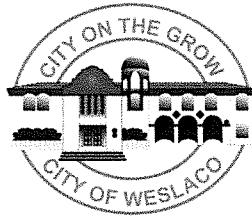


Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2645	
From:			
Subject: Approval to amend the contract between Tyler Technologies and the City of Weslaco whereas the transaction fee for utility billings payments on-line will be reduced to .85 cents per transaction from \$1.25 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)			
Background: See memorandum.			
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):			
Vidal Roman		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Tyler Memo, Tyler Amendment			
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

Date: August 16, 2019

To: Mayor & City Commission

CC: Mike Perez, City Manager

From: Vidal Roman, Finance Director 

Re: Tyler Tech Contract No. 2012-0231 Amendment

Honorable Mayor and Commissioners, Tyler Technologies has Contract No. 2012-0231 whereas they also provide on line services to the city for on-line payments. The utility billing department has seen an increase of citizens making their payments online.

Note that previously on-line payments had a \$2.00 administrative fee associated with it and the city would remit to Tyler Technologies \$1.25 of that amount per payment. Due to the increase activity, the fee will be adjusted to \$.85 cents per payment having realize an increase of \$.40 cents for the city.

I respectfully request that the city approve this amendment.



AMENDMENT

This amendment ("Amendment") is effective as of the date of signature of the last party to sign as indicated below ("Effective Date"), by and between Tyler Technologies, Inc. ("Tyler"), a Delaware corporation with offices at 5519 53rd Street, Lubbock, TX 79414, and the City of Weslaco ("Client") with offices at 255 South Kansas Avenue, Weslaco, TX 78596.

WHEREAS, Tyler and Client are parties to an agreement effective November 11, 2012 ("Agreement"), under which Client acquired licenses to the software described therein ("Tyler Software") as well as related professional services, and maintenance and support; and

WHEREAS Client desires to amend the Agreement to adjust the fees;

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and promises set forth herein, Tyler and Client agree to modify the Agreement as follows:

- The Customer \$1.25 per transaction fee for utility billing payments on-line is reduced to \$.85 cents per transaction.
- All terms and conditions of the Agreement not herein amended remain in full force and effect.

IN WITNESS WHEREOF, persons having been duly authorized and empowered to enter into this amendment hereunto executed this Amendment effective as of the date last set forth below.

Tyler Technologies, Inc.
Local Government Division

City of Weslaco

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2651	
From:			
Subject: Approval on renewal of Interlocal Agreement(s) with the following entities for Animal Care Services: 1) City of Donna 2) City of San Juan 3) City of Mercedes; and 4) City of Pharr and authorize the Mayor to execute any related documents: (Staffed by Planning and Code Enforcement.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Joe Pedraza		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Animal Shelter Contract Donna 2019, Animal Shelter Contract san juan 2019, Animal Shelter Contract Mercedes 2019, Animal Shelter Contract pharr			
Responsibilities upon Approval:			

SERVICE CONTRACT §

SECTION II
CALL NOTIFICATION / REPRESENTATIVE

Each party will have a designated representative to receive any notices under this agreement and to act on their behalf as follows:

i)CITY OF DONNA
David Vasquez, Finance Director.
307 S 12TH Street
Donna, Texas 78537

ii) CITY OF WESLACO
Jose Angel Pedraza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78596

No other representative from DONNA may request services from CITY.

All notices required or permitted herein must be in writing and shall be forwarded by United States Mail, by Registered or Certified Mail, Return Receipt Requested, Postage Prepaid, to the party whom notice is to be given at the address set forth above or to such address as either party hereto may designate to the other by notice from time to time for the purpose. Notices shall be deemed given upon deposit in a receptacle of the United States Postal Service.

SECTION III
PAYMENTS AND FEES

DONNA agrees to pay CITY for services contracted herein as follows:

- A. DONNA shall pay CITY \$55.00 per animal impounded at CITY'S shelter.
- B. DONNA shall pay CITY \$45.00 per deceased animal taken to CITY'S shelter.
- C. DONNA citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. DONNA citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. DONNA shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. DONNA shall pay CITY \$250.00 to quarantine an animal.

Invoicing shall be completed in accordance with CITY'S Finance Department regulations and an activity log will be provided with DONNA'S invoice.

DONNA will approve all work submitted and authorize all payments made for services within 30 days from receipt of CITY'S invoice.

SECTION IV CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction shall lie in Hidalgo County, Texas.

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2019 and shall continue in full-force and effect through October 1, 2020.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

If DONNA cannot appropriate sufficient funding to fulfill it's contractual obligations under this agreement, then CITY has the right to terminate this contract by providing ten (10) days written notice to DONNA.

SECTION VII MEDIATION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two (2) weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation. The parties agree to share cost of mediation equally.

IN WITNESS WHEREOF, CITY and DONNA have executed three (3) copies of this Agreement as of the date set forth above.

CITY OF WESLACO

BY: _____
David Suarez, Mayor

255 S Kansas
Weslaco, Texas 78596
Phone: 956.968.3181
Fax: 956.973.3128

ATTEST:

Myra L. Ayala, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez, City Attorney

CITY OF DONNA

BY: _____
Rick Morales, Mayor

City Of Donna
307 S 12TH Street
Donna, Texas 78537
956-464-3314

ATTEST:

Laura Balderrama, City Secretary

APPROVED AS TO FORM ONLY:

_____, City Attorney

SERVICE CONTRACT §

SECTION II
CALL NOTIFICATION / REPRESENTATIVE

Each party will have a designated representative to receive any notices under this agreement and to act on their behalf as follows:

i) CITY OF SAN JUAN

_____, _____
709 S Nebraska Avenue
San Juan, Texas 78589

ii) CITY OF WESLACO

Jose Angel Pedraza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78596

No other representative from SAN JUAN may request services from CITY.

All notices required or permitted herein must be in writing and shall be forwarded by United States Mail, by Registered or Certified Mail, Return Receipt Requested, Postage Prepaid, to the party whom notice is to be given at the address set forth above or to such address as either party hereto may designate to the other by notice from time to time for the purpose. Notices shall be deemed given upon deposit in a receptacle of the United States Postal Service.

SECTION III
PAYMENTS AND FEES

SAN JUAN agrees to pay CITY for services contracted herein as follows:

- A. SAN JUAN shall pay CITY \$55.00 per animal impounded at CITY'S shelter.
- B. SAN JUAN shall pay CITY \$45.00 per deceased animal taken to CITY'S shelter.
- C. SAN JUAN citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. SAN JUAN citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. SAN JUAN shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. SAN JUAN shall pay CITY \$250.00 to quarantine an animal.

Invoicing shall be completed in accordance with CITY'S Finance Department regulations and an activity log will be provided with SAN JUAN'S invoice.

SAN JUAN will approve all work submitted and authorize all payments made for services within 30 days from receipt of CITY'S invoice.

SECTION IV CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction shall lie in Hidalgo County, Texas.

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2019 and shall continue in full-force and effect through October 1, 2020.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

If SAN JUAN cannot appropriate sufficient funding to fulfill its contractual obligations under this agreement, then CITY has the right to terminate this contract by providing ten (10) days written notice to SAN JUAN.

SECTION VII MEDIATION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two (2) weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation. The parties agree to share cost of mediation equally.

IN WITNESS WHEREOF, CITY and SAN JUAN have executed three (3) copies of this Agreement as of the date set forth above.

CITY OF WESLACO

BY: _____
David Suarez, Mayor

255 S Kansas
Weslaco, Texas 78596
Phone: 956.968.3181
Fax: 956.973.3128

ATTEST:

Myra L. Ayala, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez, City Attorney

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

City Of San Juan
709 N Nebraska
San Juan, Texas 78589
956-223-2200

ATTEST:

Diana Cavazos, City Secretary

APPROVED AS TO FORM ONLY:

_____, City Attorney

SERVICE CONTRACT §

SECTION II
CALL NOTIFICATION / REPRESENTATIVE

Each party will have a designated representative to receive any notices under this agreement and to act on their behalf as follows:

i) CITY OF MERCEDES
Jose Figueroa, Public Works Director
400 South Ohio St.
Mercedes, Texas 78570

ii) CITY OF WESLACO
Jose Angel Pedraza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78596

No other representative from MERCEDES may request services from CITY.

All notices required or permitted herein must be in writing and shall be forwarded by United States Mail, by Registered or Certified Mail, Return Receipt Requested, Postage Prepaid, to the party whom notice is to be given at the address set forth above or to such address as either party hereto may designate to the other by notice from time to time for the purpose. Notices shall be deemed given upon deposit in a receptacle of the United States Postal Service.

SECTION III
PAYMENTS AND FEES

MERCEDES agrees to pay CITY for services contracted herein as follows:

- A. MERCEDES shall pay CITY \$55.00 per animal impounded at CITY'S shelter.
- B. MERCEDES shall pay CITY \$45.00 per deceased animal taken to CITY'S shelter.
- C. MERCEDES citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. MERCEDES citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. MERCEDES shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. MERCEDES shall pay CITY \$250.00 to quarantine an animal.

Invoicing shall be completed in accordance with CITY'S Finance Department regulations and an activity log will be provided with MERCEDES'S invoice.

MERCEDES will approve all work submitted and authorize all payments made for services within 30 days from receipt of CITY'S invoice.

SECTION IV CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction shall lie in Hidalgo County, Texas.

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2019 and shall continue in full-force and effect through October 1, 2020.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

If MERCEDES cannot appropriate sufficient funding to fulfill its contractual obligations under this agreement, then CITY has the right to terminate this contract by providing ten (10) days written notice to MERCEDES.

SECTION VII MEDIATION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two (2) weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation. The parties agree to share cost of mediation equally.

IN WITNESS WHEREOF, CITY and MERCEDES have executed three (3) copies of this Agreement as of the date set forth above.

CITY OF WESLACO

BY: _____
David Suarez, Mayor

255 S Kansas
Weslaco, Texas 78596
Phone: 956.968.3181
Fax: 956.973.3128

ATTEST:

Myra L. Ayala, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez, City Attorney

CITY OF MERCEDES

BY: _____
Henry Hinojosa, Mayor

City Of Mercedes
400 S Ohio St.
Mercedes, Texas 78570
956-565-3114

ATTEST:

, City Secretary

APPROVED AS TO FORM ONLY:

_____, City Attorney

STATE OF TEXAS § INTERLOCAL AGREEMENT

COUNTY OF HIDALGO §

SERVICE CONTRACT §

THIS AGREEMENT is made this ____ day of _____, 2019, by and between the **CITY OF WESLACO**, a Home Rule Municipal Corporation, hereinafter referred to as “**CITY**” located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas 78596 and **CITY OF PHARR** a Home Rule Municipal Corporation, hereinafter referred to as “**PHARR**”, located at 118 S. Cage Blvd. Pharr, Hidalgo County, Texas 78577.

RECITALS

WHEREAS, PHARR desires to engage with CITY for the provision of certain professional services, therefore CITY and PHARR mutually agree as follows:

SECTION I
CONTRACT AGREEMENT

CITY agrees to provide PHARR Animal Control Operations and Impoundment as follows:

A. Impoundment services and all available information pertinent to said services, including reports and any other related data. CITY shall be responsible for the professional quality, technical accuracy, and the coordination of services furnished to PHARR.

B. CITY shall perform the professional services necessary to accomplish the work specified in this Agreement in accordance with all applicable State and Federal requirements in effect on the date of execution.

C. CITY will provide blank door tags and PHARR must provide individual door tags for each animal brought into CITY’S facility.

D. PHARR must submit all documentation needed for owner relinquished animals and quarantine animals, which include owner relinquish forms and dog bite reports.

E. PHARR must give CITY prompt written notice whenever PHARR observes or otherwise becomes aware of any deficiencies in CITY services.

F. Hours of operation:

- Citizens of Pharr may drop off animals at the shelter from 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 11:00 a.m. Saturdays and Sundays.

SECTION II
CALL NOTIFICATION / REPRESENTATIVE

Each party will have a designated representative to receive any notices under this agreement and to act on their behalf as follows:

i)CITY OF PHARR
Ricardo Pedraza, Public Works Director.
1015 E Ferguson Ave.
Pharr, Texas 78577

ii) CITY OF WESLACO
Jose Angel Pedraza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78596

No other representative from PHARR may request services from CITY.

All notices required or permitted herein must be in writing and shall be forwarded by United States Mail, by Registered or Certified Mail, Return Receipt Requested, Postage Prepaid, to the party whom notice is to be given at the address set forth above or to such address as either party hereto may designate to the other by notice from time to time for the purpose. Notices shall be deemed given upon deposit in a receptacle of the United States Postal Service.

SECTION III
PAYMENTS AND FEES

PHARR agrees to pay CITY for services contracted herein as follows:

- A. PHARR shall pay CITY \$55.00 per animal impounded at CITY'S shelter.
- B. PHARR shall pay CITY \$45.00 per deceased animal taken to CITY'S shelter.
- C. PHARR citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. PHARR citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. PHARR shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. PHARR shall pay CITY \$250.00 to quarantine an animal.

Invoicing shall be completed in accordance with CITY'S Finance Department regulations and an activity log will be provided with PHARR'S invoice.

PHARR will approve all work submitted and authorize all payments made for services within 30 days from receipt of CITY'S invoice.

SECTION IV CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction shall lie in Hidalgo County, Texas.

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2019 and shall continue in full-force and effect through October 1, 2020.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

If PHARR cannot appropriate sufficient funding to fulfill it's contractual obligations under this agreement, then CITY has the right to terminate this contract by providing ten (10) days written notice to PHARR.

SECTION VII MEDIATION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two (2) weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation. The parties agree to share cost of mediation equally.

IN WITNESS WHEREOF, CITY and PHARR have executed three (3) copies of this Agreement as of the date set forth above.

CITY OF WESLACO

BY: _____
David Suarez, Mayor

255 S Kansas
Weslaco, Texas 78596
Phone: 956.968.3181
Fax: 956.973.3128

ATTEST:

Myra L. Ayala, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez, City Attorney

CITY OF PHARR

BY: _____
Dr. Ambrosio "Amos" Hernandez, Mayor

City Of Pharr
118 S Cage Blvd.
Pharr, Texas 78577
956-402-4000

ATTEST:

Hilda Pedraza, City Clerk

APPROVED AS TO FORM ONLY:

Patricia Rigney, City Attorney



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2660
From:		
Subject: Approval on Resolution 2019-62 finding that AEP Texas Central Company's application for a distribution cost recovery factor to increase distribution rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company; and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)		
Background: Commission action on May 23, 2019 adopted Resolution 2019-53 suspending any action for 90 days and Resolution 2019-54 approved intervention by joining other cities to have consultant review and negotiate with AEP on rate increase.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution		
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): Consultants recommendation is the City approve said resolution to deny the rates proposed by AEP Texas.		
Aida Vega Andrew Muñoz Mike Perez		Created/Initiated New
City Manager Comments: Approve.		
Staff Recommendation: Approve.		
Attachments, if any: Model Staff Report Re Denial Resolution- 2019 AEP Rate Case, R2019-62 Denial AEP 2019 Rate increase		
Responsibilities upon Approval: Execute and retain.		

MODEL STAFF REPORT REGARDING AEP TEXAS' REQUESTED RATE CHANGE

PURPOSE:

On May 1, 2019, AEP Texas Inc. ("AEP Texas" or "Company") filed an application with cities retaining original jurisdiction seeking to increase system-wide distribution rates by \$38.3 million per year (an increase of 4.2%), and decrease system-wide transmission rates by \$3.16 million (a decrease of 0.7%). According to AEP Texas, the impact of this approval on an average residential customers would be an increase of about \$4.75 per month for customers in the Central Division, and a decrease of \$5.01 for customers in the North Division.

In a prior City action, AEP Texas' rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with Cities Served by AEP Texas ("Cities"), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of experts engaged by Cities, AEP Texas' request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by AEP Texas.

Explanation of "Be It Resolved" Sections:

1. This paragraph finds that the Company's application is unreasonable and should be denied.
2. This section requires AEP Texas to maintain its existing rates within the City.
3. This section states that Cities' reasonable rate case expenses shall be reimbursed by AEP Texas within 30 days of presentation of an invoice to AEP Texas.
4. This section recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
5. This section provides that the City will notify counsel for AEP Texas and counsel for Cities of the City's action by sending a copy of the approved and signed Resolution to each counsel.

RESOLUTION NO. 2019-62

A RESOLUTION OF THE CITY OF WESLACO TEXAS FINDING THAT AEP TEXAS INC.'S REQUESTED INCREASE TO ITS ELECTRIC TRANSMISSION AND DISTRIBUTION RATES AND CHARGES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, on or about May 1, 2019, AEP Texas Inc. ("AEP Texas" or "Company"), pursuant to Public Utility Regulatory Act ("PURA") §§ 33.001 and 36.001 filed with the City of Weslaco ("City") a Statement of Intent to change electric delivery rates in all municipalities exercising original jurisdiction within its service area, effective June 5, 2019; and

WHEREAS, the City is an electric utility customer of AEP Texas and a regulatory authority [with exclusive original jurisdiction] over the rates and charges of AEP Texas within the City; and

WHEREAS, the City is a member of the Cities Served by AEP Texas ("Cities"), a membership of similarly situated cities served by AEP Texas that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in AEP Texas' service area; and

WHEREAS, Cities is an intervenor in the parallel proceeding at the Public Utility Commission of Texas to review AEP Texas' filing; and

WHEREAS, pursuant to its exclusive original jurisdiction over AEP Texas' rates and operations within city limits, the City previously suspended the effective date of the Company's requested rate increase; and

WHEREAS, PURA § 33.023 provides that costs incurred by cities in ratemaking activities are to be reimbursed by the regulated utility; and

WHEREAS, the City's attorneys and consultants recommend that the City deny the application.

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

SECTION 1. That the rates proposed by AEP Texas in an application submitted to the City by the Company on or about May 1, 2019, are hereby found to be unreasonable, and are denied.

SECTION 2. That the Company shall continue to charge its existing rates for transmission and distribution service to customers with the City.

SECTION 3. That Cities' reasonable rate case expenses shall be reimbursed by AEP Texas within 30 days of presentation of an invoice to AEP Texas.

SECTION 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law, and that the public notice was given of the time, place, and purpose of said meeting, as required.

SECTION 6. A copy of this Resolution shall be sent to AEP Texas, care of Jennifer Frederick, American Electric Power Company, 400 West 15th Street, Suite 1520, Austin, Texas 78701 (jjfrederick@aep.com), and to Thomas Brocato at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

PASSED AND APPROVED this 20th day of August 2019.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Myra Ayala Garza, City Secretary

APPROVED AS TO FORM:

Juan E. Gonzalez, City Attorney



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2628	
From: Benjamin Worsham			
Subject: Discussion and consideration after public hearing on behalf of Albert Hanks to approve Ordinance 2019-32 to rezone 2701 W. Bus Hwy 83. Also being Lot 1, Las Villas Apartments, Weslaco, Hidalgo County, Texas from R-2 Duplex and apartment district to B-2 Secondary highway business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-32. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-2 Duplex and apartment district to B-2 Secondary highway business district. Eleven (11) property owners within 200 feet of the applicant's property were notified by letter on July 26, 2019.			
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: Notice of the application and the Public Hearing for the City Commission appeared in The Monitor on July 22, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on August 7, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval based on 2040 land use map.			
Attachments, if any: 2701 W Bus Hwy 83- Aerial, 2701 W BUS HWY 83 - ATTACHMENT, O2019-32 rezone 2701 W Bus Hwy 83			

Responsibilities upon Approval:

Staff will notify applicant.

2701 W Business Hwy 83

Rezone Request R-2 to B-2

Legend

 2701 W Business Hwy 83

Google Earth

© 2018 Google
© 2018 INEGI

N Milano Rd

Milanos Rd

Meadow Lark Dr

Blue Jay

Meadow Lark Cir



500 ft



APPLICATION FOR REZONING

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

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

FILE NO. Re 219-00018

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 Block _____

Subdivision Name Las Villas Apartments

Street Address 2701 W Business Hwy 83

Existing Zoning R-2 Existing Land Use Vacant

Proposed Zoning B-2 Proposed Land Use Commercial plaza

_____ \$300.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Albert Hanks / O.A. Management Phone 956-638-0216

Address 502 E. Expressway 83 SE-6 Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: hanksaj@yahoo.com

OWNER

Name _____ Phone _____

Address _____ Fax: _____

City _____ State _____ Zip Code _____ E-Mail: _____

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

Signature _____ Date _____
Owner

Signature _____ Date _____
Applicant

Signature [Signature] Date 7/15/19
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 Date _____

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

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

Ordinance No. _____

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

July 26, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 7, 2019 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 20, 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:

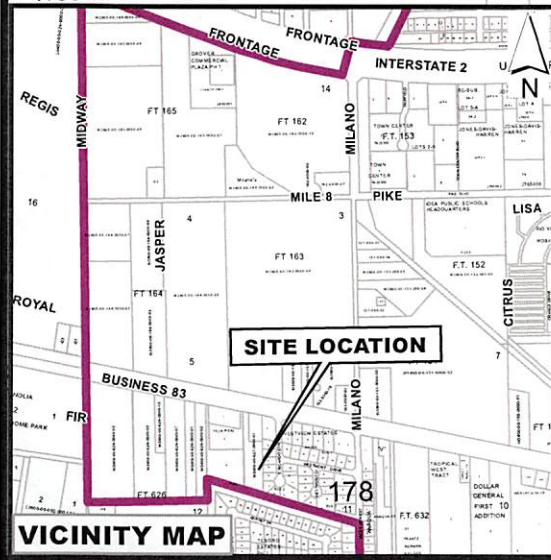
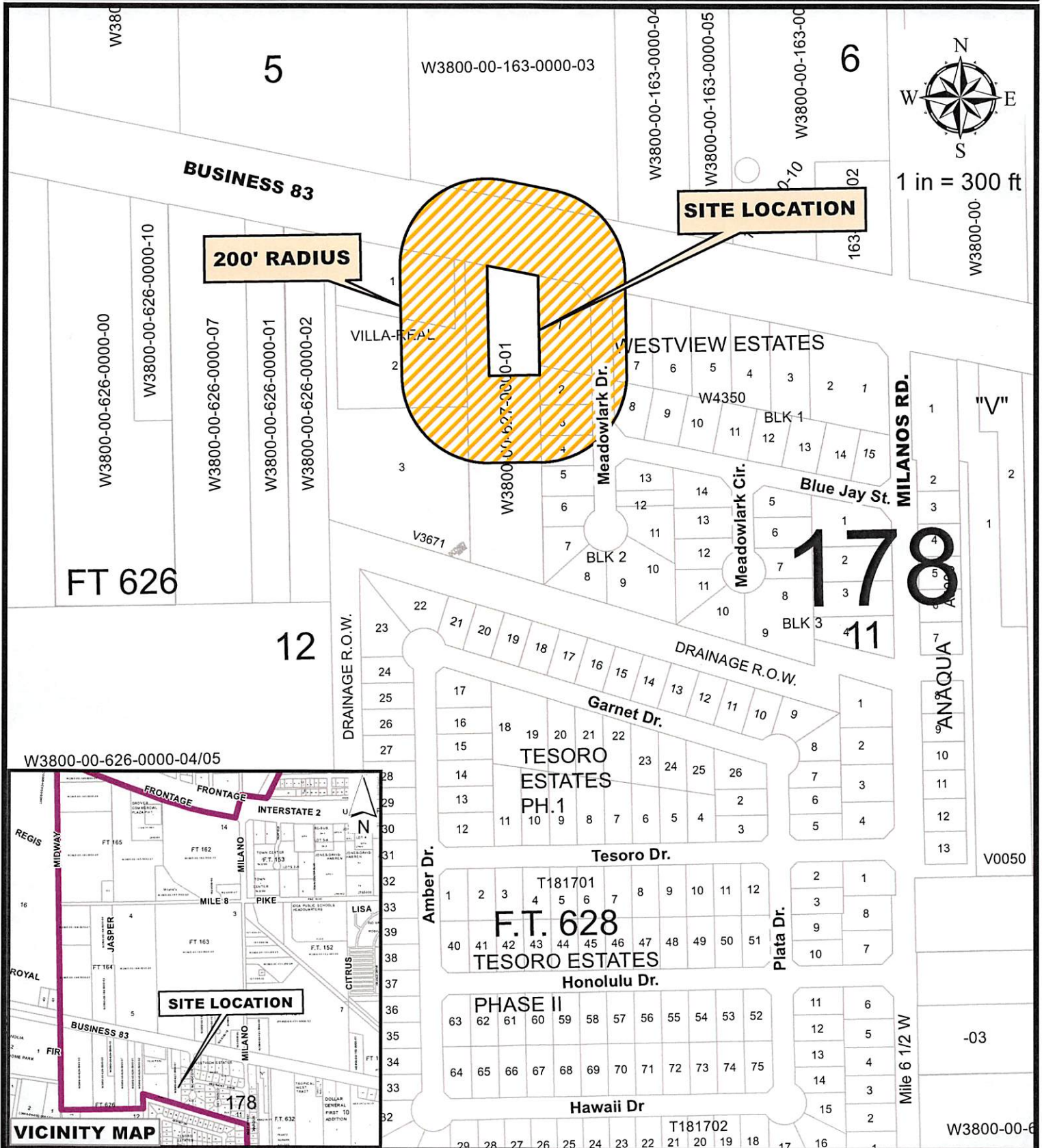
Albert Hanks is requesting to rezone 2701 W. Bus Hwy 83. Also being Lot 1, Las Villas Apartments, Weslaco, Hidalgo County, and Texas from R-2 Duplex and apartment district to B-2 Secondary highway business district.

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

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

Sincerely,

Rebekah de la Fuente
Senior Planner



Albert Hanks

2701 W. Business Hwy 83

Las Villas Apartments, Lot 1

WEST TRACT AN IRR TR W169.61'-E

1019.98' FT 627 2.66AC GR 2.46AC NET

Purpose for the Rezoning request

Existing zoning: R-2

Existing land use: Vacant

Proposed zoning: B-2

Proposed land use: Commercial Plaza



JUL 25, 2019

MID VALLEY CHEMICALS INC 3005 ROCKY MOUNTAIN AVE LOVELAND CO 80538-9001	W3800-00-163-0000-03 WEST TRACT FT 163 6.12-W 8.62-S 16.29 AC 0	L: 125460 B: 0
VILLA ANTONIO & ELISA E 2656 ALEJANDRO ST DONNA TX 78537-0589	W3800-00-627-0000-01 WEST TRACT AN IRR TR W170.21'-E1 020.58'-FT 627 2.66 AC GR 2.46AC 2745 W BUS HWY 83	L: 190677 B: 0
CAVAZOS GORGE 3110 S MIDWAY RD WESLACO TX 78596-5095	W4350-00-001-0007-00 WESTVIEW ESTATES LOT 7 BLK 1 2721 W BUS HWY 83	L: 113124 B: 30243
CASTILLO ESMERALDA 2714 BLUEJAY ST WESLACO TX 78596-8557	W4350-00-001-0008-00 WESTVIEW ESTATES LOT 8 BLK 1 2714 BLUE JAY DR	L: 25321 B: 71555
GOMEZ-HERMOSILLO JORGE A & 2719 TESORO DR WESLACO TX 78596-9359	W4350-00-002-0001-00 WESTVIEW ESTATES LOT 1 BLK 2 2729 W BUS HWY 83	L: 117995 B: 0
SANCHEZ MARIA V 217 MEADOW LARK DR WESLACO TX 78596-9527	W4350-00-002-0002-00 WESTVIEW ESTATES LOT 2 BLK 2 217 MEADOW LARK CIR	L: 25326 B: 63624
HERRERA JOSE RICARDO 209 MEADOW LARK DR WESLACO TX 78596-9527	W4350-00-002-0003-00 WESTVIEW ESTATES LOT 3 BLK 2 209 MEADOW LARK CIR	L: 22680 B: 63425
SUMMERS JOHN Jr 205 MEADOW LARK DR WESLACO TX 78596-9527	W4350-00-002-0004-00 WESTVIEW ESTATES LOT 4 BLK 2 205 MEADOW LARK CIR	L: 22680 B: 20352
VILLARREAL JOSE L & GRACIELA B 2801 W BUSINESS 83 WESLACO TX 78596-9395	V3671-00-000-0001-00 VILLA-REAL LOT 1 2803 W BUS HWY 83	L: 108965 B: 198947
VILLARREAL JOSE L & GRACIELA B 2801 W BUSINESS 83 WESLACO TX 78596-9395	V3671-00-000-0002-00 VILLA-REAL LOT 2 & 3 2801 W BUS HWY 83	L: 16335 B: 50542
VILLARREAL JOSE L & GRACIELA B 2801 W BUSINESS 83 WESLACO TX 78596	V3671-00-000-0003-00 VILLA-REAL LOT 3 0 W BUS HWY 83	L: 0 B: 3420

ORDINANCE NO. 2019-32

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 2701 W. BUS HWY 83 ALSO BEING LOT 1, LAS VILLAS APARTMENTS, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-2 DUPLEX AND APARTMENT DISTRICT TO B-2 SECONDARY HIGHWAY BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-2 Duplex and apartment district to B-2 Secondary highway business district being 2701 W. Bus Hwy 83 also being Lot 1, Las Villas Apartments, 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 20th day of August 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2629	
From: Benjamin Worsham			
Subject: Discussion and consideration after public hearing on behalf of Rodolfo Rodriguez to approve a Conditional Use Permit to operate an event center at 1609 N. International Blvd. Ste. A & B, also being Lot 4, Blk 2, La Hacienda North P.U.D. Subdivision, 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 to an event center. Twenty-nine (29) property owners within 200 feet of the applicant's property were notified by letter on July 25, 2019.			
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 of the application and the public hearing for the City Commission. Notice appeared in The Monitor on July 15, 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 August 7, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 1609 n int'l - cup - attachments, 1609 N International- Aerial			
Responsibilities upon Approval: 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 9-00009

RECEIVED

JUN 17 2019

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

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

Lot 4 Block 2

Subdivision Name La Hacienda North P.U.D.

Street Address 1609 N. International Blvd. Ste. A & B, Weslaco, TX 78596

Existing Zoning Commercial Office Existing Land Use Commercial Office

Purpose for the Conditional Use Permit Request Event Center

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

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

APPLICANT

Name Rodolfo Rodriguez Phone 9567896337

Address 3525 Magnolia Pt. Fax: _____

City Weslaco State Tx. Zip Code 78599 E-Mail: dr.jorge.rodriguez1@gmail.com

OWNER

Name RST Texas Real Estate, LLC Phone 956-447-4115

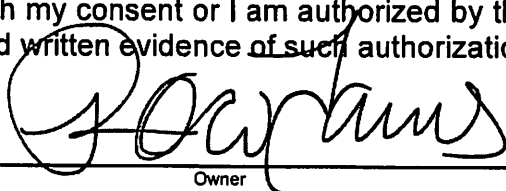
Address 1709 E. Pike Blvd. Fax: 956-447-4119

City Weslaco State TX Zip Code 78599 E-Mail: rociotanus@rstig.com

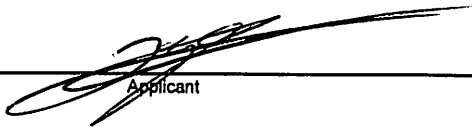
To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes _____ No X _____

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

Signature 
Owner

Date 6/7/2019

Signature 
Applicant

Date 6/7/2019

Signature _____
Authorized Agent

Date _____

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published
in Newspaper Date _____

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

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

Payment Result[Begin a New Search](#) [Go to Your Portfolio](#)**RECEIVED**

JUN 17 2019

Planning &

Code Enforcement Dept.

Your payment was submitted to the tax office and will be submitted for approval to your financial institution. Please print this page for your records.

If you would like to search for other accounts please click the "New Search" button.

[New Search](#)**PROPERTY PAYMENT INFORMATION**L106300002000100

RST TEXAS REAL ESTATE LP
1709 E PIKE BLVD
WESLACO, TX 78599-5026

Payment Amount: \$18,873.10

PAYMENT SUMMARY

Reference ID: 2179129

Payment Method: E-Check

Total Payment Amount: \$18,873.10

BANK ACCOUNT INFORMATION

Routing Number: 111000614

Checking Account Number: ...2722

CONTACT INFORMATION

Name: RST Texas Real Estate

Address: 1709 E Pike Blvd

City: Weslaco

State: TX

Zip Code: 78599

E-Mail Address: apinquiry@mountainside-investment.com

Phone Number: (956) 375-2304

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The Tax Office makes no representations as to the accuracy or reliability of any information accessed from its computer data base. The Tax Office, its officers, agents, employees and representatives shall not be liable for the information posted on the Tax Office Website in connection with any actions losses, damages, claims or liability in any way related to use of, distribution of or reliance upon such information.

HIDALGO COUNTY TAX OFFICE
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157
You may also e-mail the office.

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Property Tax Balance

[Begin a New Search](#) [Go to Your Portfolio](#)

Shopping Cart: For your convenience you may pay several accounts at once if you pay by eCheck. Click the 'Pay by eCheck' button to add this account to the shopping cart. Additional accounts can be clicking 'Begin a New Search' or 'Find Another Account', then doing a search again and, for each account, clicking the 'Pay by eCheck Now' button. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you begin entering payment information.

Scheduling Payments: If you are paying by eCheck, you may choose to pay now or in the future. You may schedule one payment in the future or recurring payments. To do this, select 'Schedule E-Check Payment' after adding account(s) to the shopping cart.

Unless otherwise noted, all data refers to tax information for 2018. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: L106300002000400

Pending Credit Card or eCheck Payments:
No Payment Pending

Appraisal District Number: 581298

Pay by Credit Card

Address:
RST TEXAS REAL ESTATE LP
1709 E PIKE BLVD
WESLACO, TX 78599

Credit/debit card payments will take 4-5 business days to post. A convenience fee will be added if you pay by credit card.

Property Site Address:

Pay by eCheck

Legal Description:
LA HACIENDA NORTH P.U.D LOT 4 BLK 2

(Pay single or multiple accounts by eCheck. Pay now or schedule future payments without a convenience fee.)

Current Tax Levy: \$0.00

Print Current Statement

Current Amount Due: \$0.00

Print Delinquent Statement

Prior Year Amount Due: \$0.00

Total Amount Due: \$0.00

Register for Certified Statements by Email

Last Payment Amount for Current Year Taxes:
Not Received

Gross Value: \$0

Last Payer for Current Year Taxes:
Not Received

Land Value: \$0

Last Payment Date for Current Year Taxes:
Not Received

Improvement Value: \$0

Capped Value: \$0

Active Lawsuits: None

Agricultural Value: \$0

Exemptions:
None

[Exemption and Tax Rate Information](#)

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Print a Current Tax Statement](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

2018 TAX STATEMENT



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Certified Owner:

RST TEXAS REAL ESTATE LP
1709 E PIKE BLVD
WESLACO, TX 78599

Legal Description:

LA HACIENDA NORTH P.U.D LOT 4 BLK 2

Account No: L1063-00-002-0004-00

Appr. Dist. No.: 581298

Legal Acres: .2204

Parcel Address:

Print Date: 06/06/2019

As of Date: 06/06/2019

Print Date: 06/06/2019

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
Taxing Unit	Assessed Value (100%)		Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			

Exemptions:

AMOUNT DUE IF PAID BY:

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.68

Print Date: 06/06/2019

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157



L1063-00-002-0004-00

RST TEXAS REAL ESTATE LP
1709 E PIKE BLVD
WESLACO, TX 78599

AMOUNT PAID:

\$ _____

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

July 26, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 7, 2019 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 20, 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:

Rodolfo Rodriguez is requesting a Conditional Use Permit to operate an event center at 1609 N. International Blvd. Ste. A & B , Also being Lot 4, Blk 2, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, and Texas

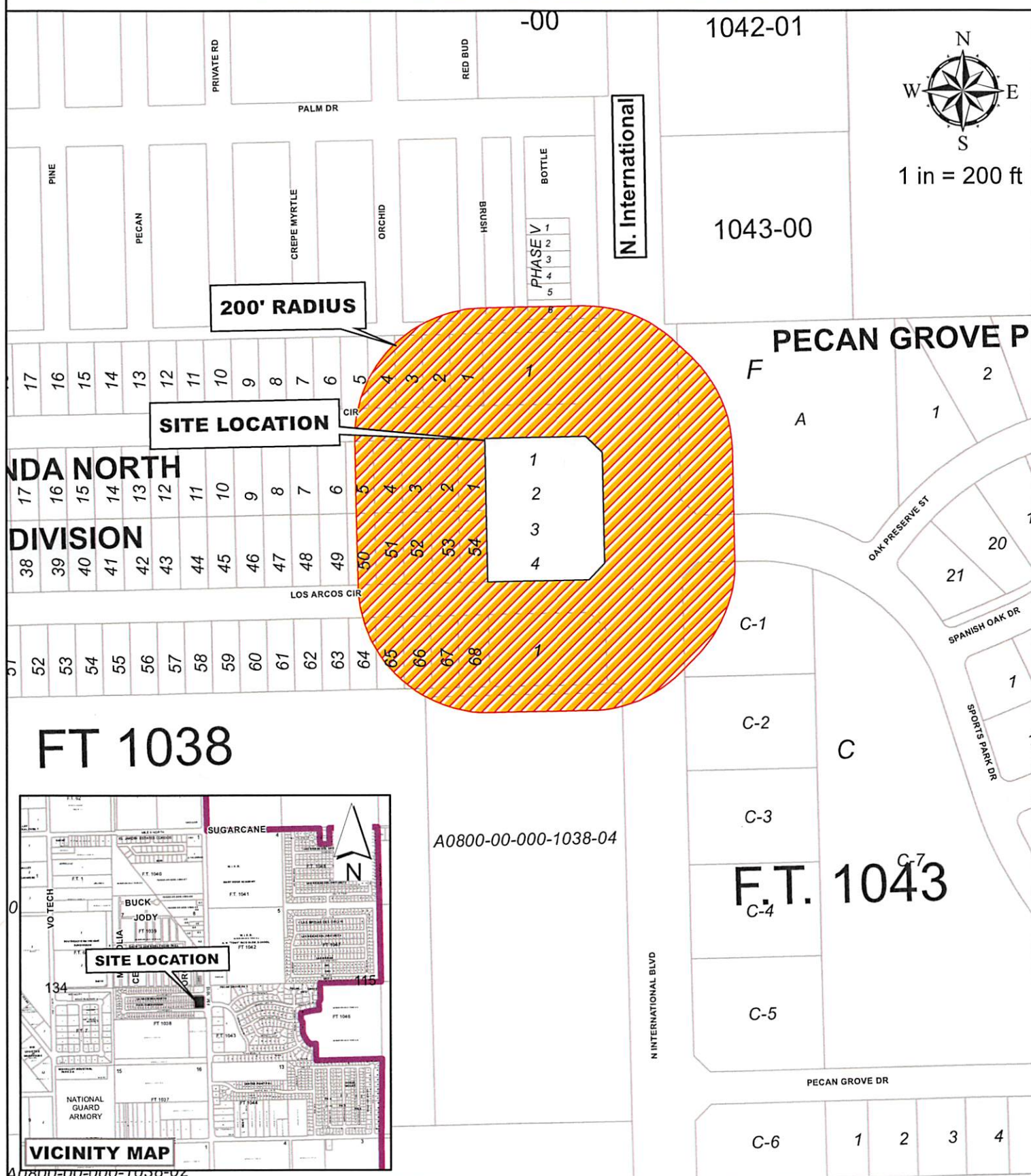
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

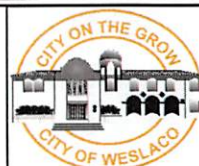
Sincerely,

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



Purpose for the rezone request
Existing zoning: Commercial Office
Existing land use: Commercial Office
CUP request: Event Center



JUL 23, 2019

CATHOLIC WAR VETERANS 1501 N INTERNATIONAL BLVD WESLACO TX 78599-9196	A0800-00-000-1038-03 ADAMS TRACT N25AC-S28.84AC FT 10 38 EXC S660'-E330 20AC NET 1501 N INTERNATIONAL BLVD	L: 0 B: 0
CATHOLIC WAR VETERANS 1501 N INTERNATIONAL BLVD WESLACO TX 78599-9196	A0800-00-000-1038-04 ADAMS TRACT S660'-E330'-N25AC-S2 8.84AC FT 1038 5AC NET 1501 N INTERNATIONAL BLVD	L: 88000 B: 705197
MHC SNOW TO SUN (TX) LLC 31200 NORTHWESTERN HIGHWAY FARMINGTON HILLS MI 48334-5900	A0800-00-000-1039-06 ADAMS TRACT ALL FT 1039 55.12 AC GR 54.06 AC NET	L: 2354854 B: 2670990
RST TEXAS REAL ESTATE LP 1709 E PIKE BLVD WESLACO TX 78599-5026	L1063-00-001-0001-00 LA HACIENDA NORTH P.U.D LOT 1 BL K 1 0 N FM 1015	L: 62195 B: 4594
RST TEXAS REAL ESTATE LP 1709 E PIKE BLVD WESLACO TX 78599-5026	L1063-00-002-0001-00 LA HACIENDA NORTH P.U.D LOT 1 TH RU 4 BLK 2 1609 N INT'L BLVD	L: 155928 B: 535724
RST TEXAS REAL ESTATE LP 1709 E PIKE BLVD WESLACO TX 78599-5026	L1063-00-003-0001-00 LA HACIENDA NORTH P.U.D LOT 1 BL K 3 0 N FM 1015	L: 62195 B: 4594
VENEGAS, MIGUEL A & MARIA 1323 DELLBROOK DR HOUSTON TX 77038-2105	L1063-00-004-0001-00 LA HACIENDA NORTH P.U.D LOT 1 BL K 4 3338 LOS ARCOS CIR	L: 18096 B: 51620
DURAN JOSE'A & SARA ALICIA 3243 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-004-0002-00 LA HACIENDA NORTH P.U.D LOT 2 & 3 BLK 4 3336 LOS ARCOS CIR	L: 30147 B: 0
DURAN JOSE A & SARA ALICIA 3243 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-004-0003-00 LA HACIENDA NORTH P.U.D LOT 3 BL K 4 3334 LOS ARCOS CIR	L: 15074 B: 0
CANDERLARIA, MATHIU & MARI 3332 LOS ACOS CIR WESLACO TX 78596	L1063-00-004-0004-00 LA HACIENDA NORTH P.U.D LOT 4 BL K 4 3332 LOS ARCOS CIR	L: 15074 B: 43205
SOUTH TEXAS ECONOMIC DEV C 1800 N TEXAS BLVD WESLACO TX 78596-4034	L1063-00-004-0005-00 LA HACIENDA NORTH P.U.D LOT 5 BL K 4 3330 LOS ARCOS CIR	L: 15074 B: 48676
ORANDAY, ROSABEL 3210 LOS ARCOS CIR WESLACO TX 78596-9045	L1063-00-004-0064-00 LA HACIENDA NORTH P.U.D LOT 64 B LK 4 3210 LOS ARCOS CIR	L: 15074 B: 32431

City of Weslaco Code Enforcement Dept.

JUL 23, 2019

MORALES, EUGENIO 3208 LOS ARCOS CIR WESLACO TX 78596-9045	L1063-00-004-0065-00 LA HACIENDA NORTH P.U.D LOT 65 B LK 4 3208 LOS ARCOS CIR	L: 15074 B: 28085
RODRIGUEZ, RICARDO ET UX 3206 LOS ARCOS CIR WESLACO TX 78596-9045	L1063-00-004-0066-00 LA HACIENDA NORTH P.U.D LOT 66 B LK 4 3206 LOS ARCOS CIR	L: 15074 B: 29143
NGUYEN, TAM THI PO BOX 763 WESLACO TX 78599-0763	L1063-00-004-0067-00 LA HACIENDA NORTH P.U.D LOT 67 B LK 4 3204 LOS ARCOS CIR	L: 15074 B: 38067
MARES, REYES & SYLVIA 3202 LOS ARCOS CIR WESLACO TX 78596-9045	L1063-00-004-0068-00 LA HACIENDA NORTH P.U.D LOT 68 B LK 4 3202 LOS ARCOS CIR	L: 17079 B: 38165
ALVAREZ IRINEO CAPETILLO & SYLVIA L MAYA 310 WIMBLEDON DR WESLACO TX 78596	L1063-00-005-0001-00 LA HACIENDA NORTH P.U.D LOT 1 BL K 5 3307 LOS ARCOS CIR	L: 15074 B: 64331
SOLIS, MARTA 3305 LOS ARCOS CIR WESLACO TX 78596-1053	L1063-00-005-0002-00 LA HACIENDA NORTH P.U.D LOT 2 BL K 5 3305 LOS ARCOS CIR	L: 15434 B: 60149
REYES, SANTIAGO 3303 LOS ARCOS CIR WESLACO TX 78596	L1063-00-005-0003-00 LA HACIENDA NORTH P.U.D LOT 3 BL K 5 3303 LOS ARCOS CIR	L: 15434 B: 55975
SOUTH TEXAS ECONOMIC DEV C 1800 N TEXAS BLVD WESLACO TX 78596-4034	L1063-00-005-0004-00 LA HACIENDA NORTH P.U.D LOT 4 BL K 5 3301 LOS ARCOS CIR	L: 15434 B: 65296
DE LA ROSA, ANGELINA 3299 LOS ARCOS CIR WESLACO TX 78596-9046	L1063-00-005-0005-00 LA HACIENDA NORTH P.U.D LOT 5 BL K 5 3299 LOS ARCOS CIR	L: 15434 B: 43844
HOOKS, ANDY & JUANITA 3209 LOS ARCOS CIR WESLACO TX 78596-9046	L1063-00-005-0050-00 LA HACIENDA NORTH P.U.D LOT 50 B LK 5 3209 LOS ARCOS CIR	L: 15434 B: 37718
CAVAZOS, ISABEL III, III 820 S INDIANA AVE WESLACO TX 78596-6922	L1063-00-005-0051-00 LA HACIENDA NORTH P.U.D LOT 51 B LK 5 3207 LOS ARCOS CIR	L: 15434 B: 32431
RODRIGUEZ, JORGE L 3205 LOS ARCOS CIR WESLACO TX 78596-9046	L1063-00-005-0052-00 LA HACIENDA NORTH P.U.D LOT 52 B LK 5 3205 LOS ARCOS CIR	L: 15434 B: 45090

City of Weslaco Code Enforcement Dept.

JUL 23, 2019

LOPEZ, FRANCISCO & LUCY 11851 GADSTONE SYLMAR CA 91342	L1063-00-005-0053-00 LA HACIENDA NORTH P.U.D LOT 53 B LK 5 3203 LOS ARCOS CIR	L: 15434 B: 27863
GARZA, ARGELIA & ROLANDO 3201 LOS ARCOS CIR WESLACO TX 78596	L1063-00-005-0054-00 LA HACIENDA NORTH P.U.D LOT 54 B LK 5 3201 LOS ARCOS CIR	L: 15074 B: 37851
LOPEZ ARTURO DDS 308 CARDINAL ST MCALLEN TX 78504-2739	P5005-01-00C-00C1-00 PECAN GROVE PH 1 LOT C1 BLK C 0 INT'L BLVD	L: 95906 B: 0
FRERKING ERNEST G & VIRINIA R 3708 RANCH CREEK DR AUSTIN TX 78730-3704	P5005-01-00F-000A-00 PECAN GROVE PH 1 LOT A BLK F 1610 N INTERNATIONAL BLVD	L: 102299 B: 1663
SUN TEXAS POOL LIMITED PAR 27777 FRANKLIN RD STE 200 SOUTHFIELD MI 48034-8205	S3971-05-000-0006-00 SNOW TO SUN M/H PARK PH 5 LOT 6 1701 N INT'L BLVD	L: 10110 B: 0

1609 N International Blvd

Conditional Use Permit

Legend

 1609 N International Blvd

Google Earth

© 2018 Google
© 2018 INEGI





Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2630	
From: Benjamin Worsham			
Subject: Discussion and consideration after public hearing on behalf of Mario Mendiola to approve a Conditional Use Permit to live music at 400 S. Kansas Ave., also being Lot 1-6, Blk 33, Weslaco Original Townsite, 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 to an event center. . Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on July 25, 2019.			
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 of the application and the public hearing for the City Commission. Notice appeared in The Monitor on July 15, 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 August 7, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 400 S Kansas- attachments, 400 S Kansas- Aerial			
Responsibilities upon Approval: Staff will notify the 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. CUP19-00010

PROPOSED PROJECT

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

Lot Lots 1-6 Block 33

Subdivision Name WESLACO ORIGINAL TOWNSITE

Street Address 111 E. 5th

Existing Zoning CO Existing Land Use PARKING LOT-Commercial

Purpose for the Conditional Use Permit Request Live Music

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

Downtown Weslaco Commercial area/surrounded by commercial buildings

- ☐ \$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 The Eatery - Downtown Weslaco Phone (956) 246-8812

Address 111 E. 5th Street Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: mario.mendiola@yahoo.com

OWNER

Name MARIO MENDIOLA Phone (956) 246-8812

Address 1506 VIDA DULCE Fax: _____

City WESLACO State TX Zip Code 78596 E-Mail: mario.mendiola@yahoo.com

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

Yes _____ No ✓

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

Signature [Signature] Date 7/5/2019
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 Date _____
Approved _____ Disapproved _____ Tabled _____

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

Hidalgo CAD

Property Search Results > 321864 MENDIOLA MARIO & CYNTHIA for Year 2019

Tax Year: 2019

Property

Account

Property ID:	321864	Legal Description:	WESLACO ORIGINAL TOWNSITE LOTS 1-6 BLK 33
Geographic ID:	W2300-00-033-0001-00	Zoning:	CO
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	111 E 5TH ST TX	Map ID:	CWL VOL 2 PG 30
Neighborhood:	WESLACO ORIGINAL TOWNSITE		
Neighborhood CD:	W230000		

Owner

Name:	MENDIOLA MARIO & CYNTHIA	Owner ID:	1151325
Mailing Address:	1506 VIDA DULCE WESLACO, TX 78596	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$31,379	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$80,025	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$111,404	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$111,404	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$111,404	

Taxing Jurisdiction

Owner:	MENDIOLA MARIO & CYNTHIA
% Ownership:	100.000000000000%
Total Value:	\$111,404

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
CAD	APPRAISAL DISTRICT	0.000000	\$111,404	\$111,404	\$0.00		
CWL	CITY OF WESLACO	0.666700	\$111,404	\$111,404	\$742.73		
DR1	DRAINAGE DISTRICT #1	0.095100	\$111,404	\$111,404	\$105.95		
GHD	HIDALGO COUNTY	0.580000	\$111,404	\$111,404	\$646.14		
JCC	SOUTH TEXAS COLLEGE	0.178000	\$111,404	\$111,404	\$198.30		
R02	ROAD DIST 02	0.000000	\$111,404	\$111,404	\$0.00		
SST	SOUTH TEXAS SCHOOL	0.049200	\$111,404	\$111,404	\$54.81		
SWL	WESLACO ISD	1.159700	\$111,404	\$111,404	\$1,291.95		
Total Tax Rate:		2.728700					
Taxes w/Current Exemptions:					\$3,039.88		
Taxes w/o Exemptions:					\$3,039.88		

Improvement / Building

Improvement #1: **COMMERCIAL** State Code: **F1** Living Area: **sqft** Value: **\$31,379**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP2	ASPHALT 2	* - CAV		2005	16092.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.3788	16500.00	25.00	0.00	\$80,025	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$31,379	\$80,025	0	111,404	\$0	\$111,404
2018	\$31,379	\$80,025	0	111,404	\$0	\$111,404
2017	\$31,379	\$80,025	0	111,404	\$0	\$111,404
2016	\$18,104	\$49,500	0	67,604	\$0	\$67,604
2015	\$8,406	\$82,500	0	90,906	\$0	\$90,906
2014	\$8,406	\$82,500	0	90,906	\$0	\$90,906
2013	\$0	\$82,500	0	82,500	\$0	\$82,500
2012	\$0	\$82,500	0	82,500	\$0	\$82,500
2011	\$0	\$82,500	0	82,500	\$0	\$82,500
2010	\$0	\$82,500	0	82,500	\$0	\$82,500
2009	\$0	\$82,500	0	82,500	\$0	\$82,500
2008	\$0	\$82,500	0	82,500	\$0	\$82,500
2007	\$4,950	\$22,000	0	26,950	\$0	\$26,950
2006	\$3,713	\$22,000	0	25,713	\$0	\$25,713
2005	\$3,713	\$16,500	0	20,213	\$0	\$20,213

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/2/2019	WDV	WARRANTY DEED/VENDORS LIEN					3010207

				VILLARREAL JUAN J & MIRTHALA	MENDIOLA MARIO & CYNTHIA	
2	4/7/2017	SWD	SPEC. W/D	MONTALVO RAMON III TRUSTEE	VILLARREAL JUAN J & MIRTHALA	2804222
3	3/24/2016	SWD	SPEC. W/D	INTER NATIONAL BANK	MONTALVO RAMON III TRUSTEE	2697390

Tax Due

Property Tax Information as of 06/12/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	------------------------	------------------	-------------	-----------------------	--------------------	-------------------------------------	------------------	---------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

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

July 26, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 7, 2019 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 20, 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:

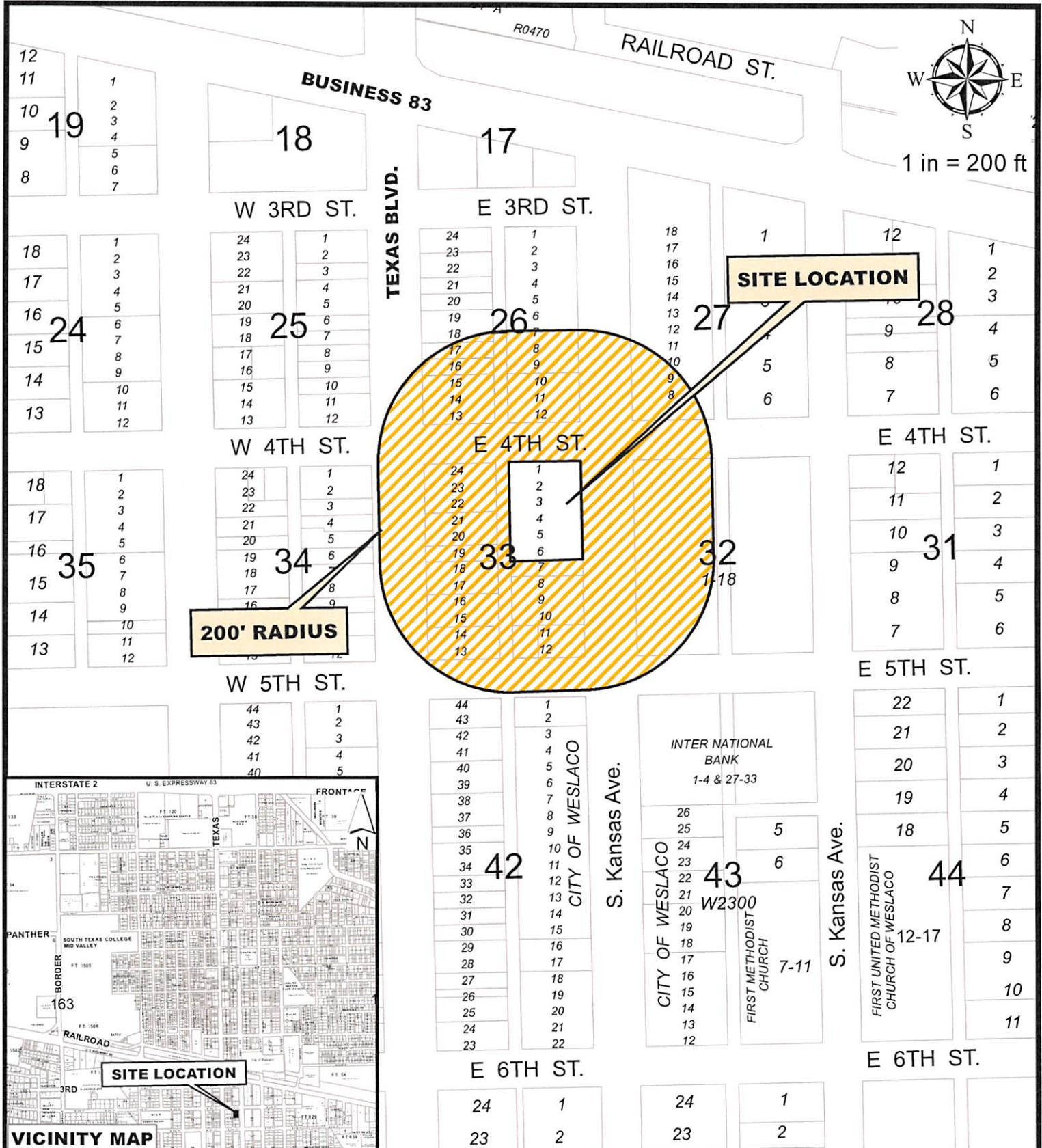
Mario Mendiola is requesting a Conditional Use Permit to have live music at 400 S. Kansas, Also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

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,

Rebekah de la Fuente
Senior Planner



The Eatery - Downtown Weslaco
400 South Kansas Ave.
Weslaco, TX. 78596

Purpose for the Conditional Use Permit request

Existing zoning: Commercial
Existing land use: Parking Lot-Commercial
CUP request: Live Music



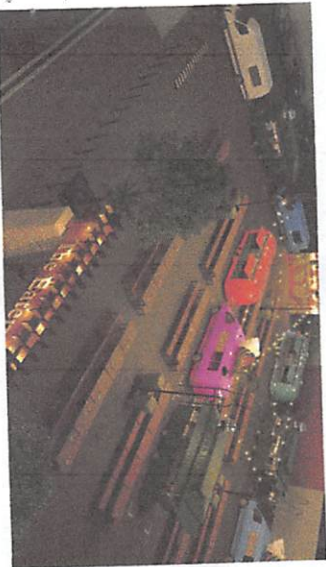
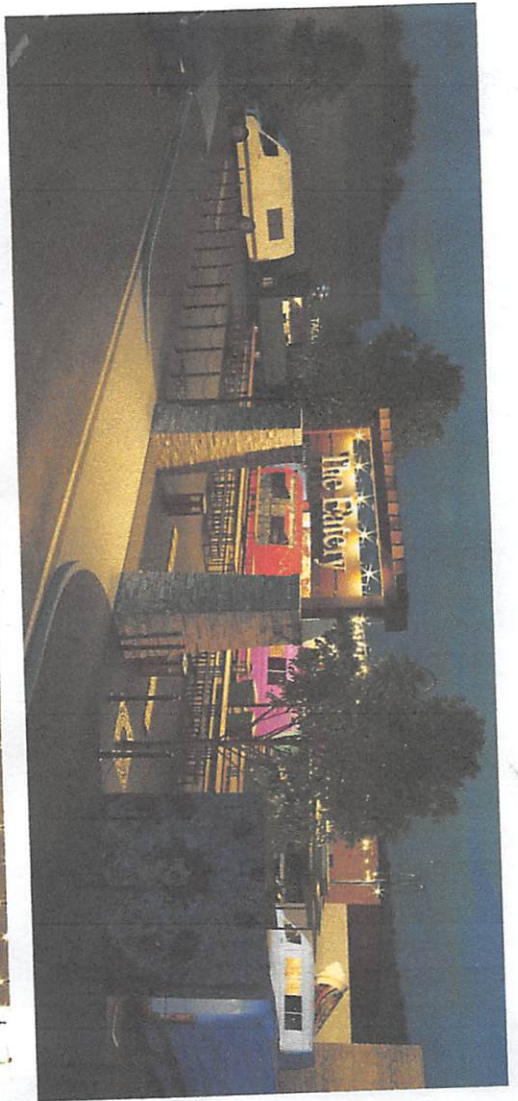
JUL 23, 2019

DITTBURNER LARRY 260 S TEXAS BLVD STE 400 WESLACO TX 78596-6191	W2300-00-026-0001-10 WESLACO ORIGINAL TOWNSITE LOTS 1 THRU 9 BLK 26 107 E 3RD ST	L: 107663 B: 34577
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-026-0010-10 WESLACO ORIGINAL TOWNSITE LOTS 1 0-12 BLK 26 0 E 4TH ST	L: 40013 B: 0
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-026-0013-00 WESLACO ORIGINAL TOWNSITE BLK 26 LTS 13,14,15 345 S TEXAS BLVD	L: 54450 B: 295566
PHOENIX DBD LLC 615 W 18TH ST WESLACO TX 78596-7808	W2300-00-026-0016-00 WESLACO ORIGINAL TOWNSITE BLK 26 LT 16 337 S TEXAS BLVD	L: 19800 B: 109003
ARJONA HUGO A & MARIA G 331 S TEXAS BLVD WESLACO TX 78596-6113	W2300-00-026-0017-00 WESLACO ORIGINAL TOWNSITE BLK 26 LT 17 331 S TEXAS BLVD	L: 19800 B: 93394
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0018-00 WESLACO ORIGINAL TOWNSITE BLK 26 LTS 18,19 321 S TEXAS BLVD	L: 36300 B: 123700
SUNDERLAND TED PAUL 720 LION LAKE DR N WESLACO TX 78596-8337	W2300-00-027-0007-00 WESLACO ORIGINAL TOWNSITE BLK 27 LTS 7-18 & TRK NORTH BETWEEN 3R 203 E BUS HWY 83	L: 221118 B: 338523
RGV WORD PROPERTIES LLC 401 S KANSAS AVE STE D WESLACO TX 78596-6214	W2300-00-032-0007-00 WESLACO ORIGINAL TOWNSITE LOTS 7 THRU 18 BLK 32 401 S KANSAS AVE	L: 163125 B: 517055
VILLARREAL JUAN J & MIRTHALA 3818 B SHEA WESLACO TX 78596-9519	W2300-00-033-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 -6 BLK 33 111 E 5TH ST	L: 80025 B: 31379
INTER NATIONAL BANK C/O CARLOS GARZA PO BOX 1700 MCALLEN TX 78505-1700	W2300-00-033-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3 & 4 BLK 33	L: 22000 B: 4125
INTER NATIONAL BANK C/O CARLOS GARZA PO BOX 1700 MCALLEN TX 78505-1700	W2300-00-033-0005-00 WESLACO ORIGINAL TOWNSITE LOTS 5 & 6 BLK 33	L: 22000 B: 4125
VILLARREAL JUAN J & MIRTHALA 3818 B SHEA WESLACO TX 78596-9519	W2300-00-033-0007-00 WESLACO ORIGINAL TOWNSITE BLK 33 LT 7 0 S KANSAS AVE	L: 16500 B: 3300

City of Weslaco Code Enforcement Dept.

JUL 23, 2019

CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W2300-00-033-0008-00 WESLACO ORIGINAL TOWNSITE BLK 33 LTS 8,9,10 410 S KANSAS AVE	L: 40013 B: 77449
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W2300-00-033-0011-00 WESLACO ORIGINAL TOWNSITE BLK 33 LTS E71' OF 11 & 12 500 S KANSAS AVE	L: 21300 B: 70941
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W2300-00-033-0011-01 WESLACO ORIGINAL TOWNSITE BLK 33 LTS W39' OF 11-12 111 E 5TH ST	L: 11700 B: 66592
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-033-0013-00 WESLACO ORIGINAL TOWNSITE BLK 33 LTS 13-14 447 S TEXAS BLVD	L: 36300 B: 0
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-033-0015-00 WESLACO ORIGINAL TOWNSITE BLK 33 LTS 15-16 431 S TEXAS BLVD	L: 36300 B: 190696
VILLARREAL JUAN J & MIRTHALA 3818 B SHEA WESLACO TX 78596-9519	W2300-00-033-0017-00 WESLACO ORIGINAL TOWNSITE LOTS 1 7 & 18 BLK 33 0 S TEXAS BLVD	L: 36300 B: 183262
OLVERA ROGELIO & MARIA PO BOX 5537 HOUSTON TX 77262-5537	W2300-00-033-0019-00 WESLACO ORIGINAL TOWNSITE BLK 33 LT 19 419 S TEXAS BLVD	L: 19800 B: 145576
KIMBERLIN TROY 2711 S WESTGATE DR WESLACO TX 78596-3737	W2300-00-033-0020-00 WESLACO ORIGINAL TOWNSITE LOTS 2 0 & 21 BLK 33 415 S TEXAS BLVD	L: 36300 B: 164399
AMIGO STORES INC 1521 BEAUMONT AVE MCALLEN TX 78501-5143	W2300-00-033-0022-00 WESLACO ORIGINAL TOWNSITE LOT 22 -24 BLK 33 401 S TEXAS BLVD	L: 54450 B: 259371



The Eatery
400 E. 4th St
Weslaco, Texas

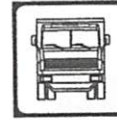
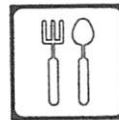
WEBSITE:
theidealdesign.com

THE IDEAL DESIGN



the EATERY

400 E. 4th St
Weslaco, Texas



CODE SUMMARY

APPLICABLE CODES IN EFFECT FOR THE CITY/COUNTY OF
WESLACO, TEXAS

CODE	ADOPTED EDITION
THE INTERNATIONAL BUILDING CODE	2015 EDITION W/ AMMENDMENTS
THE INTERNATIONAL RESIDENTIAL BUILDING CODE	2015 EDITION W/ AMMENDMENTS
THE INTERNATIONAL MECHANICAL CODE	2015 EDITION W/ AMMENDMENTS
THE INTERNATIONAL PLUMBING CODE	2015 EDITION W/ AMMENDMENTS
THE INTERNATIONAL FIRE CODE	2015 EDITION W/ AMMENDMENTS
NATIONAL ELECTRICAL CODE	2014 EDITION
THE INTERNATIONAL ENERGY CONSERVATION CODE	2015 EDITION W/ AMMENDMENTS
THE INTERNATIONAL FUEL GAS CODE	2015 EDITION
AMERICANS WITH DISABILITIES ACT	ADA & ABA

CHAPTER 3: USE OR OCCUPANCY		
SECTION	USE GROUP	DESCRIPTION
304.1	ASSEMBLY GROUP A-2	2,596 SF FOOD COURT DINING AREA

BUILDING AREA CALCULATIONS (GROSS) OCCUPANT LOAD

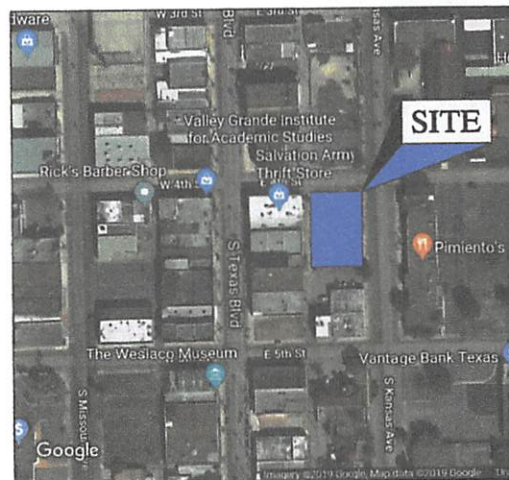
DINING AREA 2,596 SF 173

EGRESS WIDTH

MAXIMUM NUMBER OF OCCUPANTS: 173
EGRESS WIDTH PER OCCUPANT: 0.2 (1005.3.2)
EXITS REQUIRED: 1
EXITS PROVIDED: 2

FIXTURES

REQUIRED (OCCUPANCY-A2 GROUP)	REQUIRED	TOTAL PROVIDED
WC	4	4
LAV	2	2



LOCATION MAP

INDEX

SHEET	PAGE	TITLE
1.	CP	COVER PAGE
2.	ADA.0	ADA NOTES
3.	ADA.1	ADA NOTES
4.	ADA.2	ADA DETAILS
5.	A1.0	SITE PLAN
6.	A2.0	FLOOR PLAN
7.	A3.0	ELEVATION, DETAILS, AND WALL SECTIONS
8.	A3.1	RENDERS
9.	A4.0	FOUNDATION PLAN
10.	A5.0	MECHANICAL PLAN
11.	A6.0	ELECTRICAL PLAN
12.	A7.0	PLUMBING PLAN

THE IDEAL DESIGN



Joan A. Avalo
ESQ. 438-4615
EMAIL:
J@THEIDEALDESIGN.COM
WEBSITE:
theidealdesign.com

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT THE STRUCTURE. THESE ARE ONLY ARCHITECTURAL PLANS. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND IT IS UNLAWFUL TO REUSE OR REPRODUCE FOR ANY OTHER CONSTRUCTIONS WITHOUT THE PERMISSION OF THE DESIGNER.

DESIGNED BY: J.J.A.

DRAWN BY: J.J.A.

PROJECT DESIGNED FOR:

PROJECT INFORMATION

THE EATERY

400 E. 4th St
Weslaco, Texas

AREA TABULATIONS

Food Truck Area	5,460 SF
Restroom	200 SF
Dining Area	2,596 SF
Stage Area	420 SF
Miscellaneous/ Drive Aisle	7,824 SF
TOTAL	16,500 SF

COVER PAGE

DATE: JUN. 03, 2019

SHEET ID

CP

PAGE NO.

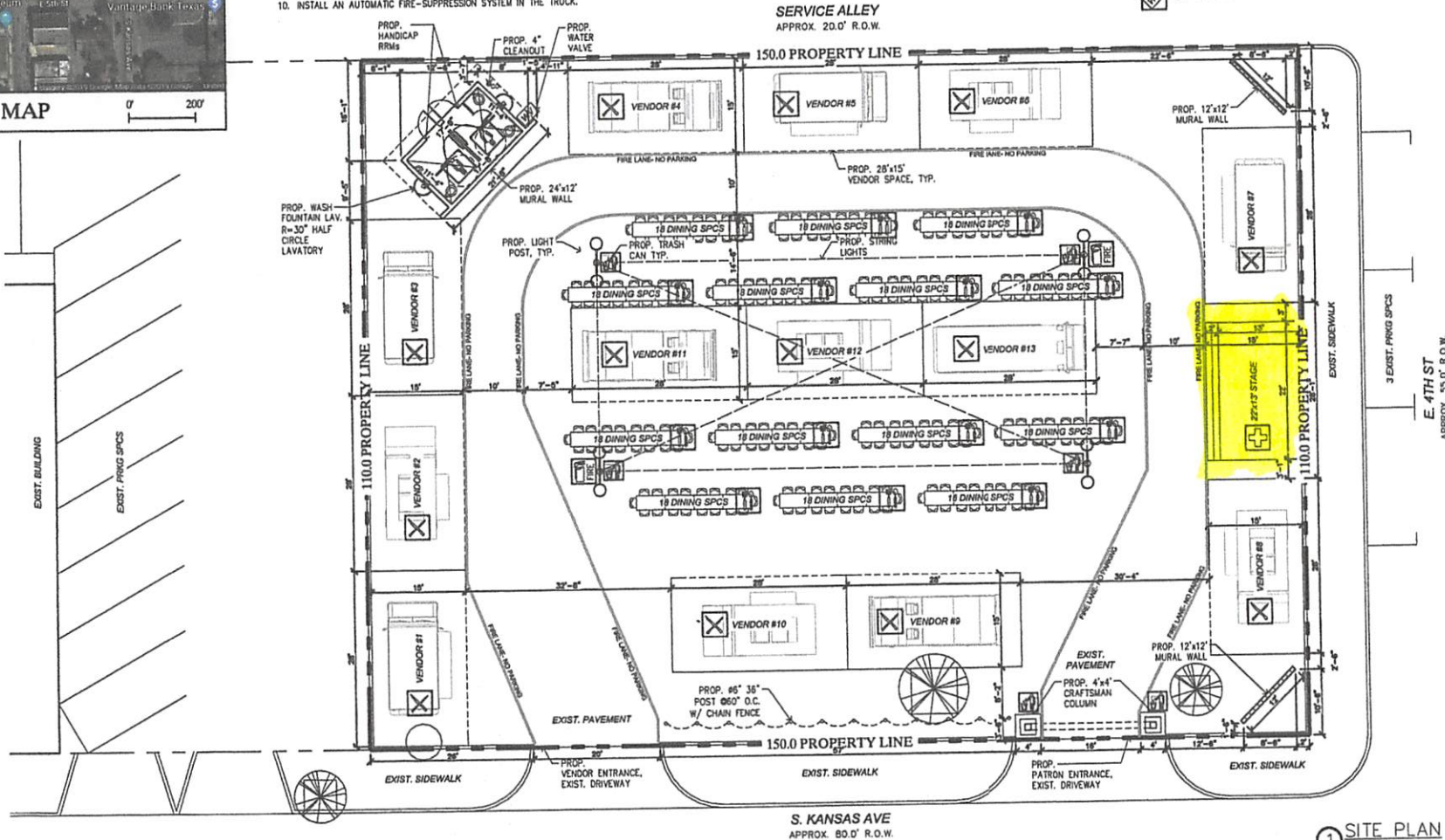
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- GENERAL SAFETY CHECKLIST**
1. OBTAIN LICENSE OR PERMITS FROM THE LOCAL AUTHORITIES.
 2. ENSURE THERE IS NO PUBLIC SEATING WITHIN THE MOBILE FOOD TRUCK.
 3. CHECK THAT THERE IS A CLEARANCE OF AT LEAST 10 FT AWAY FROM BUILDINGS, STRUCTURES, VEHICLES, AND ANY COMBUSTIBLE MATERIALS.
 4. VERIFY FIRE DEPARTMENT VEHICULAR ACCESS IS PROVIDED FOR FIRE LANES AND ACCESS.
 5. ENSURE CLEARANCE IS PROVIDED FOR THE FIRE DEPARTMENT TO ACCESS FIRE HYDRANTS AND ACCESS FIRE DEPARTMENT CONNECTIONS.
 6. CHECK THAT APPLIANCES USING COMBUSTIBLE MEDIA ARE PROTECTED BY AN APPROVED FIRE EXTINGUISHING SYSTEM.
 7. VERIFY PORTABLE FIRE EXTINGUISHERS HAVE BEEN SELECTED AND INSTALLED IN KITCHEN COOKING AREAS IN ACCORDANCE WITH NFPA 10.
 8. WHERE SOLD FUEL COOKING APPLIANCE PRODUCE GREASE-LADEN VAPORS, MAKE SURE THE APPLIANCES ARE PROTECTED BY LISTED FIRE-EXTINGUISHING EQUIPMENT.
 9. ENSURE THAT WORKERS ARE TRAINED IN THE FOLLOWING:
 - 9.1. PROPER USE OF PORTABLE FIRE EXTINGUISHERS AND EXTINGUISHING SYSTEMS
 - 9.2. PROPER METHOD OF SHUTTING OFF FUEL SOURCES.
 - 9.3. PROPER PROCEDURE FOR HOW TO PERFORM SIMPLE LEAK TEST ON GAS CONNECTIONS
 10. INSTALL AN AUTOMATIC FIRE-SUPPRESSION SYSTEM IN THE TRUCK.

- LEGEND**
- 18- PERSON DINING TABLE- 252 SEATS
 - 28'x15' VENDOR SPACE- 13 SPOTS
 - FIRST AIDE KIT LOCATION-1 SPOT
 - WOMEN'S RESTROOM- 2 TOILETS
 - MEN'S RESTROOM- 1 TOILET, 1 URINAL
 - TRASH CAN- 6 COLLECTION POINTS
 - 10 LBS FIRE EXTINGUISHER- 2 LOCATIONS
 - 4" CLEAOUT
 - 3/4" WATER VALVE



THE IDEAL DESIGN



John J. Avila
850-450-0615
EMAIL:
JJ@THEIDEALDESIGN.COM
WEBSITE:
theidealdesign.com

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DESIGNED BY: J.J.A.
DRAWN BY: J.J.A.

PROJECT DESIGNED FOR:

PROJECT INFORMATION

THE EATERY

400 E. 4th St
Westlaco, Texas

AREA TABULATIONS

Food Truck Area	5,669 SF
Restrooms	200 SF
Dining Area	2,506 SF
Stage Area	420 SF
Miscellaneous/ Drive Aisle	7,824 SF
TOTAL	16,500 SF

SITE PLAN

DATE: JUN. 03, 2019

SHEET ID

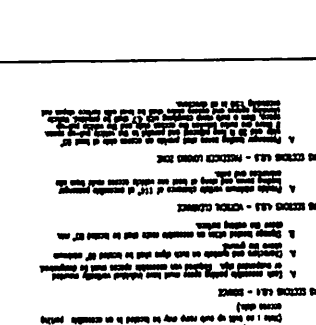
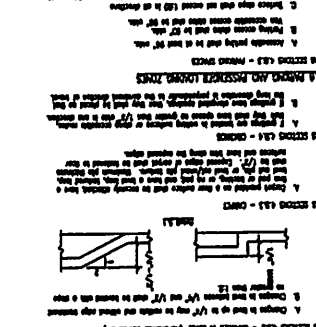
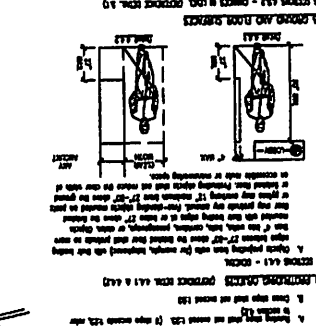
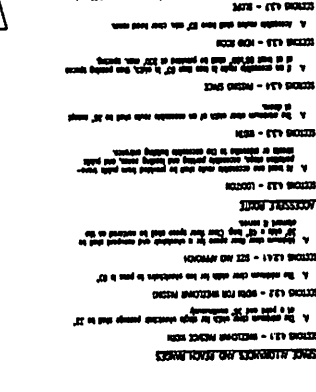
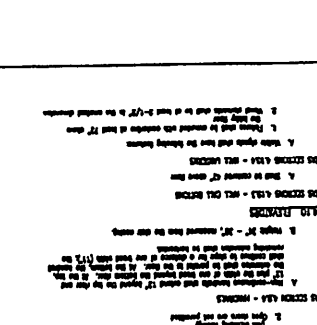
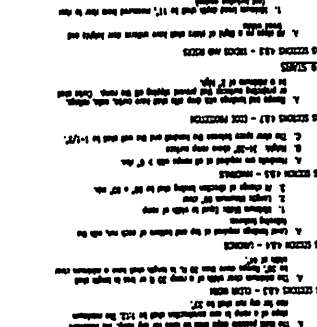
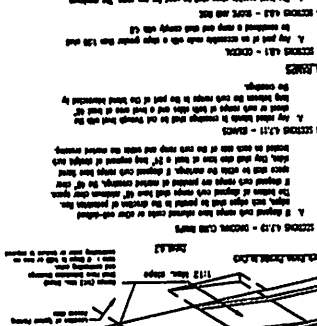
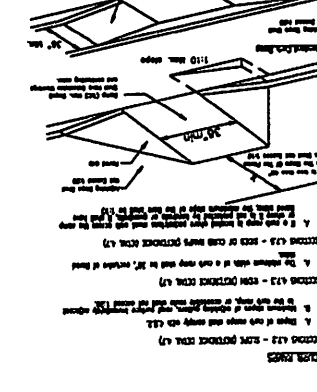
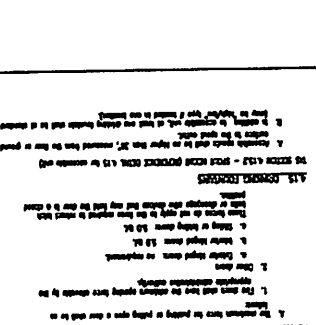
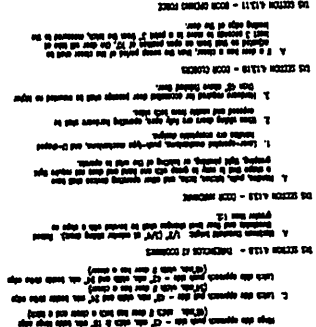
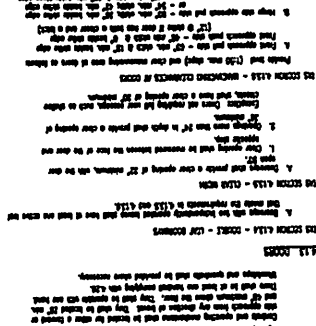
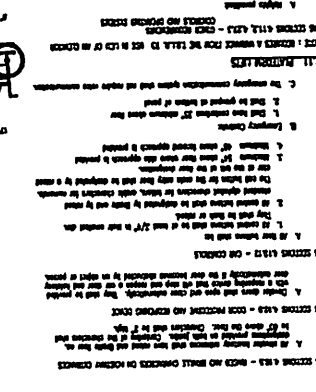
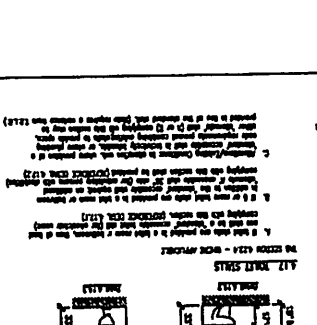
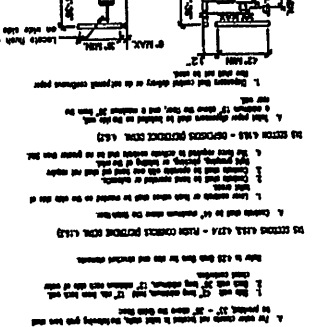
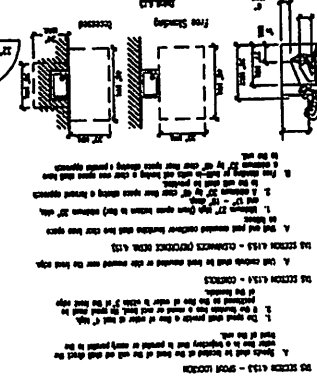
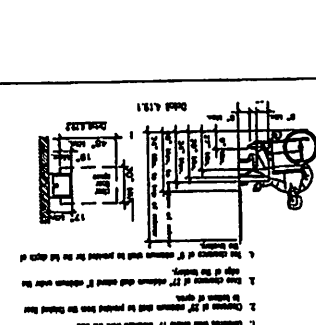
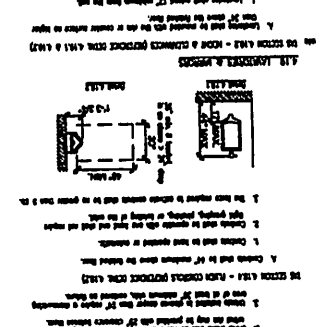
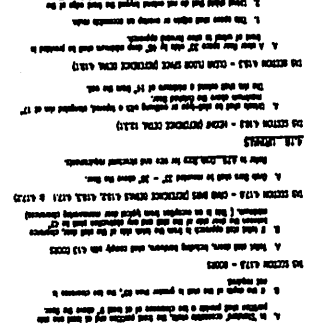
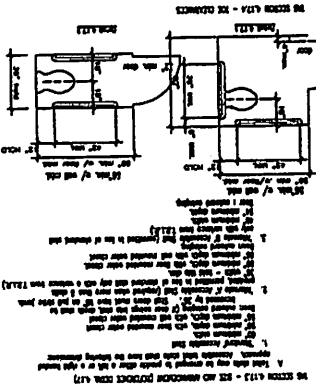
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PAGE NO.

05

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ACCESSIBILITY GUIDELINES (TAS) (2012)



DIMENSIONS ON ALL DRAWINGS HAVE PREFERENCE OVER ACTUAL SCALE ON PLAN. TOP OF FOUNDATION ELEVATION SHALL BE AT LEAST 1' ABOVE THE HIGHEST FLOOD OR PREVALENT ELEVATION FROM THE ADJACENT HIGHWAY. R/L SHALL CONSIST OF SANDY SOIL WITH A MAXIMUM P. 1 OF 15 AND A MINIMUM P. 1 OF 5, AND SHALL BE FREE OF ANY ORGANIC OR DELICTIOUS MATERIALS.

[illegible]

SUB-CONTRACTORS SHALL VERIFY ALL CONDITIONS/DIMENSIONS IN BID/POD ON JOB SITE. NOTIFY OWNER OR DESIGNER IMMEDIATELY OF ANY DISCREPANCIES BEFORE BEGINNING OR CONTINUING ANY WORK.

SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING OF MATERIALS.

SUB-CONTRACTORS SHALL CONFORM TO RELATED DRAWINGS & SPECIFICATIONS. ANY DEVIATIONS SHALL BE APPROVED BY THE OWNER. THE LACK OF OWNER-APPROVAL WILL BE SUFFICIENT CAUSE TO REFUSE ACCEPTANCE OF THE WORK.

ANY ITEM OF WORK NOT SPECIFICALLY COVERED IN THE DRAWINGS & SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED. REFER TO OTHER PLAN FOR PLUMBING INSTALLATIONS.

ANTERIOR CONCRETE BEAMS MUST SET A MINIMUM OF 12 INCHES INTO UNDISTURBED SOIL. ALL OTHER CONCRETE BEAMS INCLUDING EXTENSION BEAMS AND PORCH BEAMS MUST SET AT LEAST 12" INTO UNDISTURBED SOIL.

WOOD SHALL BE TREATED AGAINST TERMITES BY USING PRESSURE TREATED WOOD ON WOOD MEMBERS IN CLOSE CONTACT WITH SOIL AND COATED WITH BORATE ON ALL WOOD MEMBERS.



JSTHEIDEALDESIGN.COM
 WEBSITE
theidealblog.com

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DRAWN BY: JJA.

PROJECT DESIGNED FOR:

PROJECT INFORMATION

THE
EATERY

400 E. 4th St
Weslaco, Texas

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TOTAL = 16,800 S	

FOUNDATION
PLAN

DATE: JUN. 03, 2019

A4.0

PAGE NO.

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400 S Kansas Avenue

Conditional Use Permit

Legend

 400 S Kansas



Google Earth

© 2018 Google

© 2018 INEGI



400 ft



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2631	
From: Benjamin Worsham			
Subject: Discussion and consideration after public hearing on behalf of Weslaco Bingo, LLC to approve a Conditional Use Permit to operate a Bingo hall at 2411 Texas Blvd., also being Lots 1&2, Raq=Lin Subdivision Phase I, 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 to operate a Bingo Hall. Twenty-six (26) property owners within 200 feet of the applicant's property were notified by letter on July 26, 2019.			
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 of the application and the public hearing for the City Commission. Notice appeared in The Monitor on July 15, 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 August 7, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 2411 N TX BLVD - ATTACHMENTS, 2411 N Texas Blvd- Aerial			
Responsibilities upon Approval: Staff will notify applicant.			



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Staff Recommendation: Staff recommends approval.			
Attachments, if any: 2411 N TX BLVD - ATTACHMENTS, 2411 N Texas Blvd- Aerial			
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APPLICATION FOR CONDITIONAL USE PERMIT

CUP 19-00012

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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot 1 and 2 Block _____

Subdivision Name RAQ=LIN SUBDIVISION, PHASE 1

Street Address 2411 N. TEXAS BLVD

Existing Zoning B-2 Highway Business District Existing Land Use Building Not Currently Used

Purpose for the Conditional Use Permit Request Request for Bingo Hall use on a unoccupied building.

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 JERRY BENAVIDES, EIT Phone 956-380-6558

Address P.O. BOX 480 Fax: 956-380-6110

City EDINBURG State TX Zip Code 78540 E-Mail: JERRY@AECENGINEERING.NET

OWNER

Name WESLACO BINGO, LLC Phone 210-424-8081

Address 4629 MACRO DR. Fax: _____

City SAN ANTONIO State TX Zip Code 78218 E-Mail: GVALDES@CBGCRE.COM

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

Yes _____ No X

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

Signature _____ Date _____

Signature _____ Date 07/17/19

Signature _____ Date 07/17/19

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 _____

CONDITIONAL USE PERMIT APPLICATION PACKAGE
CONDITIONAL USE APPLICATION INSTRUCTIONS
(PLEASE READ CAREFULLY)

1. Application form must be completed in full with applicant's signature.
2. Statement must be attached to the application stating why the Conditional Use Permit is requested and the type of operation to be conducted on the property.

The application shall contain the following information:

- (a.) The name of the proposed use.
- (b.) The location of the proposed use.
- (c.) The purpose of the proposed use.
- (d.) The owners and operators of the proposed use.
- (e.) Whether or not alcoholic beverages will be consumed on the premises.
- (f.) The hours of operation of the proposed use.
- (g.) The preliminary site plan shall contain drawings to indicate:
 - The location of all structures on the subject property and on adjoining property.
 - Landscaping and/or fencing of yards and set-backs areas and the use of landscaping and/or walls or fences for screening purpose.
 - Design of ingress and egress to minimize interference with traffic flow on abutting streets.
 - Off-street parking and loading facilities.
 - Proposed uses, and the location and types of all signs including lighting and heights.
3. A three-hundred dollar (\$300.00) application fee must also be submitted along with the application.
4. Planning and Zoning Commission meetings take place every first Wednesday of every month, application must be submitted at least thirty (30) days prior to the monthly meeting so as to be placed on the next available agenda.
5. Once the application is submitted in completed form, the Planning Department is required by State Law to notify by mail all property owners within the 200 foot radius of the affected proposed conditional use and advertise in a newspaper fifteen (15) days prior to the public hearing to be held by both the Planning and Zoning and City Commissions on the Conditional Use Permit requested.
6. After the Planning and Zoning Commission meeting, the request will be placed on the next available City Commission agenda for final consideration.
7. Should the Planning and Zoning Commission or the owners of 20% of the property within the 200 foot radius of the proposed conditional use request oppose the request, a $\frac{3}{4}$ th vote will be required by the City Commission to receive approval.
8. Only after the final approval from the City Commission has been granted may the activity proposed on the property begin operation after all appropriate permits have been issued.
9. A Conditional Use Permit which has not been used within six months after the date granted, is automatically cancelled.

Should you have any questions, please contact the Planning Department at (956) 447-3401.

AEC ENGINEERING, LLC.

Agricultural * Environmental * Civil

July 17, 2019

City of Weslaco
Planning and Zoning Department
c/o Rebekah de la Fuente
255 S. Kansas Ave.
Weslaco, TX 78596

Re: Conditional Use Permit – 2411 N. Texas Blvd., Weslaco TX 78596

Dear Ms. De La Fuente:

AEC Engineering, LLC., on behalf of Jamal Tawil and Golden Bingo Family, is respectfully requesting a conditional use permit for an existing, unoccupied building located at 2411 N. Texas Blvd., to serve as a Bingo Hall for recreational and entertainment purposes.

Based on previous conversations between Ms. De La Fuente and AEC Engineering LLC., a rezoning of property from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District was required before applying for this permit. The City Commission of City of Weslaco unanimously approved this zone change at their regular meeting on July 2, 2019.

The owner of this facility is Jamal Tawil and the operators are Golden Bingo Family from San Antonio Texas. Operator contact information is available upon further request. The hours of operation of this facility are not determined at this moment but it is assured that 4 hours will be the maximum amount of time open during any given day as per state regulatory requirements. Alcoholic beverages will NOT be sold in this facility. The site will comply with all City of Weslaco requirements.

If there are any questions or concerns, please feel free to reach me at carlos@aecengineering.net or at 956-380-6558.

Best regards,

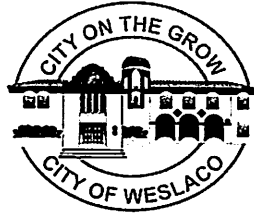
AEC Engineering, LLC.



Carlos Garza, P.E. P.G., SIT, CAPM, CFM, CESSWI, IAC
President

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

July 3, 2019

AEC Engineering, LLC
204 E Stubbs Suite B
Edinburg, TX 78539

Re: 2411 Texas Blvd. Also being Lots 1&2, Raq=Lin Subdivision Phase I, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary highway business district..

Dear Applicant:

I'm pleased to inform you that the Weslaco City Commission approved your Rezone request, at their regular meeting on July 2, 2019.

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3403.

Attentively,

Rebekah de la Fuente
Senior Planner

TAX CERTIFICATE



**PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540**

Issued To:
AEC ENGINEERING, LLC
PO BOX 480
EDINBURG, TX 78540

Legal Description
RAQ=LIN PH 1 LOT 2

Fiduciary Number: 27390920

Parcel Address: FM 88
Legal Acres: 1.1722

Account Number: R1225-01-000-0002-00

Certificate No: 238706577
Certificate Fee: \$10.00

Deposit No.: ED1913476TC
CHECK NO. 4572

Print Date: 05/14/2019 08:30:32 AM
Paid Date: 05/14/2019
Issue Date: 05/14/2019
Operator ID: MATTHEW76

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

PALACIOS OSCAR & RAQUENEL V
ANTONIO ESPARZA
1899 N CAGE BLVD STE A
PHARR, TX 78577-2563

2018 Value:	114,885
2018 Levy:	\$3,134.87
2018 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
40 CITY OF WESLACO
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].
DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By:
PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR

Matx Mf

This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.



TAX CERTIFICATE



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
 PO BOX 178
 EDINBURG, TEXAS 78540

Issued To:

AEC ENGINEERING, LLC
 PO BOX 480
 EDINBURG, TX 78540

Legal Description

RAQ=LIN PH 1 LOT 1

Fiduciary Number: 27390920

Parcel Address: 2411 N TEXAS BLVD

Legal Acres: 1.7837

< - - -

- - - >

Account Number: R1225-01-000-0001-00

Deposit No.: ED1913476TC

Certificate No: 238706576

Certificate Fee: \$10.00

CHECK NO. 4571

Print Date: 05/14/2019 08:26:01 AM

Paid Date: 05/14/2019

Issue Date: 05/14/2019

Operator ID: MATTHEW76

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

PALACIOS OSCAR & RAQUENEL V
 ANTONIO ESPARZA
 1899 N CAGE BLVD STE A
 PHARR, TX 78577-2563

Certified Tax Unit(s):

1 HIDALGO COUNTY
 2 DRAINAGE DIST #1
 40 CITY OF WESLACO
 53 WESLACO ISD
 54 SOUTH TEXAS ISD
 55 SOUTH TEXAS COLLEGE

2018 Value:	724,997
2018 Levy:	\$19,782.98
2018 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].
 DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By:

PABLO (PAUL) VILLARREAL JR., PCC
 HIDALGO COUNTY TAX ASSESSOR - COLLECTOR

This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.



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

July 26, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 7, 2019 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 20, 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:

Weslaco Bingo, LLC is requesting a Conditional Use Permit to operate a Bingo hall at 2411 Texas Blvd. Also being Lots 1&2, Raq=Lin Subdivision Phase I, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

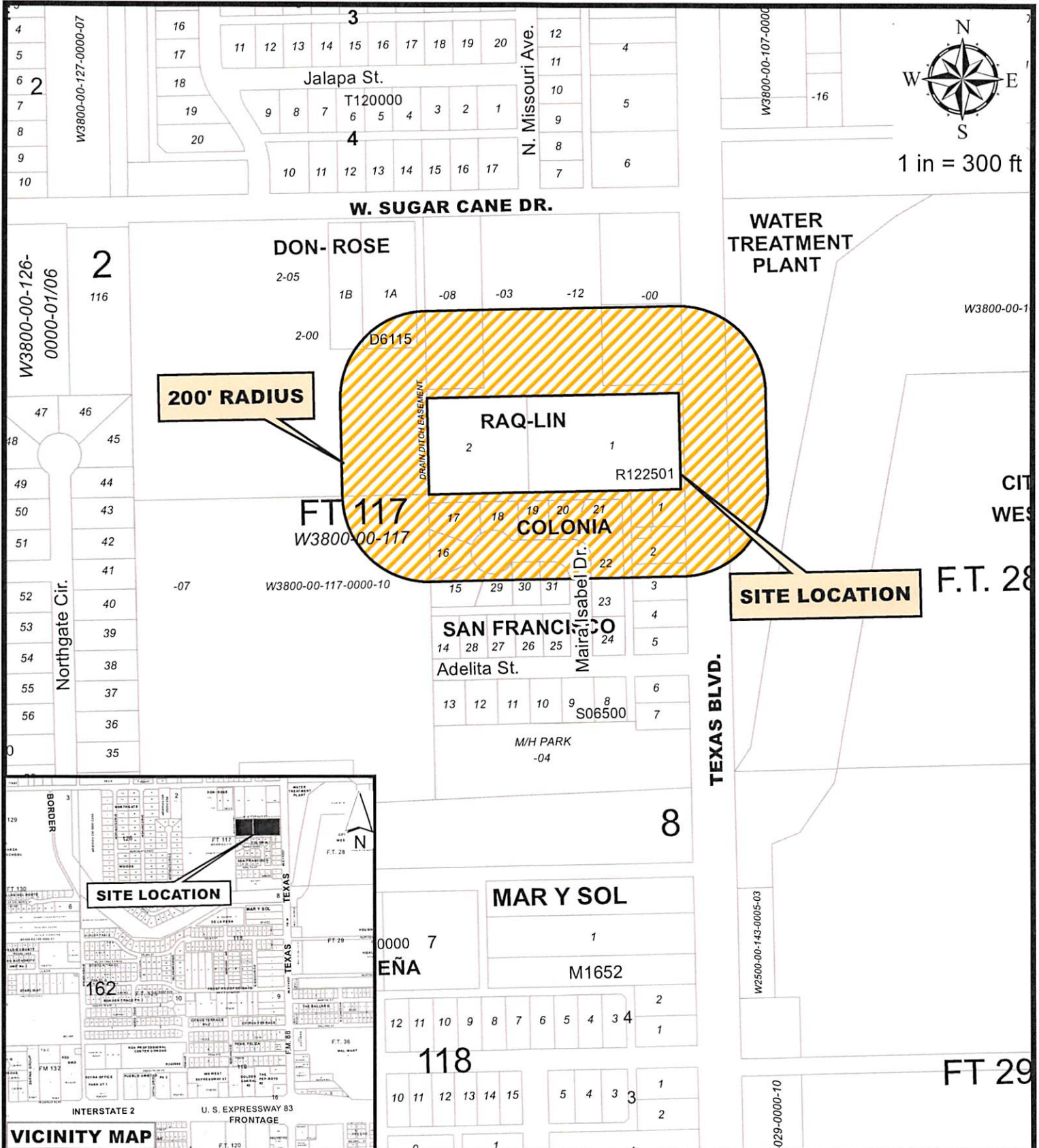
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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



Jerry Benavides

2411 N. Texas Blvd.

RAQ=Lin Subdivision Ph.1, Lot 1 and 2

Purpose for the Conditional Use Permit request

Existing zoning: B-2 Highway Business District

Existing land use: Building Not Currently Used

CUP request: Bingo Hall



City of Weslaco Code Enforcement Dept.

JUL 23, 2019

BOUTIN SANDRA A ETAL 2174 REDWOODS CRST SAN ANTONIO TX 78232-3905	D6115-00-000-001A-00 DON-ROSE LOT 1A 301 W SUGAR CANE DR	L: 36750 B: 33772
RODRIGUEZ ESMERALDA & 223 W SUGAR CANE DR WESLACO TX 78599-4428	D6115-00-000-001B-00 DON-ROSE LOT 1B 223 W SUGAR CANE DR	L: 42000 B: 89896
PALACIOS OSCAR & RAQUENEL V 1899 N CAGE BLVD STE A PHARR TX 78577-2563	R1225-01-000-0001-00 RAQ=LIN PH 1 LOT 1 2411 N TEXAS BLVD	L: 388500 B: 336497
PALACIOS OSCAR & RAQUENEL V 1899 N CAGE BLVD STE A PHARR TX 78577-2563	R1225-01-000-0002-00 RAQ=LIN PH 1 LOT 2 215 W JEFFERSON ST	L: 114885 B: 0
PEREZ MARIA DEL CARMEN 5 W HAWTHORN AVE BROWNSVILLE TX 78520-7845	S0650-00-000-0001-00 SAN FRANCISCO ALL LOTS 1 & 2 2219 N TEXAS BLVD	L: 106250 B: 205299
FAD PROPERTIES LLC 120 W CORAL SOUTH PADRE ISLAND TX 78597	S0650-00-000-0001-01 SAN FRANCISCO E75'-LOT 1 0 FM 88	L: 31875 B: 98077
FAD PROPERTIES LLC 120 W CORAL SOUTH PADRE ISLAND TX 78597	S0650-00-000-0002-00 SAN FRANCISCO N26'-W46' OF LOT 2	L: 5980 B: 0
OLIVAREZ JOE D PO BOX 1667 WESLACO TX 78599-1667	S0650-00-000-0003-00 SAN FRANCISCO LT 3 2209 N TEXAS BLVD	L: 53125 B: 13853
LEOS NORA 1914 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0015-00 SAN FRANCISCO LT 15 1914 MARIA ISABEL DR	L: 14553 B: 102036
RODRIGUEZ NATILISA I 1916 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0016-00 SAN FRANCISCO LT 16 1916 MARIA ISABEL DR	L: 14553 B: 12237
LOPEZ DIANA 1915 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0017-00 SAN FRANCISCO LT 17 1915 MARIA ISABEL DR	L: 14553 B: 39830
RODRIGUEZ APOLINAR & ELISVIA 801 E 27TH ST WESLACO TX 78596-8130	S0650-00-000-0018-00 SAN FRANCISCO LT 18 1913 MARIA ISABELA DR	L: 14553 B: 0

City of Weslaco Code Enforcement Dept.

JUL 23, 2019

CAVAZOS DOMINGO JR & SANDRA 1911 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0019-00 SAN FRANCISCO LT 19 1911 MARIA ISABEL DR	L: 13230 B: 71326
MDQ INVESTMENTS LLC 54 3RD ST PRESQUE ISLE ME 04769-2649	S0650-00-000-0020-00 SAN FRANCISCO LOTS 20-23 1909 MARIA ISABEL DR	L: 85142 B: 606980
GILL EDWARD T & EDITH A 3207 MABURY RD SAN JOSE CA 95127	S0650-00-000-0021-00 SAN FRANCISCO LT 21 0	L: 21483 B: 135324
MDQ INVESTMENTS LLC 54 3RD ST PRESQUE ISLE, ME 04769-2649	S0650-00-000-0022-00 SAN FRANCISCO LT 22 1907 MARIA ISABEL DR	L: 21483 B: 126246
GILL, EDWARD T & EDITH A 3207 MABURY RD SAN JOSE CA 95127	S0650-00-000-0023-00 SAN FRANCISCO LT 23 1905 MARIA ISABEL DR	L: 20693 B: 266507
ESTRADA EDUARDO R & EMMA L 1910 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0029-00 SAN FRANCISCO LT 29 1912 MARIA ISABEL DR	L: 14553 B: 0
RODRIGUEZ EDUARDO E & EMMA L 1910 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0030-00 SAN FRANCISCO LT 30 1910 MARIA ISABEL DR	L: 13306 B: 30636
SALAS MARIA DEL CARMEN & JESUS 1908 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0031-00 SAN FRANCISCO LT 31 1908 MARIA ISABEL DR	L: 13929 B: 47615
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W3800-00-028-0000-01 WEST TRACT FT 28 23.36AC EXC NW. 92AC & NE 1.02AC 21.42AC GR 20.3	L: 1472327 B: 372121
GARCO LTD 3910 W FREDDY GONZALEZ DR EDINBURG TX 78539-9308	W3800-00-117-0000-00 WEST TRACT N394'- E184' FT 117 101 W SUGARCANE DR	L: 233045 B: 7106
GARCIA FERNANDO 310 N TEXAS BLVD WESLACO TX 78596	W3800-00-117-0000-03 WEST TRACT W132'-E528'-N396' FT 117 1.20 AC NET 0 W SUGAR DR	L: 54864 B: 0
REYES RAMIRO ADRIAN 219 W SUGAR CANE DR WESLACO TX 78599	W3800-00-117-0000-08 WEST TRACT W132'-E792'-N396' FT 117 1.20AC GR 1.08AC NET 219 W SUGAR CANE DR	L: 49378 B: 47182

City of Weslaco Code Enforcement Dept.

JUL 23, 2019

WILSON FAMILY TRUST	W3800-00-117-0000-10	L: 0
121 W SUGAR CANE DR	WEST TRACT E10.18AC-W22.82AC FT	B: 0
WESLACO TX 78599-4426	117 10.18AC	
	0 FM 88	
WILSON FRANCES H	W3800-00-117-0000-12	L: 38950
121 W SUGAR CANE DR	WEST TRACT W212'-E396'-N396' FT	B: 31414
WESLACO TX 78599-4426	117 1.90AC	
	121 W SUGAR CANE DR	

2411 N Texas Blvd St

Conditional Use Permit

Legend

 2411 N Texas Blvd

Google Earth

© 2018 Google
© 2018 INEGI



600 ft





Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2632	
From: Benjamin Worsham			
Subject: Discussion and consideration on the Final Plat for Lockheart Subdivision– being a 2.12 acre tract of land being a portion of Farm Tract 284, West Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 310 feet South of Orlando Tijerina Rd. along Martin Morales Rd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed two (2) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply Co. through a 4" waterline and sewer by OSSF. The property is within a Flood Zone "X". Owner was granted variance for OSSF and drainage.			
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): The Planning & Zoning Commission recommended approval of the Final Plat and variances on August 7, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: LOCKHEART SUB- attachments, LOCKHEART- Plat			
Responsibilities upon Approval:			



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. SUB19-00015

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: Lockheart Subdivision

Location: East side of Martin Morales Rd. approximately 310 feet south of Orlando Tijerina Rd.

Legal Description: A 2.12 acre tract of land being a portion of Farm tract 284, West & Adams Tract Subdivision as recorded in Vol. 2, Pg. 34, Map Records, 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: Residential Proposed Land Use: Residential

Number of Lots Proposed: 2 Gross Acreage: 2.12

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Yolanda Fernandez & Juan Raul Palomares, Jr. Telephone: (956)405-2560

Address: 8316 Martin Morales Rd.

Fax: _____

City: Weslaco State: Tx. Zip: 78599 E-mail: juaney19@gmail.com

ENGINEER INFORMATION

Name: R. E. Garcia & Associates Telephone: (956)381-1061

Address: 116 N. 12th

Fax: _____

City: Edinburg State: Tx. Zip: 78541 E-mail: regaassoc@aol.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☐ YES ☐ NO Water Provision: North Alamo Water Supply Corporation

☐ YES ☒ NO Wastewater Provision: OSSF

☒ YES ☐ NO Electric Company: Magic Valley Electric Coop.

☐ 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 HC & CC ID #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

x 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

x \$350.00 Planning Review fee

x One 11" X 17" reduced copy of plat

x Plat Layout

x Existing & Proposed Easements

x Existing & Proposed ROW

x Existing & Proposed Drainage Easements

x Contours

x Flood Zones

x Adjoiners

x Existing street names

x Drainage plans and calculations with engineer's seal

x Elevations

x Flood directional arrows

x Detention areas

x Street names

x Proof of ownership of the property

x If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

- _____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- _____ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- _____ Notice of Intent
- _____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

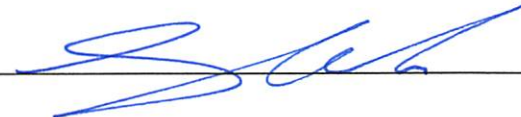
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

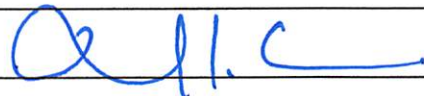
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: Juan Raul Palomares, Jr.

Owner Signature:  Date: 6-6-19

_____ is the authorized agent

Authorized Agent Signature:  Date: 6/6/19

Authorized Agent Printed Name: Raul E. Garcia, P.E., R.P.L.S.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

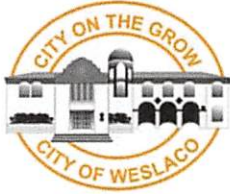
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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. VAR19-00033

GENERAL INFORMATION

Name of Subdivision: Lockheart Subdivision

Location: East side of Martin Morales Rd. approximately 310 feet south of Orlando Tijerina Rd.

Legal Description: 2.12 acre tract of land being a portion of Farm Tract 284, West and Adams Tract, Subdivision

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

There is no public sanitary sewer in this part of Hidalgo County.

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

On site detention is not allow by HCDD #1. Off-site detention is proposed and has been approved by HCDD#1. (See Attached Letter)

☐ 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

Yolanda Fernandez &
Owner's Name: Juan Raul Palomares, Jr. Telephone: (956) 405-2560
Address: 8316 Martin Morales Rd. Fax: _____
City: Weslaco State: Tx. Zip: 78599 E-mail: juaney19@gmail.com

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: Juan Raul Palomares, Jr.

Owner Signature:  Date: 6-6-19

Raul E, Garcia, P.E., R.P.L.S. is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: Raul E. Garcia, P.E., R.P.L.S.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

JOE M. FLORES
Board Member

ELLIE TORRES
Board Member

May 1, 2019

Mike R. Perez
City Manager
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: LOCKHEART SUBDIVISION – REVISION

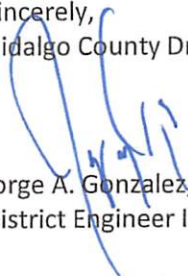
Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Lockheart Subd, Raul E. Garcia, PE. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to his plan, on improving the roadside ditch for its storm runoff volume. Although as part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication will be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. Also after Oct. 9, 2018, new development is required to account for the volume associated for the stormwater runoff generated from the developed property for a 50-year frequency storm event.

In summary, HCDD No.1 approves the concept of the drainage detention being provided by excavating the existing drainage ditch along the east side of the subdivision and dedicating 75.0 feet of right of way from the centerline of the drain.

If you have any questions or need additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1


Jorge A. Gonzalez, PE, SIT, CFM
District Engineer III

CC: Mr. Raul E. Sesin, PE CFM – Hidalgo County Drainage District General Manager



SUBDIVISION REVIEW APPLICATION

RECEIVED
FEB 22 2019
Planning &
Code Enforcement Dept.

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. SRV19-00007

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

GENERAL INFORMATION

Name of Subdivision: Lockheart Subdivision

Location: East side of Martin Morales Road approximately 310 feet south of Orlando Tijerina Road.

Legal Description: A 2.12 acre tract of land being a portion of the Farm Tract 284, West & Adams Tract Subdivision, as recorded in Volume 2, Pages 34-37, Map Records, 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: Residential Proposed Land Use: Residential

Number of Lots Proposed: 2 Gross Acreage: 2.12

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Yolanda Fernandez & Juan Raul Palomares, Jr. Telephone: (956) 405-2560

Address: 8316 Martin Morales Rd.

Fax: _____

City: Weslaco State: Tx. Zip: 78599 E-mail: juaney19@gmail.com

ENGINEER INFORMATION

Name: R. E. Garcia & Associates Telephone: (956) 381-1061

Address: 116 N. 12th

Fax: _____

City: Edinburg State: Tx. Zip: 78541 E-mail: regaassoc@aol.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: North Alamo Water Supply Corporation

☐ YES ☒ NO Wastewater Provision: OSSF

☒ YES ☐ NO Electric Company: Magic Valley Electric Coop.

☐ 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>HC & CC ID #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

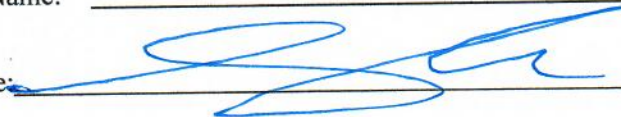
- x Seven (7) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdela Fuente@weslacotx.gov
- x \$50.00 Subdivision Review fee
- x One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - x _____ Existing & Proposed Easements
 - x _____ Existing & Proposed ROW
 - x _____ Existing & Proposed Drainage Easements
 - x _____ Contours
 - x _____ Flood Zones
 - x _____ Adjoiners
 - x _____ Existing & Proposed street names
- x _____ Utility Layout
 - x _____ Existing & Proposed Utilities
 - _____ Proposed Fire Hydrants
 - x _____ Adjoiners
 - x _____ Street names
- x _____ Drainage plans and calculations with engineer's seal
 - x _____ Elevations
 - x _____ Flood directional arrows
 - x _____ Detention areas
 - x _____ Street names
- x _____ Proof of ownership of the property
- x _____ 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
- o _____ 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: Juan Raul Palomares, Jr.

Owner Signature:  Date: 2-16-19

_____ 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: _____

COUNTY OF HIDALGO OSSF SOIL EVALUATION FORM

Owner's Name: LOCKHEART SUBDIVISION
 Physical Address: MARTIN MORALES ROAD
 Name of Site Evaluator: Raul E. Garcia Registration Number: 0S6882
 Date Performed: NOVEMBER 9, 2018 Proposed Excavation Depth: 3'

At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Please show the results of each soil evaluation on a separate sheet. Locations of soil evaluations must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to at least 2 ft. below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Please describe each soil horizon and identify any restrictive features in the space provided below.

SOIL BORING NUMBER <u>1</u>				
Depth (ft.)	Textural Class & Structure (if applicable)	Water Table	Restrictive Layer	Comments
--0				
-				
--1	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--2	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--3	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--4	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--5	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--6				
-				
--7				

I certify that the above statement are true and are based on my own field observation.

Raul E. Garcia 11/9/18
 (Signature of Site Evaluator)



COUNTY OF HIDALGO
OSSF SOIL EVALUATION FORM

Owner's Name: LOCKHEART SUBDIVISION
Physical Address: MARTIN MORALES ROAD
Name of Site Evaluator: Raul E. Garcia Registration Number: 0S6882
Date Performed: NOVEMBER 9, 2018 Proposed Excavation Depth: 3'

At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Please show the results of each soil evaluation on a separate sheet. Locations of soil evaluations must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to at least 2 ft. below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Please describe each soil horizon and identify any restrictive features in the space provided below.

SOIL BORING NUMBER <u>2</u>				
Depth (ft.)	Textural Class & Structure (if applicable)	Water Table	Restrictive Layer	Comments
--0				
-				
--1	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--2	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--3	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--4	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--5	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--6				
-				
--7				

I certify that the above statement are true and are based on my own field observation.

 11/9/18
(Signature of Site Evaluator)





HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

JOE M. FLORES
Board Member

ELLIE TORRES
Board Member

May 1, 2019

Mike R. Perez
City Manager
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: LOCKHEART SUBDIVISION – REVISION

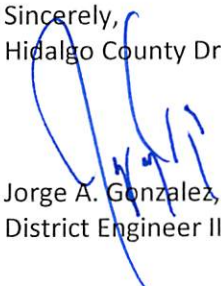
Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Lockheart Subd, Raul E. Garcia, PE. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to his plan, on improving the roadside ditch for its storm runoff volume. Although as part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication will be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. Also after Oct. 9, 2018, new development is required to account for the volume associated for the stormwater runoff generated from the developed property for a 50-year frequency storm event.

In summary, HCDD No.1 approves the concept of the drainage detention being provided by excavating the existing drainage ditch along the east side of the subdivision and dedicating 75.0 feet of right of way from the centerline of the drain.

If you have any questions or need additional information, please feel free to give me a call at (956) 292-7080.

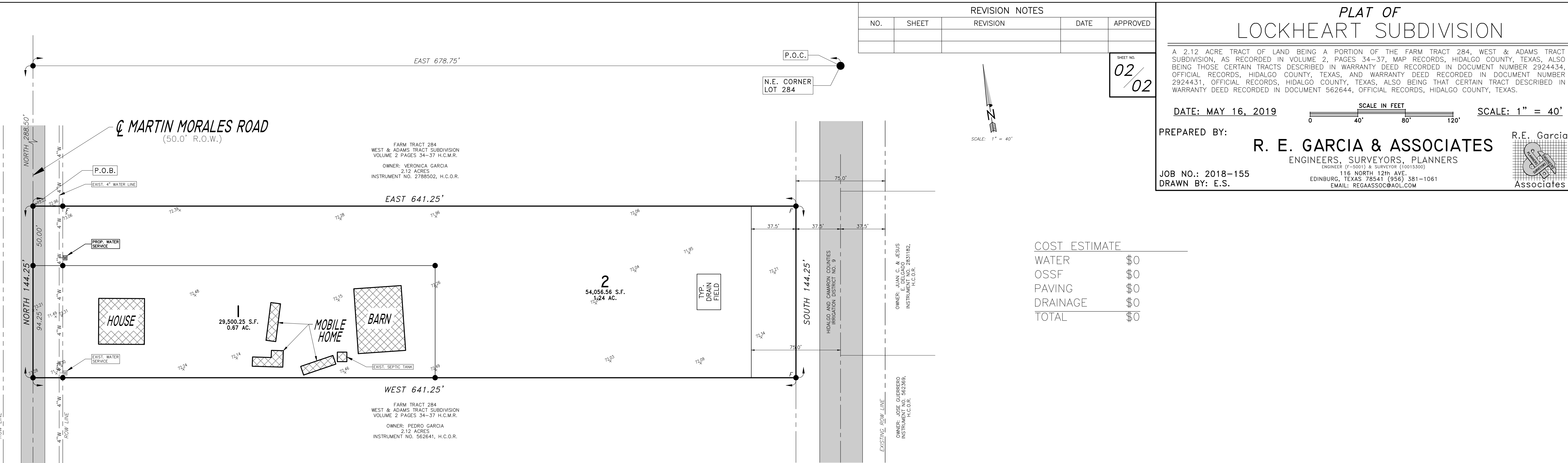
Sincerely,
Hidalgo County Drainage District No. 1


Jorge A. Gonzalez, PE, SIT, CFM
District Engineer III

CC: Mr. Raul E. Segin, PE CFM – Hidalgo County Drainage District General Manager



JUAN RAUL PALOMARES JR. DATE
8316 MARTIN MORALES
WESLACO, TEXAS 78599



REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF
LOCKHEART SUBDIVISION

A 2.12 ACRE TRACT OF LAND BEING A PORTION OF THE FARM TRACT 284, WEST & ADAMS TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2924434, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2924431, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT 562644, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: MAY 16, 2019

PREPARED BY:
R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
118 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia
Associates

SHEET NO.
02/02

SCALE IN FEET
0 40' 80' 120'

SCALE: 1" = 40'

COST ESTIMATE

WATER	\$0
OSSF	\$0
PAVING	\$0
DRAINAGE	\$0
TOTAL	\$0

FINAL ENGINEERING REPORT FOR LOCKHEART SUBDIVISION
by Raul E. Garcia, P.E.
FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LOCKHEART SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF STITES ROAD AND HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF VICTORIA ROAD. THE WATER SYSTEM FOR LOCKHEART SUBDIVISION CONSISTS OF 8 DUAL SERVICES WITH 16 SINGLE 5/8" DIAMETER WATER SERVICE LINES THAT TAP INTO THE EXISTING 8" MAINS. THESE 1" DUAL SERVICES THEN SPLIT INTO TWO SINGLE 5/8" DIAMETER WATER SERVICE LINES THAT RUN SOUTH AND EAST INTO THE LOTS AND END IN WATER METERS.

WATER DISTRIBUTION FOR THE LOCKHEART SUBDIVISION CONSISTS OF 8 - 1" DIAMETER DUAL SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 1" DUAL SERVICES AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$10,975.00, WHICH COVERS THE \$_____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

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

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM FOR THE AREA. AT LEAST EIGHT SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE COST TO INSTALL A SEPTIC TANK ON AN INDIVIDUAL LOT IS \$1,395.00, INCLUDING THE REQUIRED PERMIT AND LICENSE. THE OSSF'S HAVE BEEN INSTALLED FOR LOTS 3 THROUGH 14 HAVE BEEN INSTALLED AS OF THE TIME FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$16,740.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSF'S FOR LOTS 3 THROUGH 14 ON MAY 22, 2017. NO OSSF'S HAVE BEEN INSTALLED ON LOTS 1, 2 AND 15 AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$4,500.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH OF LOTS 1, 2 AND 15. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF EACH LOT.

AT ANY TIME THAT LOTS 1, 2 AND 15 ARE SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AS APPLICATION FOR A PERMIT TO INSTAL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

THE EXISTING SEPTIC TANK AND DRAIN FIELD FOR LOT 16 WAS UNCOVERED, INSPECTED REPAIRED AND PLACE IN PROPER WORKING ORDER BY ISAAC MATA, OSSF LICENSE #004378 AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

ENGINEER CERTIFICATION:

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

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

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,416.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



INFORME FINAL DE INGENIERIA LOCKHEART SUBDIVISION
BY RAUL E. GARCIA, P.E.
AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

SUMINISTRO DE AGUA: DESCRIPCION, COSTO, Y FECHA OPERABILIDAD:

LA SUBDIVISION LOCKHEART SERA SUMINISTRADA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION. EL SUBDIVIDOR Y N.A.W.S.C. HAN CONCLUIDO EN UN CONTRATO EN EL QUE N.A.W.S.C. HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION POR AL MENOS 30 AOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD A LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE AGUA DE DIAMETRO DE 8" CORRIENDO A LO LARGO DEL LADO NORTE DEL CAMINO DE DERECHO DE CAMINO DE SITIOS Y TIENE UNA LINEA EXISTENTE DE AGUA DE DIAMETRO DE 8" CORRIENDO A LO LARGO DEL LADO OESTE DEL CAMINO DE VICTORIA. EL SISTEMA DE AGUA PARA LA SUBDIVISION LOCKHEART CONSTA DE 8 SERVICIOS DUPLICOS CON 16 LINEAS DE SERVICIO DE AGUA DE DIAMETRO DE 5/8" QUE SE TAPAN EN LAS ALIMENTACIONES EXISTENTES DE 8". ESTOS 1" DUAL SERVICIOS SE ENCUENTRAN EN DOS LINEAS DE SERVICIO DE AGUA DE DIAMETRO DE UNO DE 5/8" QUE HACEN EL SUR Y EL ESTE EN LOS LOTES Y FINALIZAN EN MEDIDORES DE AGUA.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LOCKHEART CONSTA DE LINEAS DE SERVICIO DE DIAMETRO DE 8 - 1", DICHO SERVICIO TERMINA EN LAS CAJAS DE MEDIDORES DE AGUA PARA EL LOTE. LOS SERVICIOS DE DOBLE Y LA CAJA DE METROS ESTAN INSTALADOS A UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE. ADEMAS, EL SUBDIVIDOR HA PAGADO N.A.W.S.C. LA SUMA DE \$_____ QUE CUBRE EL COSTO POR LOTE DE \$ 685.94, SEGUN LO ESTABLECIDO EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, DERECHOS DE ADQUISICION DE DERECHOS Y TODOS LOS ASIGNATURAS O RELACIONADOS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A NAWSC A SOLICITUD DEL PROPIETARIO LOTE. N.A.W.S.C. INSTALARE PRIMERO EN NINGUN CARGO EL MEDIDOR DE AGUA PARA ESO LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ES FUNCIONABLE A PARTIR DE LA FECHA DE LA GRABACION DEL PLATA.

INSTALACIONES DE ALCANTARILLADO DESCRIPCION; COSTO Y OPERATIVIDAD FECHAS

LAS AGUAS RESIDUALES DE LA SUBDIVISION LOCKHEART, SERAN TRATADAS POR INSTALACIONES INDIVIDUALES DE AGUAS SENCILLAS EN EL SITIO ("OSSF") CONSTITUYENDO UN DEPOSITO ESTANDAR DEPOSITO SEPTICO DE DOBLE COMPARTIMIENTO Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL SUBDIVIDOR HA EVALUADO LA CONVENIENCIA DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTADO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME ESTABA REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA ES POR LO MENOS 1/2 ACRE EN TAMANO. EL SERVICIO DE CONSERVACION DE RECURSOS NATURALES RESUMEN DE LA ENCUESTA DEL SUELO INDICADO UN LODO DE ARCILLA SANDY PARA LA ZONA. AL MENOS OCHO EXCAVACIONES DE SUELO SE REALIZARON EN EL SITIO EN LOS FINES OPICOS DE LA ZONA DE ELIMINACION PROPUESTA. (ADICIONALES PERFORACIONES NO FUERON NECESARIAS PORQUE LOS SUELOS SON MUY UNIFORME DENTRO DE LA ZONA LIMITE). EL SUELO ES UN LAMINOS GRISOS MARAVILLOSOS QUE SE EXTENDEN HASTA 36" DE ABAJO DE LA PARTE INFERIOR DE LAS EXCAVACIONES PROPUESTAS. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DE LA PARTE INFERIOR DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION SE DRENA BIEN. EL SUELO ES UN SUELO DE CLASE III.

EL COSTO PARA INSTALAR UN TANQUE SEPTICO EN UN LOTE INDIVIDUAL ES \$_____, INCLUIDO EL PERMISO Y LICENCIA REQUERIDOS. EL OSSF HA SIDO INSTALADO PARA LOTES 3 A 14 SE HA INSTALADO A LA VEZ PARA LA APROBACION DE PLATA FINAL A UN COSTO TOTAL DE \$ 16,740.00. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE LOS OSSF PARA LOS LOTES 3 A 14 A 22 DE MAYO DE 2017. NO SE HAN INSTALADO OSSF EN LOS LOTES 1, 2 Y 15 A PARTIR DEL TIEMPO DE SOLICITUD PARA LA APROBACION FINAL. CON LA PRESENTACION DE ESTA PLATA FINAL, EL SUBDIVIDOR ESTA PROVEYENDO GARANTIAS FINANCIERAS ADECUADAS DE REMIMENDIO EN FORMA DE CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" QUE SERA REALIZADO POR EL CONDADO DE HIDALGO EN FIDEICOMISO EN EL MONTO DE \$ 4,500.00 QUE ES EL TOTAL ESTIMADO COSTO PARA INSTALAR UN SISTEMA DE TANQUE SEPTICO EN CADA UNO DE LOS LOTES 1, 2 Y 15. EL SUBDIVIDOR INCLUIRA EL COSTO DE UN SISTEMA DE TANQUE SEPTICO EN EL PRECIO DE VENTA DE CADA LOTE.

EN CUALQUIER MOMENTO QUE SE VENDEN LOS LOTES 1, 2 Y 15, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA OSSF. ESCRIBIR O LLAMAR AL SUBDIVIDOR. EL SUBDIVIDOR SERA RESPONSABLE DE ENVIAR AL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO COMO SOLICITUD DE PERMISO PARA INSTALAR UN FISCAL. EL SISTEMA OSSF DEBE INSTALARSE EN EL LOTE ANTES DE QUE EL CONDADO PUBLIQUE UNA LUZ FINAL Y DESPACHO DE AGUA.

EL TANQUE SEPTICO EXISTENTE Y EL CAMPO DE DRENAJE PARA EL LOTE 16 FUERON DESCUBIERTOS, INSPECCIONADOS REPARADOS Y LUGAR EN ORDEN DE TRABAJO ADECUADO POR ISAAC MATA, LICENCIA DE OSSF #004378 Y APROBADOS POR EL DEPARTAMENTO DE SALUD AMBIENTAL DEL CONDADO DE HIDALGO.

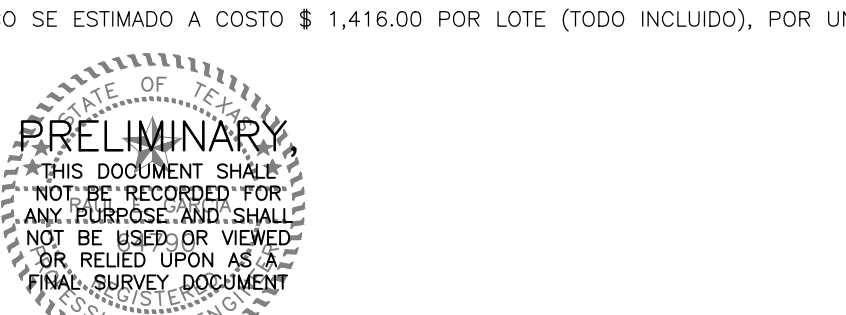
CERTIFICACION DE INGENIERO:

POR MI FIRMA ABAJO, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y DE AGUAS RESIDENCIAS DESCRITAS ANTERIORMENTE ESTAN CUMPLIDAS CON EL MODELO DE REGLAS APROBADO BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR INSTALACIONES DE AGUAS SIN CONSTRUIR EN EL AGUA Y EN EL SITIO, DISCUTIDAS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE \$_____

INSTALACIONES DE ALCANTARILLADO - SISTEMA SEPTICO SE ESTIMADO A COSTO \$ 1,416.00 POR LOTE (TODO INCLUIDO), POR UN TOTAL DE \$_____ PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO _____ FECHA _____





Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2633	
From: Benjamin Worsham			
Subject: Discussion and consideration for the Final Plat for Las Villas Estates– being a 40 acre tract of land out of Farm Tract 323, Blk 130 West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 12 ½ N. & Mile 4W and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed sixty (60) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Owner was granted variance for off-site drainage detention variance and sanitary sewer through OSSF.			
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): The Planning & Zoning Commission recommended approval of the Final Plat and variances on August 7, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: LAS VILLAS ESTATES, Las Villas Estates Subd - PLAT			
Responsibilities upon Approval:			



SUBDIVISION REVIEW 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. SRV19-00012

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

GENERAL INFORMATION

Name of Subdivision: LAS VILLAS ESTATES

Location: N.E.-C. OF M. 12 1/2 N. & M. 4 W. ROADS - 5 MILE ETJ

Legal Description: 40 AC. - ALL OF F.T. 323, BLK. 130, W.T. SUBD. H.-C.T.X. V. 2; Pages 34-37 M/R.

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) N/A

Existing Zoning: N/A

Existing Land Use: AG. Proposed Land Use: 1/2 AC. RES. LOTS / COUNTY

Number of Lots Proposed: 60 (1/2 AC) Gross Acreage: 40-AC. TOTAL

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: KYNDEL W. BENNETT, President Telephone: 464-4431

Address: P.O. BOX 365 Fax: 464-2597

City: LA BLANCA State: TX Zip: 78558 E-mail: Kyndel.bennett@gmail.com

ENGINEER INFORMATION

Name: KARIZ S. KHADEMI / K K ENGINEERING Telephone: 330-4346

Address: 410 E. DOVE AVE. Fax: 630-2219

City: MCCALLEN State: TX Zip: 78504 E-mail: KKhademi@sbcglobal.net

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: 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>#1(H.C.)</u>	☒ YES ☐ NO Irrigation District <u>H&C.C.I.D.#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

* H&C.C.I.D.#9 will EXEMPT
THE W.R. TO FOR NAWSC
@ THE COMPLETION OF THE
SUBD.

(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

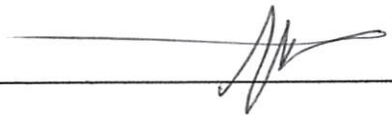
- ☒ Seven (7) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov & rdelafuente@weslacotx.gov
- ☒ \$50.00 Subdivision Review fee PAID CHE #5108 5-17-14
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
 - ☒ Existing & Proposed Easements
 - ☒ 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
- ☒ 4 Number of fire hydrants proposed for subdivision
- ☒ N/A Trip Generation Worksheet SM:K ETJ

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: KYNDEL W. BENNETT, PRESIDENT

Owner Signature:  Date: 05-20-2019

_____ 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: _____



APPLICATION FOR SUBDIVISION VARIANCE

RECEIVED
JUN 18 2019
Planning &
Code Enforcement Dept.

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.

VAR19-00035

GENERAL INFORMATION

Name of Subdivision: LAS VILLAS ESTATES

Location: N.E.C. OF M. 12 1/2 N. & M. 4 W. ROADS

Legal Description: A 40 AC. TRACT, BEING ALL OF FARM TRACT 323, BLK. 130 WEST TRACT SUBDIVISION, H.C.TX. ; V. 2 ; Pages 34-37 M/R. H.C.TX.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

THIS IS IN 5 MILE ETJ. H.C.D.#1 HAS APPROVED THE DRAINAGE REPORT AND REQUIRES OFF-SITE DRAINAGE DETENTION BY WIDENING DRAINAGE DITCH TO 50 YR. STORM EVENT.

☐ 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: KYNDEL W. BENNETT, PRESIDENT Telephone: 464-4445
Address: P.O. BOX 365 Fax: 464-2597
City: LA BLANCA State: TX Zip: 78558 E-mail: kyndel.bennett@gmail.com

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: KYNDEL W. BENNETT, PRESIDENT

Owner Signature: _____ Date: 06-11-2019

_____ 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: _____

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9general@hccid9.org



RANDALL WINSTON P.E.
General Manager

JUDY BEALL
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

June 17th, 2019

Mr. Kambiz S. Khademi, P.E.
KK Engineering
410 East Dove Ave
McAllen, Texas 78502

RE: Las Villas Estates Subd. Drainage and Detention

Good morning Mr. Khademi:

I have received your HCDD #1 approved Drainage Report dated 5/28/2019 for the Las Villas Estates Subdivision which includes the 50 year detention volume. As this is the policy for HCDD #1 to have the linear detention within the ditch, HCCID #9 does not object to storing the mandated 50 year detention within the ditch. We understand that the maintenance of this section will be by HCDD #1 personnel.

If you have any questions, please feel free to call.

Sincerely,



Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

JOE M. FLORES
Board Member

ELLIE TORRES
Board Member

June 17, 2019

Mike R. Perez
City Manager
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: LAS VILLAS ESTATES SUBDIVISION

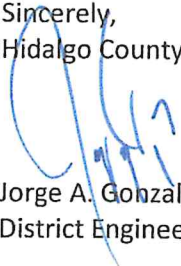
Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Las Villas Estates Subdivision, Kambiz S. Khademi, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge into the existing HCCID No. 9 ditch. Although as part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication will be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. Our office also requires that the new development accounts for the volume associated with the stormwater runoff generated from the developed property for a 50-year frequency storm event.

In summary, HCDD No.1 approves the concept of the drainage detention being provided by excavating the existing drainage ditch along the north of the subdivision and dedicating 75.0 feet of right of way from the centerline of the drain.

If you have any questions or need additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1


Jorge A. Gonzalez, PE, SIT, CFM
District Engineer III

CC: Mr. Raul E. Segin, PE CFM – Hidalgo County Drainage District General Manager



APPLICATION FOR SUBDIVISION VARIANCE

RECEIVED

JUN 18 2019

Planning &
Code Enforcement Dept.

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. VAR19-00034

GENERAL INFORMATION

Name of Subdivision: LAS VILLAS ESTATES

Location: NE.C. OF M. 12 1/2 N. & M. 4 W. ROADS

Legal Description: A 40 AC. TRACT, BEING ALL OF FARM TRACT 323, BLK. 130 WEST TRACT SUBDIVISION, H.C., TX.; V. 2; PAGES 34-37 M/R. H.C. TX.

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:

THIS IS IN 5 MILE ETJ AND THERE IS NO SEWER WITHIN SEVERAL MILES - WE ARE USING HIDALGO COUNTY APPROVED SEPTIC TANKS

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: KYNDEL W. BENNETT, PRESIDENT Telephone: 464-4445
Address: P.O. BOX 365 Fax: 464-2597
City: LA BLANCA State: TX Zip: 78558 E-mail: Kyndel.bennett@gmail.com

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: KYNDEL W. BENNETT, PRESIDENT

Owner Signature:  Date: 06-11-2019

_____ 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: _____

Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :

Date Soil Survey Performed : 5/20/2019

Subdivision Name Las Villas Estates

Bore 1 Lot 03

Bore 2 Lot 11

Site Location : Mile 12 1/2 & Mile 4 West

County : Hidalgo

Proposed Excavation Depth : 30 In.

Name of Site Evaluator : Jose Angel Gonzalez

Registration Number : os 12258

Requirements

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of the soil boring or dug pit 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 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1 <u> </u>						
2 <u> </u>						
3 <u> </u>						
4 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5 <u> </u>						
6 <u> </u>						

Soil Boring Number : 2						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1 <u> </u>						
2 <u> </u>						
3 <u> </u>						
4 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5 <u> </u>						
6 <u> </u>						

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

Jose Angel Gonzalez
Signature of Site Evaluator

5/20/2019
Date

Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :Date Soil Survey Performed : 5/20/2019Subdivision Name Las Villas EstatesBore 3 Lot 18 Bore 4 Lot 24 Site Location : Mile 12 1/2 & Mile 4 WestCounty : HidalgoProposed Excavation Depth : 30 In.Name of Site Evaluator : Jose Angel GonzalezRegistration Number : os 12258**Requirements**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of the soil boring or dug pit 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 : 3						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1 <u> </u>						
2 <u> </u>						
3 <u> </u>						
4 <u> </u>	5 II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5 <u> </u>						
6 <u> </u>						

Soil Boring Number : 4						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1 <u> </u>						
2 <u> </u>						
3 <u> </u>						
4 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5 <u> </u>						
6 <u> </u>						

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


Signature of Site Evaluator5/20/2019
Date

Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :Date Soil Survey Performed : 5/20/2019Subdivision Name Las Villas EstatesBore 5 Lot 30 Bore 6 Lot 36 Site Location : Mile 12 1/2 & Mile 4 WestCounty : HidalgoProposed Excavation Depth : 30 In.Name of Site Evaluator : Jose Angel GonzalezRegistration Number : os 12258**Requirements**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of the soil boring or dug pit 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 : 5						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1 <u> </u>						
2 <u> </u>						
3 <u> </u>						
4 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5 <u> </u>						
6 <u> </u>						

Soil Boring Number : 6						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1 <u> </u>						
2 <u> </u>						
3 <u> </u>						
4 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5 <u> </u>						
6 <u> </u>						

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


Signature of Site Evaluator5/20/2019
Date

Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :Date Soil Survey Performed : 5/20/2019Subdivision Name Las Villas EstatesBore 7 Lot 38Bore 8 Lot 56Site Location : Mile 12 1/2 & Mile 4 WestCounty : HidalgoProposed Excavation Depth : 30 In.Name of Site Evaluator : Jose Angel GonzalezRegistration Number : os 12258**Requirements**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of the soil boring or dug pit must be shown on the site drawing.

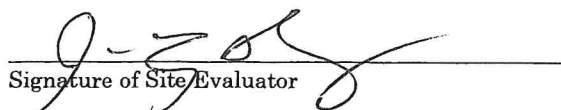
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

Soil Boring Number : <u>7</u>						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1						
2						
3						
4	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5						
6						

Soil Boring Number : <u>8</u>						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1						
2						
3						
4	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5						
6						

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


Signature of Site Evaluator5/20/2019
Date

Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :Date Soil Survey Performed : 5/20/2019Subdivision Name Las Villas EstatesBore 9 - Lot 45 -Bore 10 - Lot 50 -Site Location : Mile 12 1/2 & Mile 4 WestCounty : HidalgoProposed Excavation Depth : 30 In.Name of Site Evaluator : Jose Angel GonzalezRegistration Number : os 12258**Requirements**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of the soil boring or dug pit 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 : 9						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						
1	II	Sandy Loam				
2						
3						
4						
5	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
6						

Soil Boring Number : 10						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						
1	II	Sandy Loam	N/A			
2						
3						
4						
5	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
6						

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


Signature of Site EvaluatorDate 5/20/2019

Date : 5/2/2018

Site Evaluation Number : _____

Applicant Information :

Name : Cayetano Development
Address : _____
City : LA Blanca State : TX
Zip Code : _____ Phone : _____

Site Evaluator Information :

Name : Jose Angel Gonzalez
Company Gonzalez septic Tank service
address : PO Box 2900
City : Edinburg State : Texas
Zip Code : 78540 Phone : 778-3543

Property Location :

Lot : 1 thru 60 Block : _____
Subdivision : Las Villas Estates
Street/Road Address : Mile 12 1/2 & Mile 4 West
County : Hidalgo Unincorporated : Yes/NO
City : Weslaco Zip Code : _____

Installer Information :

Name : _____
Company : _____
Address : _____
City : _____ State : TX
Zip Code : _____ Phone : _____

Schematic of Lot or Tract

Show :

Compass north, adjacent streets, property lines, property demensions, location of buildings, easments, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).
Location of existing or proposed water wells within 150 feet of property.
Indicate slope or provide contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
Location of soil borings or dug pits (show location with respect to a known reference point).
Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies)
water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size : AC

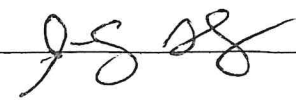
Compass North 	Site Drawing Scale : 1 inch = 50 feet SEE PLAT FOR BORE LOCATION
--	---

Features of site area

Presence of 100 year flood zone :	Yes : _____	No : <u>X</u>
Presence of adjacent ponds, streams, water impoundments :	Yes : _____	No : <u>X</u>
Existing or proposed water well in the nearby area :	Yes : _____	No : <u>X</u>
Organized sewage service available to lot or tract :	Yes : _____	No : <u>X</u>

Site Evaluator :

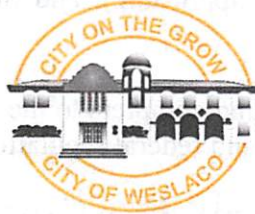
Name : Jose Angel Gonzalez

Signature : 

Licence # os 12258

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 6, 2018

Notice

Re: Pending Subdivision Comments – Final Plat Approval

To whom this may concern:

In lieu of recent events regarding Final Plat approval, the Planning and Zoning Commission will no longer approve Final Plats if comments from the preliminary plat approval stage have not been addressed and properly presented to the Commission for review.

The Planning & Zoning Commission has been dealing with the ongoing issue of Project Engineers not addressing comments before final plat approval as they assured the Commission during Preliminary Plat Approval, especially comments that affect drainage and traffic. In the past, the Commission has been asked to approve the final plat with only verbal confirmation that the comments will be addressed at the time of development. Due to the recent flooding that the City has experienced and the ongoing traffic issues, the Commission will no longer approve plats without written verification combined with supporting documents that all comments have been properly addressed, meeting all City of Weslaco ordinances pertaining to each sub division presented for approval.

Sincerely,

David Hernandez, Chairman
Planning & Zoning Commission



Hidalgo County Planning Department

T.J. Arredondo, C.F.M.
Director of Planning

Main Office

1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation

1902 Joe Stephens Ave.
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Rd.
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

Subdivision Review Comments for:

Las Villas Estates

*Plat is subject to additional comments from Planning, Office of Environmental Compliance, Right of Way, Health and HCDD No. 1
prior to consideration for final approval.*

By: Felicia Arredondo, Engineering Tech I

Date: 06-04-19

1st Review Comments

1ST SHEET COMMENTS:

- 1) Please label drainage easement on plat.
- 2) Show dimensions from lot line to gas easements on lots 24-36.
- 3) Please show bearing break line for gas line with dimensions.
- 4) Verify chord length for C1 and C2 under Curve data table.
- 5) Minimum chord length for lots shall be 40.00 feet, please verify lots 13-15.

6) GENERAL PLAT NOTES:

ADD: Please add a plat note stating no access from Mile 4 W. Rd. for lots 1, 36, 37, and 60.

2ND SHEET COMMENTS:

- 7) Please make sure Sanitary Sewer and Water Engineering reports coincide with drawing design and that all amounts are accurate with construction cost and 30 year water and sanitary sewer letter.
- 8) Provide flange elevations for all fire hydrants.
- 9) Make sure all construction amounts are accurate before final approval.

3RD SHEET COMMENTS:

- 10) 1/3 Escrow is required based on a 100' ft Minor Arterial ROW for Mile 12 ½ North Road.
- 11) Provide a bus stop area on all subdivision entrances with construction detail.
- 12) Provide radius dimension for all pavement curve sections.
- 13) Please dimension interior roads on plat.
- 14) Submit streetlight layout for pre-construction meeting.

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

DATE: 5/28/19

OCCUPANCY CLASS: Subdivision

FACILITY NAME: Las Villas Estates

PHYSICAL & MAILING ADDRESS: Mile 12 1/2 North by Mile 4 West

PLAN REVIEW – CHECK OFF LIST

PHONE #: _____ OWNER/MANAGER: _____

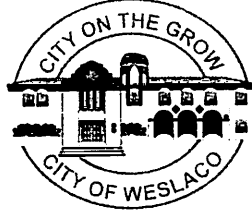
X	Approved as submitted	X	with notes
A	Illuminated exit signs and emergency lighting shall be combination with 90-minute battery pack back-up.		
B	All restrooms shall have emergency lighting with 90-minute battery pack back-up.		
C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 75' intervals, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 Edition, Section 906.		
D	Shall have fire alarm company submit plans for proposed fire alarm.		
E	Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2015 Edition		
F	Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2015 Edition.		
G	Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2015 Edition, Section 903 & 912 and latest edition of NFPA 13. No ceiling shall be in place until aboveground hydrostatic test has been approved.		
H	If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2015 Edition, Section 904.		
I	Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2015 Edition, Section 904.11.5		
J	Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.		
K	Fire department connection shall be free-standing, away from the building, minimum 1 1/2 times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, 1/2" wide. IFC, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5-inch storz with a 30 to 40-degree downward deflection angle adapter. Tamper protection for backflow preventer shall be of an approved type and approved by Authority Having Jurisdiction.		
L	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).		
M	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)		
N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 Edition, Section 404.		
O	Shall maintain a clear path for means of egress in the following areas:		
P	Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.		
Q	Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.		
R	Shall maintain 44" clearance between aisles.		
X	S	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.	
	T	Shall post address in front of building plainly visible from the street with 6" x 1/2" stroke letters or numbers.	
	U	Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com	
	V	Shall have Knox FDC 5-inch Storz Caps in place. www.KnoxBox.com	
	W	Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x 3/4" stroke red letters.	
	X	Shall provide fire lane painted with 6" red striping, with white lettering 4" x 3/4" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.	
	Y	Shall submit a complete set of plans for construction to my office for further requirements.	
	Z	Shall pay appropriate fees for the following:	
		Plan review	Fire alarm plan review
		Fire alarm trip test	
		Sprinkler system plan review	Aboveground hydro test
		Underground hydro test	Suppression system trip test

Asst. Fire Marshal Mike Swinnea

FIRE MARSHAL/FIRE INSPECTOR

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

INTERNAL MEMO

DATE: May 23, 2019

TO: Zenaida Guerrero, Engineer I
Pete Garcia, Public Works Director/ Marcelo Cosme
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department/ Eric Hernandez

FROM: Rebekah de la Fuente, Senior Planner 

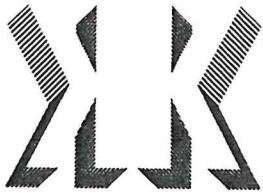
SUBJECT: Subdivision Review Meeting

A subdivision review meeting will be held on Thursday, June 6, 2019 in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

➤ Las Villas Estates Subdivision- 1:30 p.m.

Please make every effort to attend or send a representative, if you or a representative is unable to attend, submit your comments in writing. Be advised that all comments must be received before the scheduled meeting in order to avoid delays of construction.

Should you have any questions, please call 447-3401.



KK Engineering Consultant

GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES

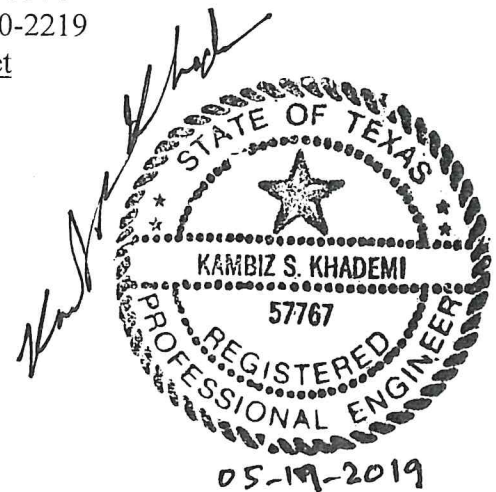
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**Hidalgo County Drainage District No. 1
Drainage Report
Las Villas Estates Subdivision
Hidalgo County, Texas**

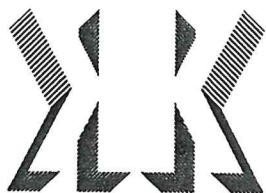
Prepared By:

KK ENGINEERING CONSULTANT

Consulting Engineer
Kambiz S. Khademi, P.E. #57767
410 E. Dove Ave. McAllen, Texas 78504
Phone: (956) 630-2125 Fax: (956) 630-2219
Email: kkhademi@sbcglobal.net



Cover Sheet	1
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KK Engineering Consultant

GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES

Firm# -1334

DRAINAGE REPORT

For

Las Villas Estates SUBDIVISION

I. PROJECT LOCATION

A 40.00 acre tract of land all of Farm tract 323, of the west and Adams Tract Subdivision, according to the map recorded in volume 2, page 34, map records, Hidalgo County, Texas, and is located on the north East corner of Mile 12 ½ North Road, and Mile 4 West road and is located in the County of Hidalgo and lies within the 5 Mile E.T.J. of Weslaco.

II. FLOOD PLAIN

The subject tract lies in Zone "X" (not shaded), Areas of minimal flooding. F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised May 30, 2002.

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (28-30) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B.

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (14.86 cfs) from the site is by form of sheet flow runs towards the North side of this tract, into H. & C.C.I.D. #9 drainage ditch.

V. PROPOSED CONDITIONS

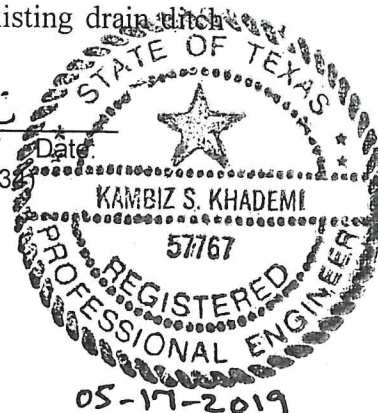
The proposed conditions for this subject tract is for 60 lots for residential use. The storm runoff after development will increase by 9.94 cfs for a total 24.80 cfs for a 50 year design frequency. I have calculated that 87,251 cf of storm runoff for a 50 year design frequency, will be detained by widening an existing H. & C.C.I.D. #9 drain ditch located along the North side of this tract. The storm runoff on the proposed interior streets will be delivery by a proposed storm sewer pipes and curb inlets ranging from 18" to 24" pipes, out-falling into said existing drain ditch owned by H. & C.C. I.D. #9.

By:



Kambiz S. Khademi, P.E. #57767

KK Engineering Consultant (F-1334)



DRAINAGE CALCULATIONS (10 Year frequency for existing & design and 50 year form detention)
Las Villas Estates Subdivision

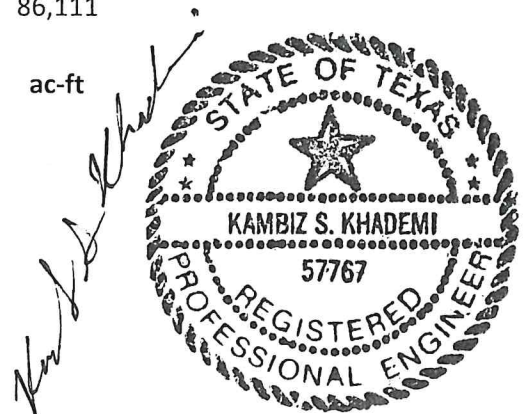
AREA= 37.72 Ac. TxDOT Intensity Constants for $I=b/(T_c+d)^e$

Existing Conditions			<u>10 year storm</u>	
Length=	1,200	ft.	b=	87
Slope=	0.1	%	e=	0.778
Cexist.=	0.2		d=	9.2
Time of Concentration=	121	min.		
Texist. =	121	min.		
Iexist.=	1.97	in/hr		
Qexist.=	14.86	cfs.		

Proposed Conditions			<u>50 year storm</u>	
Length=	1,200.00	ft.	b=	99
Slope=	0.15	%	e=	0.749
Cfut.=	0.25		d=	9.2
Time of Concentration=	100	min.		
Tfut.=	100	min.		
Ifut.=	2.63	in/hr		
Qfut.=	2.94	cfs.		
Qin=	9.43	i		

tp (Min.)	I (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
30	6.34	59.79	107,615	14.86	26,748	80,867
40	5.35	50.451	121,081	14.86	35,664	85,417
50	4.66	43.94	131,831	14.86	44,580	87,251
60	4.14	39.04	140,545	14.86	53,496	87,049
70	3.75	35.36	148,523	14.86	62,412	86,111

Storage Requires= **87,251** cubic feet = **2** ac-ft
Release Rate= **14.86** cfs



05-17-2019

Hidalgo County Drainage District No. 1

“C” – Values for Rational Method

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than ¼ acre)	0.35
Single Family (Lots ¼ to ½ acre)	0.30
→ Single Family (Lots greater than ½ 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
Drives & Walks:	
Concrete	0.75

Las Villas Estates Subdivision

"C" Values

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

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

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

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

Appendix 1.0 HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

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

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

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

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

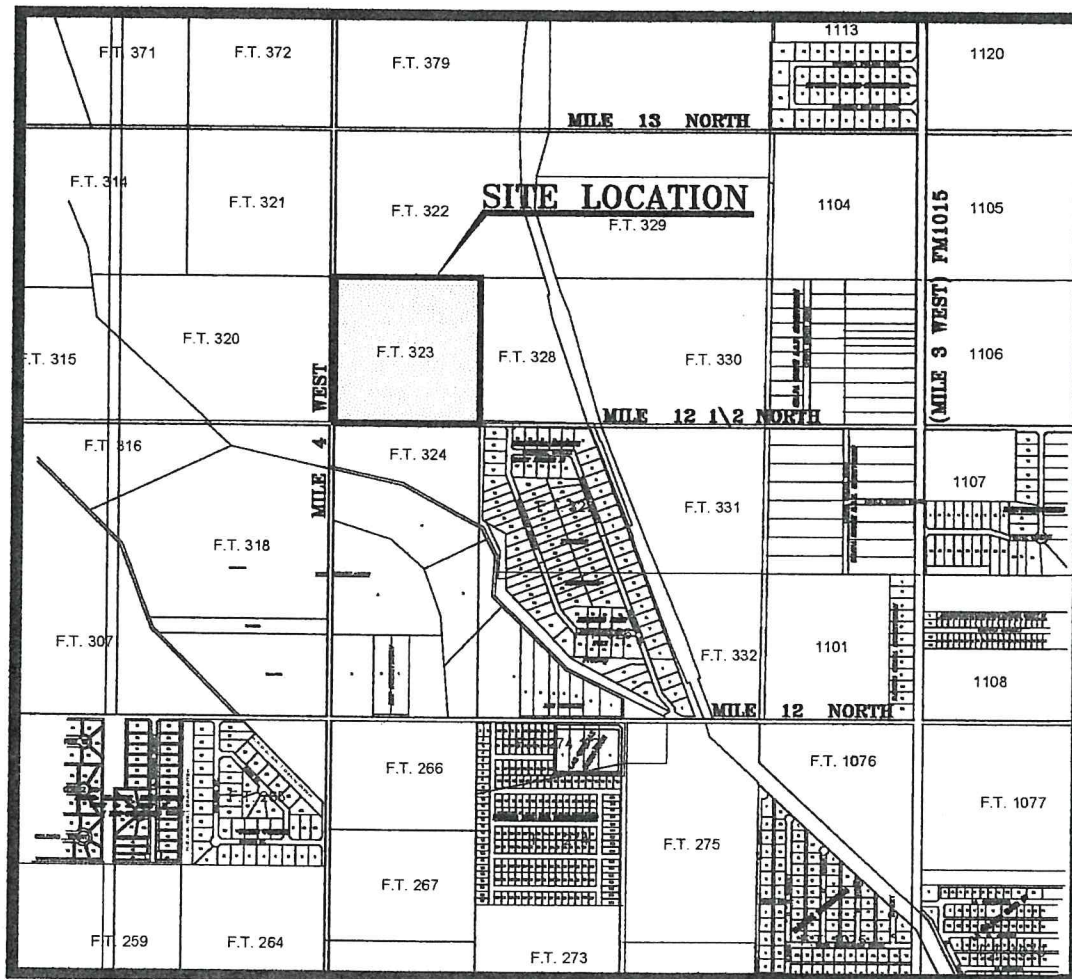
Prepared By Melden & Hunt, Inc.

72 MIN. $\Rightarrow I = 2.84$

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

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

LAS VILLAS ESTATES SUBDIVISION LOCATION MAP



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:

LAS VILLAS ESTATES SUBDIVISION IS LOCATED NORTH EAST CORNER OF MILE 4 WEST ROAD AND MILE 12 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797 - 2015 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE CITY'S 3.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 1.

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

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



SCALE 1" = 2000'

2000 0 2000
FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450 C

FIRM

FLOOD INSURANCE RATE MAP

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

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:

JUNE 6, 2000



**REVISED TO
DELETED FLOOD**

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



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



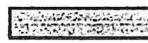
Floodplain Boundary



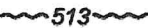
Floodway Boundary



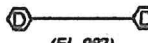
Zone D Boundary



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



Base Flood Elevation Line. Elevation in Feet *



cross Section Line
Base Flood Elevation in Feet Where Uniform Within Zone *

RM 7 x

Elevation Bench Mark (See notes below)

M 1.5

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 Data Table where floodway width is shown at 1/20 inch.

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

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

For adjoining panels, see separately printed Map index.

MAP REPOSITORY

City of Edinburg
1304 South 25th Street
Edinburg, Texas 78540

(Maps available for reference only, not for distribution)

INITIAL IDENTIFICATION

MAY 23, 1978

FLOOD HAZARD BOUNDARY MAP REVISIONS:

FLOOD INSURANCE RATE MAP EFFECTIVE:

JANUARY 2, 1991

FLOOD INSURANCE RATE MAP REVISIONS:

NOVEMBER 16, 1982

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

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



SCALE 1" = 2000'

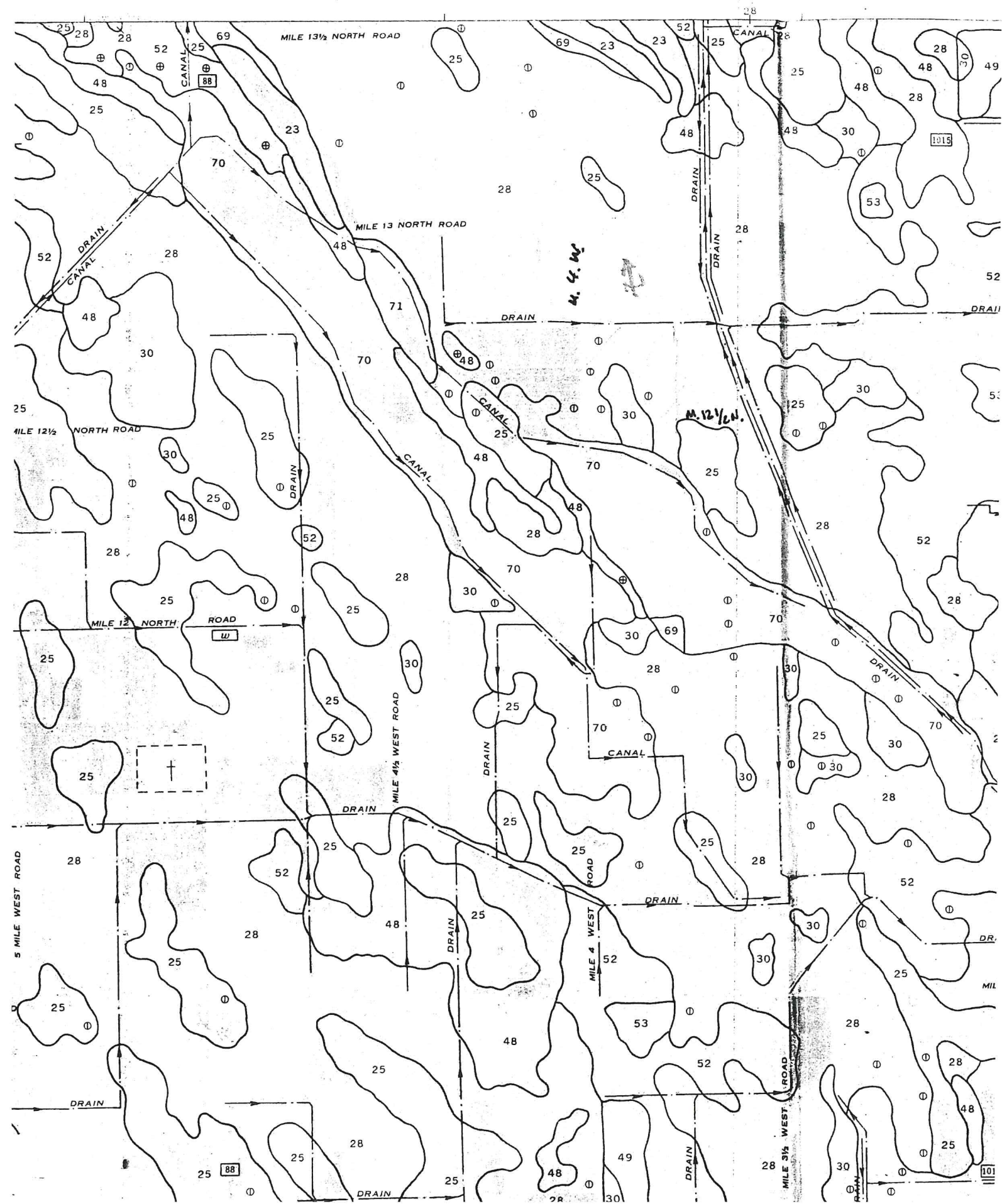


TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

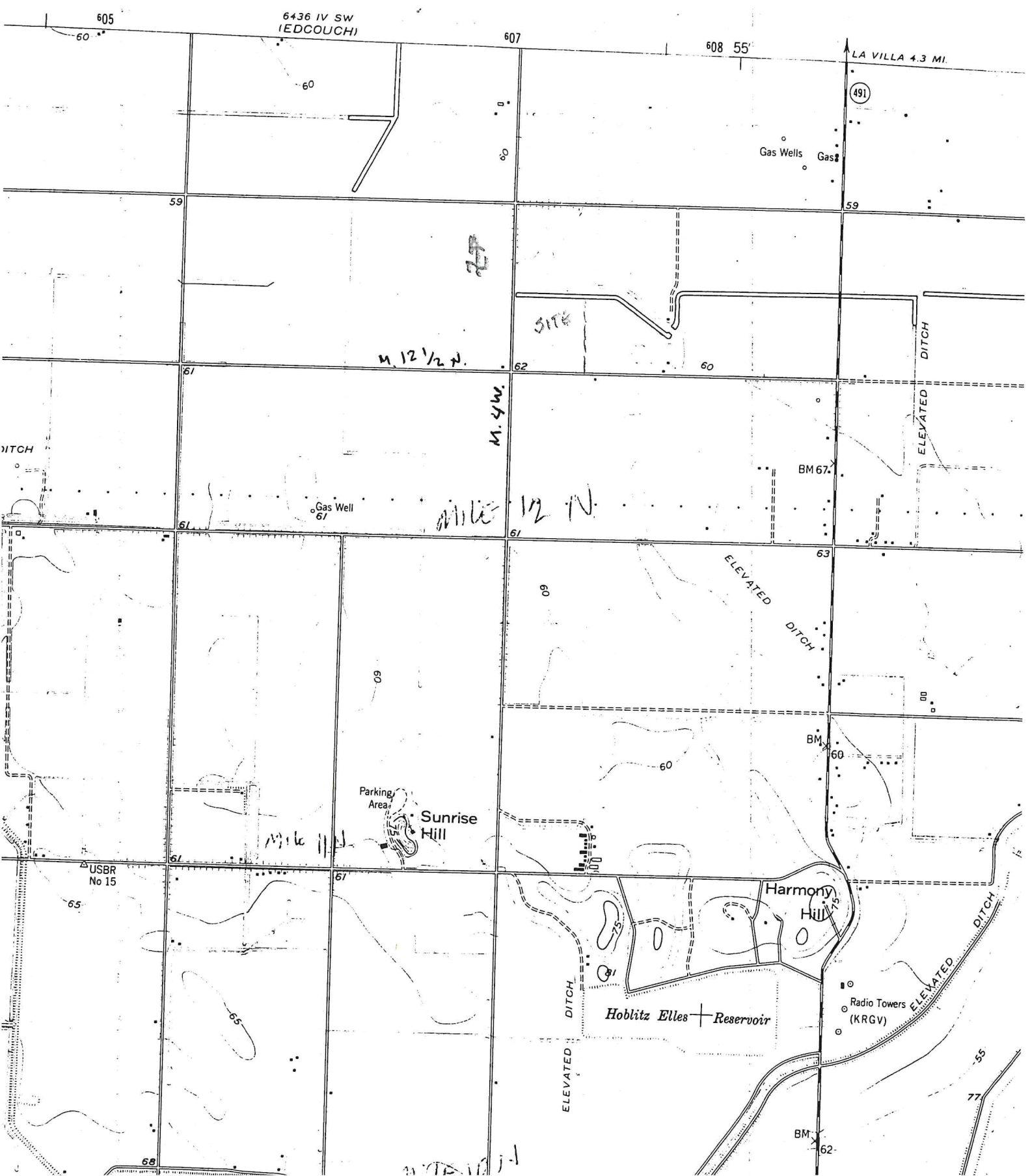
See footnote at end of table.

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
					Ft			In			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
----- Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderat
21:* Harlingen----- Urban land.	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25 , 26 , 27, 28, 29----- Hidalgo	<u>B</u>	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
→ 30----- Hidalgo	<u>B</u>	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31:* Hidalgo----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
32:* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.



Las Villas Estates Subdivision
 KK Engineering Consultant #F-1334
 May 17, 2019

(Overland/ Lot) $TC = \frac{1.8(1.1-c)V_L}{3Vs}$ & (street): $TC = \frac{L}{V \times 60}$ & $Q =$ CIA & Concrete pipe design manual
 (see attached)

All Areas 1 through 6 (A₁ through A₆) (see attached)

A₁ = 5.75 AC

A₂ = 5.75 AC

A₃ = 5 AC

A₄ = 2.75 AC

A₅ = 10.54 AC

A₆ = 5 AC

A₁ =

A) <u>Overland/ Lot</u> 5.75 ACRES	<u>L = 280'</u> <u>V = 0.15 ft./sec.</u> <u>t = 51 min</u>	B) <u>Pavement</u> <u>L = 600'</u> <u>V = 0.40 ft./sec</u> <u>t = 25 min</u>	Total: T = 76 min i = 2.73 C = 0.225 (Avg.)
---------------------------------------	--	---	---

A₂ =

A) <u>Overland/ Lot</u> 5.75 ACRES	<u>L = 280'</u> <u>V = 0.15 ft./sec</u> <u>t = 51 min</u>	B) <u>Pavement</u> <u>L = 600'</u> <u>V = 0.40 ft./sec</u> <u>t = 25 min</u>	Total: T = 76 min i = 2.73 C = 0.225 (Avg.)
---------------------------------------	---	---	---

A₃ =

A) <u>Overland/ Lot</u> 5 ACRES	<u>L = 280'</u> <u>V = 0.15 ft./sec</u> <u>t = 51 min</u>	B) <u>Pavement</u> <u>L = 600'</u> <u>V = 0.40 ft./sec</u> <u>t = 25 min</u>	Total: T = 76 min i = 2.73 C = 0.225 (Avg.)
------------------------------------	---	---	---

A₄ =

A) <u>Overland/ Lot</u> 2.75 ACRES	<u>L = 280'</u> <u>V = 0.15 ft./sec</u> <u>t = 51 min</u>	B) <u>Pavement</u> <u>L = 660'</u> <u>V = 0.40 ft./sec</u> <u>t = 28 min</u>	Total: T = 79 min i = 2.666 C = 0.225 (Avg.)
---------------------------------------	---	---	--

A₅ =

A) <u>Overland/ Lot</u> 10.54 ACRES	<u>L = 280'</u> <u>V = 0.15 ft./sec</u> <u>t = 51 min</u>	B) <u>Pavement</u> <u>L = 660'</u> <u>V = 0.40 ft./sec</u> <u>t = 28 min</u>	Total: T = 79 min i = 2.666 C = 0.225 (Avg.)
--	---	---	--

A₆ =

A) <u>Overland/ Lot</u> 5 ACRES	<u>L = 280'</u> <u>V = 0.15 ft./sec</u> <u>t = 51 min</u>	B) <u>Pavement</u> <u>L = 600'</u> <u>V = 0.40 ft./sec</u> <u>t = 25 min</u>	Total: T = 76 min i = 2.73 C = 0.225 (Avg.)
------------------------------------	---	---	---

Las Villas Estates Subdivision
KK Engineering Consultant #F-1334
May 17, 2019

AREAS	Q	SLOPE	PIPE DIAMETER	FULL FLOW
A ₁	Q1 = <u>3.53 c.f.s.</u>	@ 0.35%	18"	Q= 6.74 c.f.s. (max)
5.75 AC				
A ₂	Q2 = 3.53 c.f.s.	@ 0.30%	24"	Q= 13.42 c.f.s. (max)
5.75 AC	Q1 + Q2 = 7.06 c.f.s.			
A ₃	Q3 = 3.07 c.f.s.	@ 0.30%	24"	Q= 13.42 c.f.s. (max)
5 AC	Q1 + Q2 + Q3 = 10.13 c.f.s.			
A ₄	Q4 = 1.65 c.f.s.	@ 0.35%	18"	Q= 6.74 c.f.s. (max)
2.75 AC				
A ₅	Q5 = 6.32 c.f.s.	@ 0.30%	24"	Q= 13.42 c.f.s. (max)
10.54 AC	Q4 + Q5 = 7.97 c.f.s.			
A ₆	Q6 = 3.07 c.f.s.	@ 1%	24"	Q= 24.51 c.f.s. (max)
5 AC	Q1 - Q6 = 21.17 c.f.s.			

Kambiz S. Khademi

KAMBIZ S. KHADEMI
P.E. 5767

05-17-2019

DATE

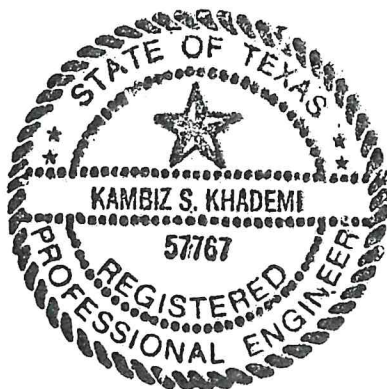


TABLE 3

**FULL FLOW COEFFICIENT VALUES
CIRCULAR CONCRETE PIPE**

D Pipe Diameter (inches)	A Area (Square Feet)	R Hydraulic Radius (Feet)	Value of $C_1 = \frac{1.486}{n} \times A \times R^{4/3}$			
			n=0.010	n=0.011	n=0.012	n=0.013
8	0.349	0.167	15.8	14.3	13.1	12.1
10	0.545	0.208	28.4	25.8	23.6	21.8
12	0.785	0.250	46.4	42.1	38.6	35.7
15	1.227	0.312	84.1	76.5	70.1	64.7
18	1.767	0.375	137	124	114	105
21	2.405	0.437	206	187	172	158
24	3.142	0.500	294	267	245	226
27	3.976	0.562	402	366	335	310
30	4.909	0.625	533	485	444	410
33	5.940	0.688	686	624	574	530
36	7.069	0.750	867	788	722	666
42	9.621	0.875	1308	1189	1090	1006
48	12.566	1.000	1867	1698	1556	1436
54	15.904	1.125	2557	2325	2131	1967
60	19.635	1.250	3385	3077	2821	2604
66	23.758	1.375	4364	3967	3636	3357
72	28.274	1.500	5504	5004	4587	4234
78	33.183	1.625	6815	6195	5679	5242
84	38.485	1.750	8304	7549	6920	6388
90	44.170	1.875	9985	9078	8321	7681
96	50.266	2.000	11850	10780	9878	9119
102	56.745	2.125	13940	12670	11620	10720
108	63.617	2.250	16230	14760	13530	12490
114	70.882	2.375	18750	17040	15620	14420
120	78.540	2.500	21500	19540	17920	16540
126	86.590	2.625	24480	22260	20400	18830
132	95.033	2.750	27720	25200	23100	21330
138	103.870	2.875	31210	28370	26010	24010
144	113.100	3.000	34960	31780	29130	26890

$$Q_{FUL} = C_1 \times S^{1/2}_{FT/FT}$$

LAS VILLAS ESTATES SUBD.

WESTLACO, RTJ

THIS SEAL APPEARED ON
THIS DOCUMENT WAS
AUTHORIZED BY
ROMANUS S. KOSAKA, P.L. 57787
MAY 1, 2018
AUTHORIZATION OF A SEAL DOCUMENT
WITHOUT PROPER NOTIFICATION
TO THE RESPONSIBLE ENGINEER
IS AN OFFENSE UNDER THE
TEXAS ENGINEERING PRACTICE LAW

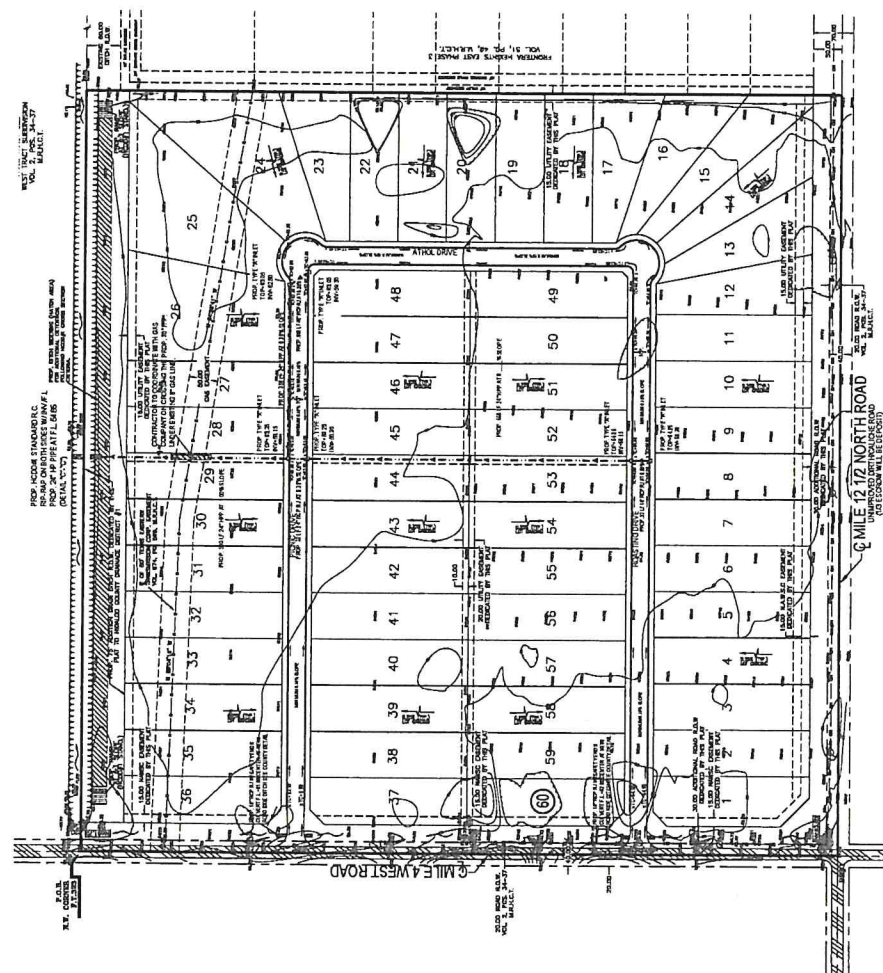
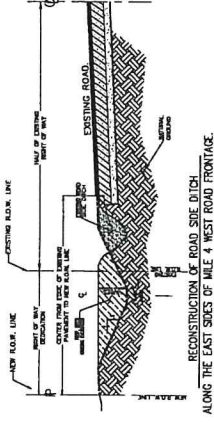
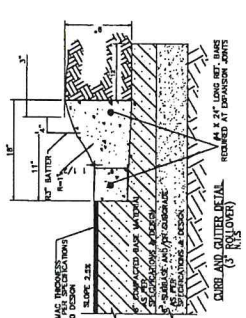
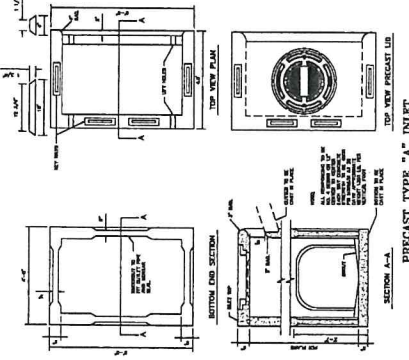
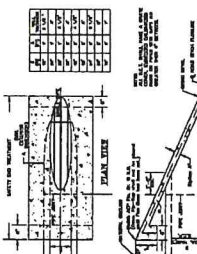
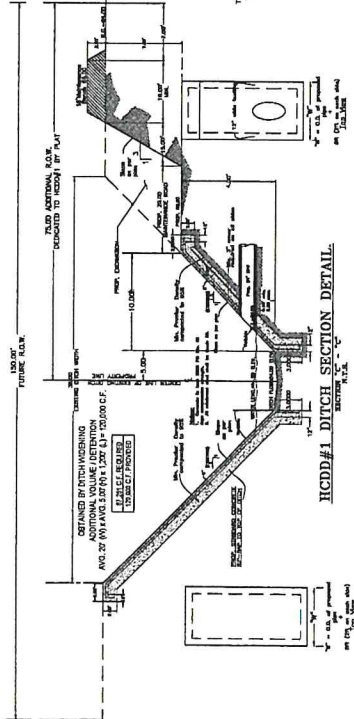
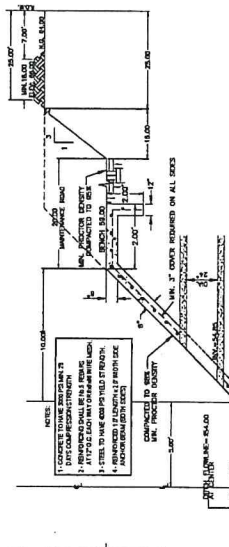
ORANNO DATE: MAY, 2018
RELEASE DATE:
DESIGNED BY KJK
DRAWN BY F.O.
CHECKED BY KJK
UPDATED DMC BY:
SCALE: 1"=100'

	
K K Engineering Consultant CIVIL, MECHANICAL AND ELECTRICAL SERVICES (FIRM REGISTRATION # 1324)	
HEADQUARTERS: 7800 S. WILLOW AVE., SUITE 200 CHICAGO, ILLINOIS 60628 (773) 334-2711 FAX (773) 334-2712	
REVISION	DATE

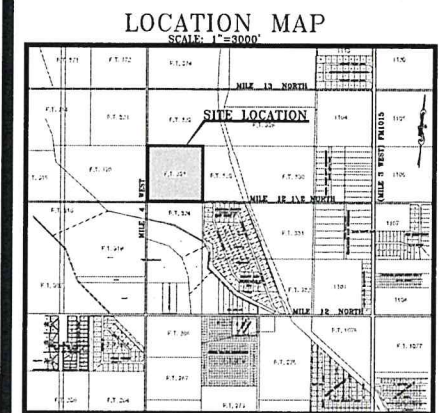
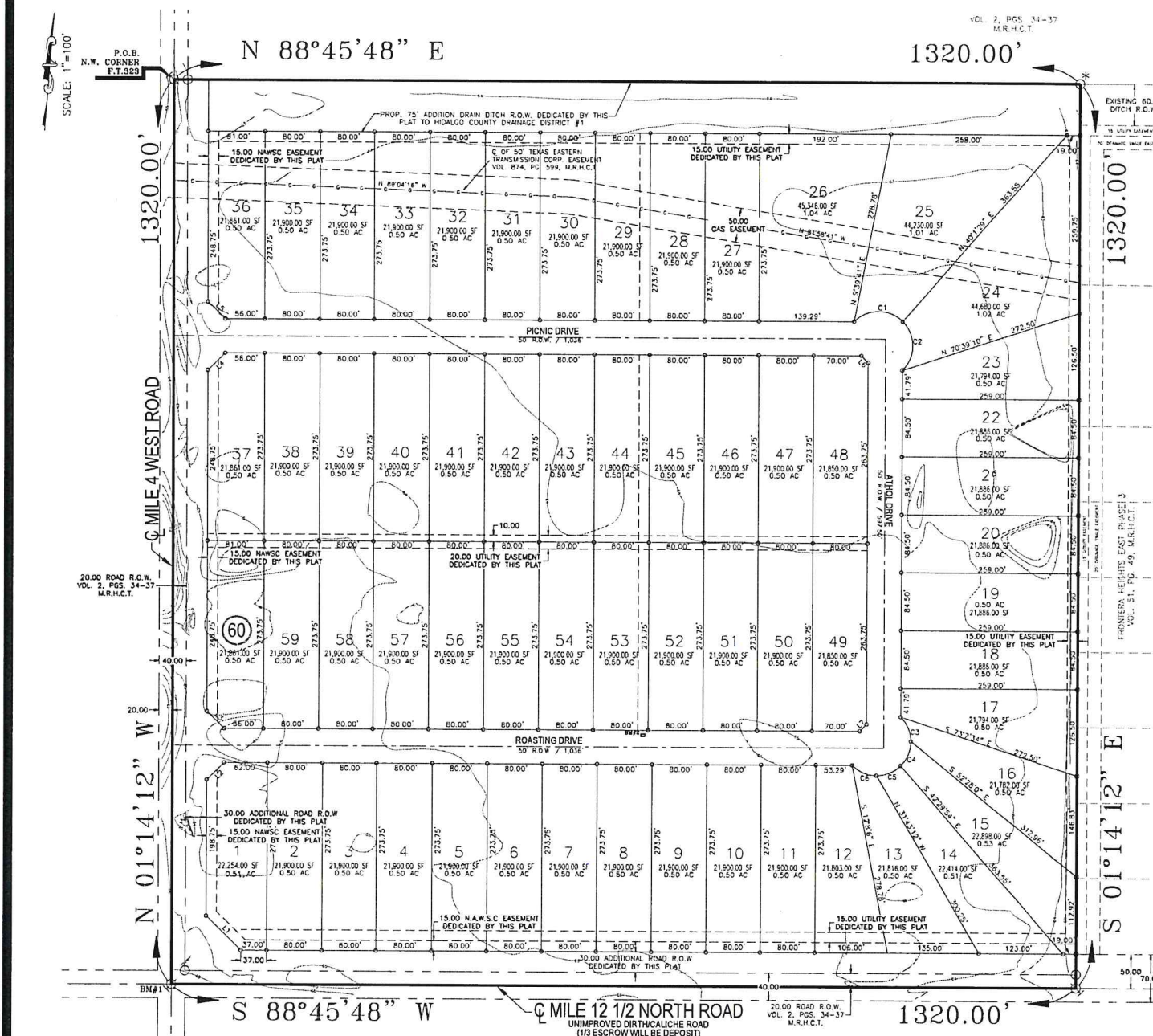
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N.T.S.

2. - 2.



SCALE: 1"=100'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LAS VILLAS ESTATES SUBDIVISION IS LOCATED NORTH EAST CORNER OF MILE 4 WEST ROAD AND MILE 12 1/2 NORTH ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, TEXAS, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797 - 2015 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE CITY'S 5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. NO. 1.

K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
410 E. DOVE
P.O. BOX 3422
(956) 630-2125
MCALLEN, TEXAS 78502
FAX (956) 630-2219

LINE	BEARING	DISTANCE
L1	N 46°14'12" W	70.71'
L2	N 43°45'48" E	35.36'
L3	N 46°14'12" W	35.36'
L4	N 43°45'48" E	35.36'
L5	N 46°14'12" W	35.36'
L6	N 46°14'12" W	14.14'
L7	N 43°45'48" E	14.14'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.92'	50.00'	50°19'59"	S 21°38'54" E	42.53'
C2	40.08'	50.00'	45°55'37"	S 26°28'54" W	39.01'
C3	40.11'	50.00'	45°57'52"	S 72°25'38" W	39.04'
C4	33.97'	50.00'	38°55'17"	N 65°07'47" W	33.32'
C5	39.14'	50.00'	44°50'46"	S 53°38'29" W	38.14'
C6	39.76'	50.00'	45°33'29"	N 69°11'24" W	38.72'

INDEX TO SHEETS OF LAS VILLAS ESTATES SUBDIVISION	
HEADING, INDEX, LOCATION MAP, AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S & ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.O.D. NO. 1 CERTIFICATION, H&C&D&S AND H&C&D, REVISION NOTES.	
SHEET 1	HEADING, INDEX, LOCATION MAP, AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S & ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.O.D. NO. 1 CERTIFICATION, H&C&D&S AND H&C&D, REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP, TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS); INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, & CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
	KYNDEL W. BENNETT, BENNETT-FLORES, INVESTMENTS, LLC.	P.O. BOX 365, LA BLANCA 78558	LA BLANCA 78558	(956) 464-4431	(956) 464-2597
ENGINEER:	KAMBIZ S. KHADEMI, P.E.	410 E. DOVE AVE., MCALLEN 78504	MCALLEN 78504	(956) 630-2125	(956) 630-2219
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM88, MONTE ALTO 78538	MONTE ALTO 78538	(956) 380-5154	(956) 380-5156

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9

DATED THIS _____ DAY OF _____ 20____

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

CHAIRPERSON-PLANNING & ZONING COMMISSION

CITY MAYOR CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LAS VILLAS ESTATES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE _____ DAY OF _____ 20____

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 24" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

2. THIS SUBDIVISION IS LOCATED IN:
ZONE "X" (NO SHADING) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY PANEL NO. 480334 0450 C REVISED TO REFLECT LOMR MAY 30, 2002.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

3. SETBACKS:
FRONT: 25.00 FEET AND 15 FEET FOR CUL-DE-SAC LOTS ONLY.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET AND 20 FEET ALONG MILE 4 WEST ROAD
GARAGE FRONT: 18.00 FEET
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL SHALL BE ALLOWED.

5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
-->B.M. NO. 1-ELEV. 67.53 FOUND NAIL AT THE SOUTH WEST CORNER OF BLOCK 323. (NAVD 1988)
COORDINATE: X = 1156026.14 Y = 16611306.41
-->B.M. NO. 2-ELEV. 64.25 ON TOP OF A STORM DRAINAGE TYPE "A" INLET SOUTH EAST CORNER OF LOT 53 (NAVD 1988)
COORDINATE: X = 1156701.57 Y = 16611687.33

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAINE A TOTAL OF 87,251 CUBIC-Feet (2.00 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS.)

8. NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

13. KYNDEL W. BENNETT, THE OWNER & SUBDIVIDER OF LAS VILLAS ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

15. STREET NAME, STOP SIGNS AND STREET LIGHTS SHALL BE INSTALLED BY THE DEVELOPER.

16. FIRE HYDRANTS INSTALLED & PAINTED BLACK BY THE DEVELOPER.

17. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

18. NO ACCESS SHALL BE PERMITTED FROM MILE 12 1/2 NORTH ROAD ON TO LOTS 1 THROUGH 15. PRIMARY ACCESS SHALL BE FROM ROASTING DRIVE. DEVELOPER SHALL INSTALL A BUFFER FENCE ALONG THE REAR LOT LINES OF LOTS 1 THROUGH 15 ABUTTING MILE 12 1/2 NORTH ROAD.

19. M.V.E.C. IS ALLOWED TO PLACE ELECTRICAL SERVICE POLES/LINES WITHIN THE SIDE SETBACKS OF ANY LOT, AS NEEDED.

20. 4' SIDEWALK TO BE INSTALLED AT THE BUILDING PERMIT STAGE BY LOT OWNER AS REQUIRED BY THE CITY.

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LAS VILLAS ESTATES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE _____ DAY OF _____ 20____

CITY MAYOR CERTIFICATION

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

THE _____ DAY OF _____ 20____

MAYOR OF CITY OF WESLACO

PLAT OF LAS VILLAS ESTATES SUBDIVISION

A 40.00 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 323, BLOCK 130, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS

PREPARED BY: K K ENGINEERING CONSULTANT
DATE OF PREPARATION: MAY, 2019

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

LAS VILLAS ESTATES L.P.
AS OWNER OF THE 40.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS VILLAS ESTATES SUBDIVISION HEREBY SUBDUCE THE LAND AS DEFINED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

KYNDEL W. BENNETT, PRESIDENT
DATE _____

LAS VILLAS ESTATES, L.P.
A TEXAS LIMITED PARTNERSHIP
BY LAS VILLAS ESTATES GP, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
BY: KYNDEL W. BENNETT, PRESIDENT
P.O. BOX 365
LA BLANCA, TX 78558

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYNDEL W. BENNETT KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(e)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS VILLAS ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE §48.214(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, KAMBIZ S. KHADEMI A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____ 20____

REGISTERED PROFESSIONAL ENGINEER
No. 57627 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THE AS CORDOBA HEIGHTS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____ 20____

REGISTERED PROFESSIONAL SURVEYOR
No. 5521 STATE OF TEXAS

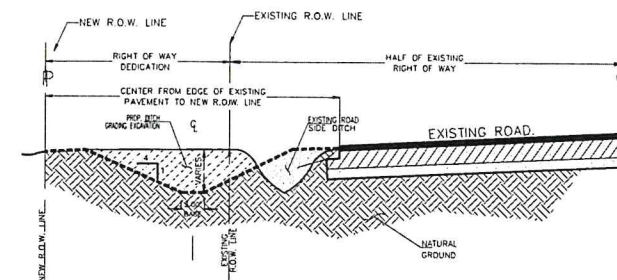
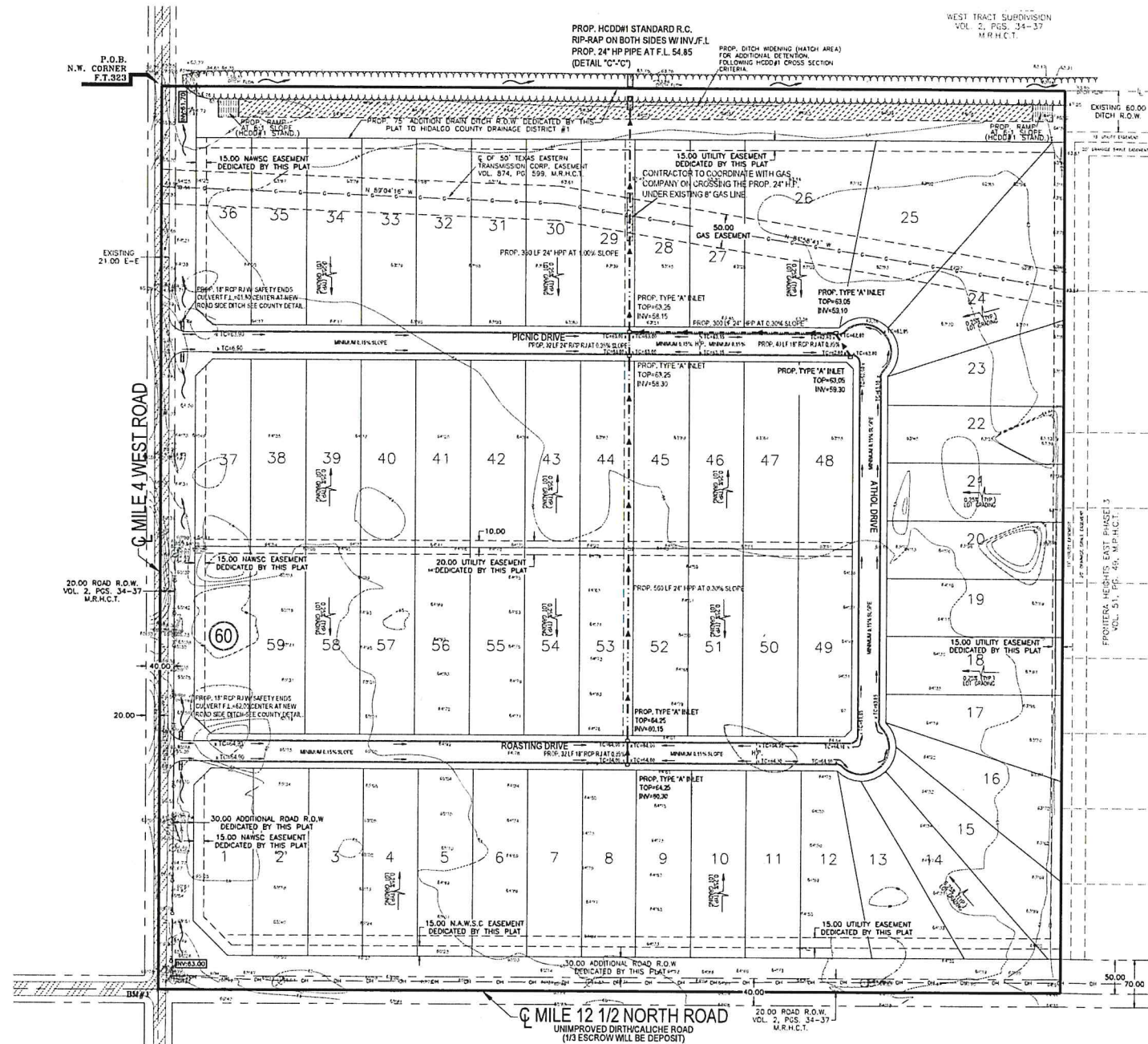
STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THE AS CORDOBA HEIGHTS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

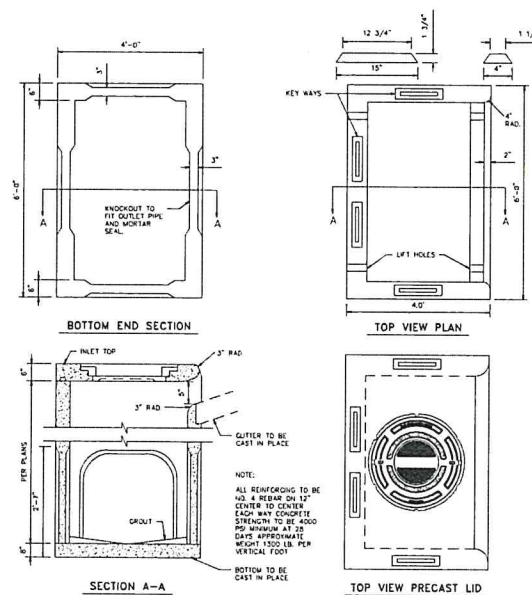
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REGISTERED PROFESSIONAL SURVEYOR
No. 5521 STATE OF TEXAS

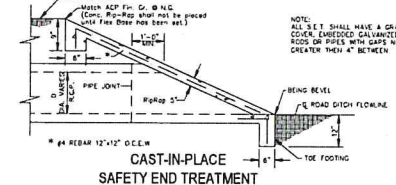
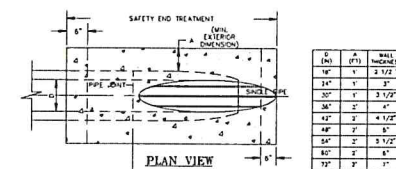
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RECONSTRUCTION OF ROAD SIDE DITCH
ALONG THE EAST SIDES OF MILE 4 WEST ROAD FRONTAGE

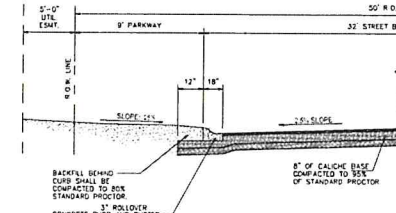


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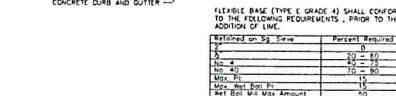


CAST-IN-PLACE →
SAFETY END TREATMENT

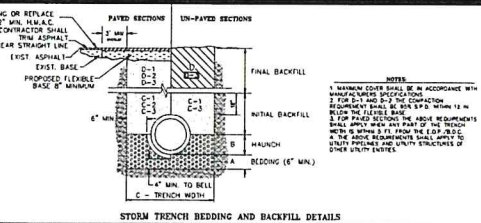
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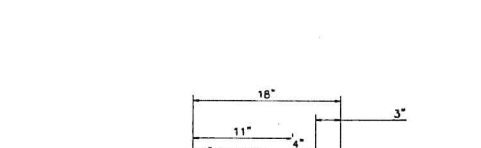
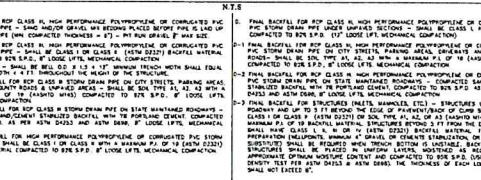
(*) TO BE DETERMINED BY GEO-TECHNICAL RE



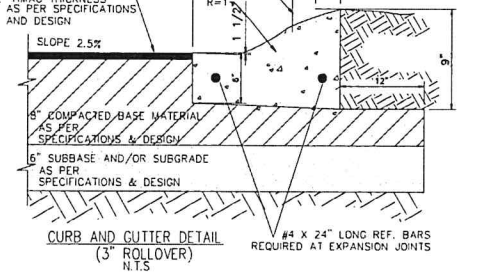
MINOR RESIDENTIAL STREET SECTION



N.T.S	
PVC	FINAL BACKFILL FOR PCP CL



5" BATTER



LAS VILLAS ESTATES SUBDIVISION

I. **PROJECT LOCATION**

A 40.00 acre tract of land all of Farm tract 323, of the west and Adams Tract Subdivision, according to the map recorded in volume 2, page 34, map recorded in Hidalgo County, Texas, and is located on the north East corner of Mile 12 1/2 North Road, and Mile 4 West road and is located in the County of Hidalgo and lies within the 5 Mile E.T.J. of Weslaco.

II. **FLOOD PLAIN**

The subject tract lies in Zone "X" (not shaded). Areas of minimal flooding F.E.M.A.-F.I.R.M. Map No. 480334 0450 C. Map Revised May 30, 2002.

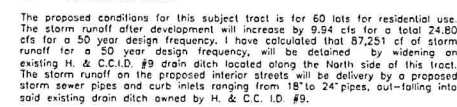
III. **SOIL CONDITIONS**

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (28-30) sandy clay loam soil that has a poor low shrink-swell potential and is listed in Hydrological Group B.

IV. **EXISTING CONDITIONS**

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (14.85 cfs) from the site is by farm all sheet flow runs towards the North side of this tract, into H & C.C.I.D. #9 drainage ditch.

V. **PROPOSED CONDITIONS**



KAMBIZ S. KHADEMI, P.E. _____ DATE _____

 KAMBIZ S. KHADEMI

A circular professional engineer seal for the State of California. The outer ring contains the text "STATE OF CALIFORNIA" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by small stars. In the center, the number "57767" is displayed above the word "REGISTERED".[illegible]

TO BE DETERMINED BY GEO-TECHNICAL REPORT

IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (E.G., TRAIL 10 TRS).

STREET SECTION



410 E. DOWE P.O. BOX 3422	MEALLEN, TEXAS 76062	(940) 630-3725 FAX (940) 660-2219
		
K K Engineering Consultant GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES (FIRM REGISTRATION # 1334)		
10/20/94	DATE	01

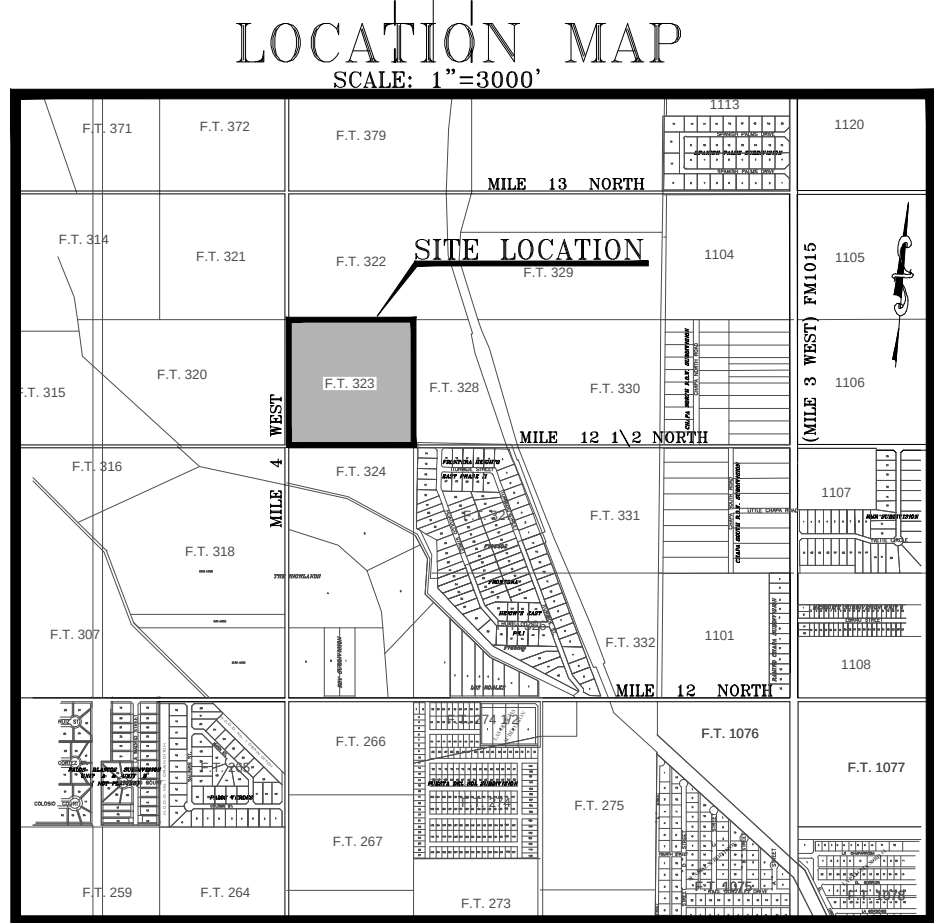
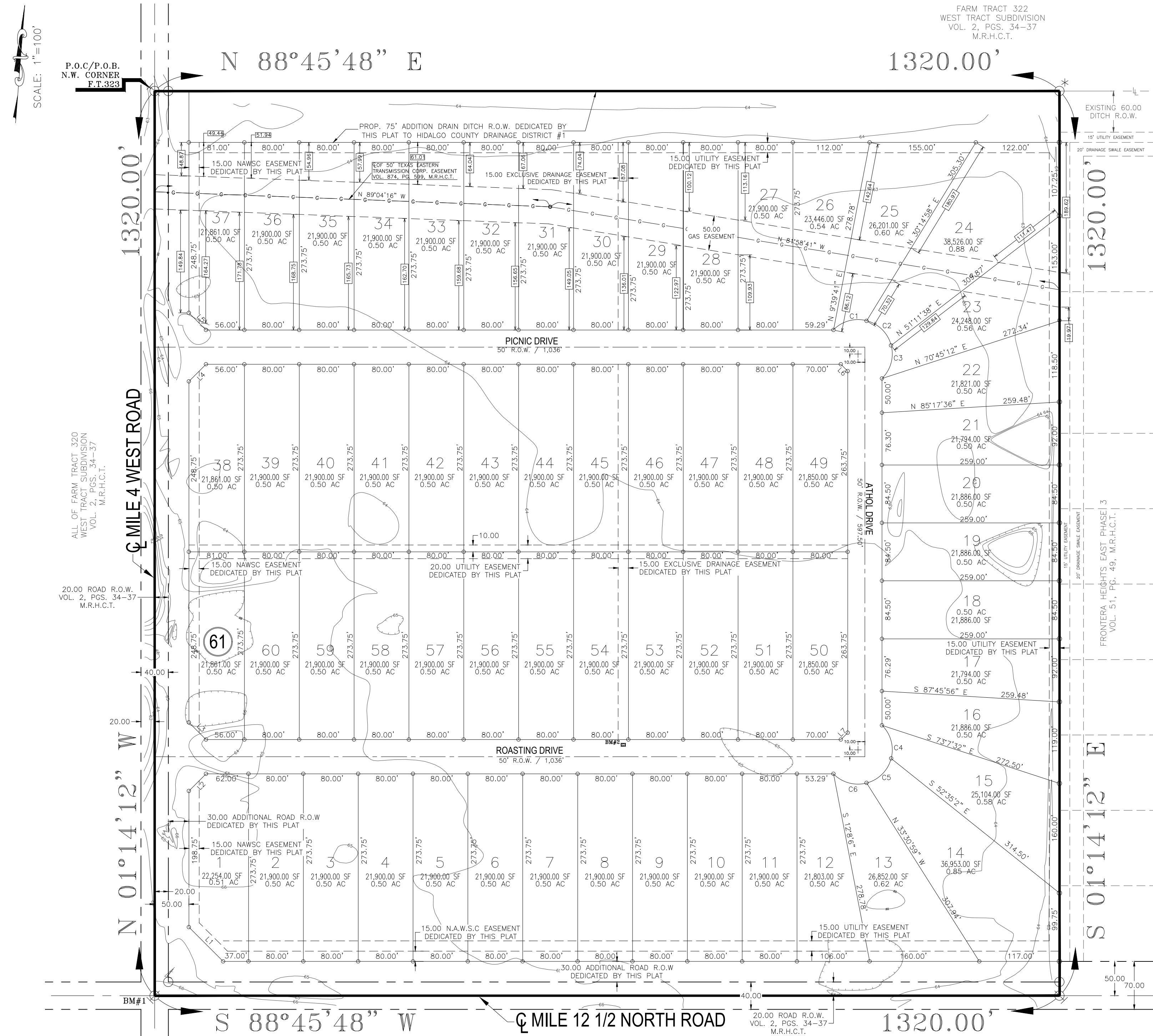
DRAWING DATE: MAY, 2019	RELEASE DATE:	DESIGNED BY: K.K.	DRAWN BY: F.D.	CHECKED BY: K.K.	UPDATED DWG. BY:	SCALE: 1" = 100'
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HAMBIZ S. KHADEM, P.E. 57767 MAY / 2019 TERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE ENGINE REGISTRATION ACT.						

ALAS VILLAS ESTATES
SUBDIVISION
HIDALGO COUNTY
WESLACO, ETJ

EXISTING TOPO AND PROPOSED
PAVING, STORM DRAINAGE
AND DITCH WIDENING

LAS VILLAS ESTATES SUBD.

Copyright 2019 KK Engineering Consultants
All Rights Reserved
Project Name: PAVING & DRAINAGE
SHEET 3 OF 3



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LAS VILLAS ESTATES SUBDIVISION IS LOCATED NORTH EAST CORNER OF MILE 4 WEST ROAD AND MILE 12 1/2 NORTH ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE LOCATION MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797 - 2015 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE CITY'S 5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. NO. 1.

K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
410 E. DOVE
P.O. BOX 3422
(956) 630-2125
MCALLEN, TEXAS 78502
FAX (956) 630-2219

LINE	BEARING	DISTANCE
L1	N 46°14'12" W	70.71'
L2	N 43°45'48" E	35.36'
L3	N 46°14'12" W	35.36'
L4	N 43°45'48" E	35.36'
L5	N 46°14'12" W	35.36'
L6	N 46°14'12" W	14.14'
L7	N 43°45'48" E	14.14'

- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - ⌵ SET 60-D NAIL
 - *○ NO MONUMENT SET INSIDE DITCH

INDEX TO SHEETS OF LAS VILLAS ESTATES SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; H&C/D#9 AND H.C.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS:

OWNER:	Name	Address	City & Zip	Phone	Fax
	KYNDEL W. BENNETT, BENNETT-FLORES INVESTMENTS, LLC.	P.O. BOX 365	LA BLANCA 78558	(956) 464-4431	(956) 464-2597
ENGINEER:	KAMBIZ S. KHADEMI P.E.	410 E. DOVE AVE.	MCALLEN 78504	(956) 630-2125	(956) 630-2219
SURVEYOR:	JOSE MARIO GONZALEZ R.P.L.S.	24593 FM88	MONTE ALTO 78538	(956) 380-5154	(956) 380-5156

CITY MAYOR CERTIFICATION

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

THE _____ DAY OF _____ 20____

ATTESTED BY: CITY SECRETARY, WESLACO _____ MAYOR OF CITY OF WESLACO _____

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LAS VILLAS ESTATES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE _____ DAY OF _____ 20____

CHAIRPERSON-PLANNING & ZONING COMMISSION _____

METES AND BOUNDS

A 40.00 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 323, BLOCK 130, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 40.00 ACRE TRACT OF LAND BEING ALL OF THE LAND DESCRIBED IN DOCUMENT NO. 2566804 AND IN DOCUMENT NO. 1613916 BOTH IN THE METRIC RECORDS AND ALSO IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET NAIL AT THE NORTHWEST CORNER OF SAID FARM TRACT 323 WITHIN THE RIGHT OF WAY OF MILE 4 ROAD WEST, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 88°45'48" E, WITH THE NORTH LINE OF SAID FARM TRACT 323, AT A DISTANCE OF 20.00 FEET PASS A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET AT THE EAST RIGHT OF WAY LINE OF SAID MILE 4 ROAD WEST, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO THE NORTHEAST CORNER OF SAID FARM TRACT 323, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND; SAID CORNER BEING WITHIN A DRAIN DITCH.

THENCE S 01°14'12" E, WITH THE EAST LINE OF SAID FARM TRACT 323, AT A DISTANCE OF 1300.00 FEET PASS A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET AT THE NORTH RIGHT OF WAY LINE OF MILE 12 1/2 ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A SET NAIL AT THE SOUTHWEST CORNER OF SAID FARM TRACT 323 WITHIN THE RIGHT OF WAY OF SAID MILE 12 1/2 ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND.

THENCE S 88°45'48" W, WITH THE SOUTH LINE OF SAID FARM TRACT 323 AND WITHIN THE RIGHT OF WAY OF SAID MILE 4 ROAD WEST, A DISTANCE OF 1320.00' TO A SET NAIL AT THE SOUTHWEST CORNER OF SAID FARM TRACT 323 AND WITHIN THE RIGHT OF WAY OF SAID MILE 4 ROAD WEST, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING, CONTAINING 40.00 ACRE TRACT OF LAND MORE OR LESS.

THENCE N 01°14'12" W, WITH THE WEST LINE OF SAID FARM TRACT 323 AND WITHIN THE RIGHT OF WAY OF SAID MILE 4 ROAD WEST, A DISTANCE OF 1320.00' TO THE POINT OF BEGINNING, CONTAINING 40.00 ACRE TRACT OF LAND MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install and lay thereupon use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantee's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantee further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages considered by Grantee by reason of the installation, maintenance, repair, replacement, and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantee covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantee executed this instrument this _____ day of _____ 20____

KYNDEL W. BENNETT, PRESIDENT
P.O. BOX 365 LA BLANCA ROAD, TX 78558

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9

DATED THIS _____ DAY OF _____ 20____

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LAS VILLAS ESTATES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE _____ DAY OF _____ 20____

CHAIRPERSON-PLANNING & ZONING COMMISSION _____

CITY MAYOR CERTIFICATION

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

THE _____ DAY OF _____ 20____

ATTESTED BY: CITY SECRETARY, WESLACO _____ MAYOR OF CITY OF WESLACO _____

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LAS VILLAS ESTATES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE _____ DAY OF _____ 20____

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 24" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

2. THIS SUBDIVISION IS LOCATED IN: ZONE "X" (NO SHADING) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY PANEL No. 480334 0450 C REVISED TO REFLECT LOMR MAY 30, 2002.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

3. SETBACKS:
FRONT: 25.00 FEET AND 15 FEET FOR CUL-DE-SAC LOTS ONLY.
REAR: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET AND 20 FEET ALONG MILE 4 WEST ROAD
GARAGE FRONT: 20.00 FEET
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL SHALL BE ALLOWED.

5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

-->B.M. NO. 1--ELEV. 67.53 FOUND NAIL. AT THE SOUTH WEST CORNER OF BLOCK 323. (NAVD 1988)
COORDINATE: X - 1156026.14 Y - 16611306.41

-->B.M. NO. 2--ELEV. 64.25 ON TOP OF A STORM DRAINAGE TYPE "A" INLET SOUTH EAST CORNER OF LOT 53 (NAVD 1988)
COORDINATE: X - 1156701.57 Y - 16611687.33

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 87,251 CUBIC-Feet (2.00 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS.)

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

13. KYNDEL W. BENNETT, THE OWNER & SUBDIVIDER OF LAS VILLAS ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

15. STREET NAME, STOP SIGNS AND STREET LIGHTS SHALL BE INSTALLED BY THE DEVELOPER.

16. FIRE HYDRANTS INSTALLED & PAINTED BLACK BY THE DEVELOPER.

17. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

18. NO ACCESS SHALL BE PERMITTED FROM MILE 12 1/2 NORTH ROAD ON TO LOTS 1 THROUGH 14. PRIMARY ACCESS SHALL BE FROM ROASTING DRIVE. DEVELOPER SHALL INSTALL A BUFFER FENCE ALONG THE REAR LOT LINES OF LOTS 1 THROUGH 15 ABUTTING MILE 12 1/2 NORTH ROAD.

19. NO ACCESS SHALL BE PERMITTED FROM MILE MILE 4 WEST ROAD ON TO LOTS 1, 37, 38 AND 61. PRIMARY ACCESS SHALL BE FROM PICNIC DRIVE AND ROASTING DRIVE.

20. M.V.E.C. IS ALLOWED TO PLACE ELECTRICAL SERVICE POLES/LINES WITHIN THE SIDE SETBACKS OF ANY LOT, AS NEEDED.

21. 4' SIDEWALK TO BE INSTALLED AT THE BUILDING PERMIT STAGE BY LOT OWNER AS REQUIRED BY THE CITY.

22. AS PER CITY OF WESLACO STREET LIGHTS SHALL BE LOCATED AT MINIMUM OF EVERY 300 FEET.



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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

PLAT OF LAS VILLAS ESTATES SUBDIVISION

A 40.00 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 323, BLOCK 130, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS

PREPARED BY: K K ENGINEERING CONSULTANT
DATE OF PREPARATION: MAY, 2019

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

LAS VILLAS ESTATES, L.P., AS OWNER OF THE 40.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS VILLAS ESTATES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

KYNDEL W. BENNETT, PRESIDENT _____ DATE _____

LAS VILLAS ESTATES, L.P.
A TEXAS LIMITED PARTNERSHIP
BY LAS VILLAS ESTATES GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER
BY: KYNDEL W. BENNETT, PRESIDENT
P.O. BOX 365
LA BLANCA, TX 78558

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYNDEL W. BENNETT KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LAS VILLAS ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, KAMBIZ S. KHADEMI A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____ 20____

REGISTERED PROFESSIONAL ENGINEER _____

No. 57767 STATE OF TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THE AS CORDOBA HEIGHTS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____ 20____

REGISTERED PROFESSIONAL SURVEYOR _____

No. 5571 STATE OF TEXAS





Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2634	
From: Benjamin Worsham			
Subject: Discussion and consideration to approve Ordinance 2019-33 for the voluntary annexation of Westwood Gardens Subdivision - being 29 acres out of Farm Tract No. 655, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas located on the Southwest corner of Mile 6 ½ West Road and Mile 7 North and authorize the Mayor to execute any related documents. First Reading of Ordinance 2019-33. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed one hundred seven (107) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through a 12" sewer line. The property is within a Flood Zone "X".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature 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): The Planning & Zoning Commission recommended approval of the voluntary annexation on August 7, 2019.			
Kayla Arevalo Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: STAFF RECOMMENDS APPROVAL			
Attachments, if any: Ordinance 2019-33			
Responsibilities upon Approval: Staff will notify applicant.			

ORDINANCE NO. 2019-33

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 29.0 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Weslaco, Texas (the "City"), is a home rule municipality authorized by State law and the City's Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the City Council, in compliance with §43.021, *Tex. Local Gov't Code*, instituted proceedings for the annexation of certain property more particularly described herein (the "subject property");

WHEREAS, the subject property hereby annexed is adjacent and contiguous to the present City limits;

WHEREAS, the boundaries of the City are contiguous to the subject property on at least two sides;

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

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 29.0 acres and are more specifically described as follows, to-wit:

METES & BOUNDS

The West Twenty-Nine (29) Acres of Farm Tract No. 655 of the WEST TRACT SUBDIVISION out of Llano Grande Grant of Lands in Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page 34, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; said tract of land is more particularly described by metes and bounds as follows, to-wit:

COMMENCING at a point lying inside the intersection of Mile 7 North and Mile 6 ½ W. Rd. for the Northwest corner of said Farm Tract No. 655, the POINT OF BEGINNING and the Northwest corner of this tract;

THENCE, East, coincident with the North line of said Farm Tract No. 655 and the centerline of Mile 7 North, a distance of 957.0 feet to a point at the Northwest corner of Windcrest Subdivision (recorded in Volume 42, Page 190, Map Records) for the Northeast corner of this tract;

THENCE, South, parallel with the West line of said Farm Tract No. 655 and coincident with the West line of Windcrest Subdivision, a distance of 30.0 feet pass a ½" iron rod set in the existing South right of way line of Mile 7 North, at a distance of 1275.0 feet pass a ½" iron rod found in line for reference, at a total distance of 1320.0 feet to a point inside an existing drainage ditch at the Southwest corner of Windcrest Subdivision for the Southeast corner of this tract;

THENCE, West, inside said drainage ditch and coincident with the South line of said Farm Tract No. 655, a distance of 942.0 feet pass the East right of way line of Mile 6 ½ W. Rd., at a total distance of 957.0 feet to a point lying in the centerline of Mile 6 ½ W. Rd. at the Southwest corner of said Farm Tract No. 655 for the Southwest corner of this tract;

THENCE, North, coincident with the West line of said Farm Tract No. 655 and the centerline of Mile 6 ½ W. Rd., a distance of 45.0 feet pass a ½" iron rod set at 15.0 feet East and in the East right of way line of Mile 6 ½ W. Rd. for reference, at a total distance of 1320.0 feet to the POINT OF BEGINNING, containing 29.0 gross acres of land, more or less.

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 4. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

SECTION 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of August, 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2636
From:		
Subject: Discussion and consideration on Ordinance 2019-34 amending Ordinance number 2018-02, to create an Airport Zone District for 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 and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-34. Possible action. (Staffed by Airport.)		
Background: As per FAA guidelines, staff has developed an Airport Hazard Ordinance to establish overlay zones over and surrounding the airport's air space and adjoining properties. The ordinance also establishes the Planning and Zoning Board as the decision making body for the airport advisory board when permitting issues arise within the overlay zones.		
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: Notice appeared in the Monitor July 22, 2019.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval on August 7, 2019.		
Kayla Arevalo Andrew Muñoz Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments:		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: O2019-34 Airport Zone District Revised-1		
Responsibilities upon Approval:		

ORDINANCE 2019-34

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 320 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. 150-3. - Districts.

11) Airport Hazard Zoning District

Sec. 150-11.2. Airport Hazard Zoning District

1) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Airport means the Weslaco Mid Valley Airport.

Airport elevation means the established elevation of the highest point on the useable landing area measured in feet from mean sea level.

Airport hazard means a structure or object of natural growth that obstructs the air space required for the taking off, landing, and flight of aircraft or that interferes with visual, radar, radio, or other systems for tracking, acquiring data relating to, monitoring, or controlling aircraft.

Airport hazard area means any area of land or water upon which an airport hazard might be established if not prevented as provided in this article.

Airport reference point means the point established as the approximate geographic center of the airport landing area and so designated.

Approach surface means a surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zones height limitation slope set forth in subsection 11.2.4. In plan, the perimeter of the approach surface coincides with the perimeter of the approach zone.

Approach, transitional, horizontal, and conical zones. These zones are set forth in subsection 11.2 of this article.

Conical surface means a surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to one for a horizontal distance of 4,000 feet.

Hazard to air navigation means an obstruction determined to have a substantially adverse effect on the safe and efficient utilization of the navigable airspace.

Height. For the purpose of determining the height limits in all zones set forth in this section and shown on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.

Horizontal surface means a horizontal surface 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.

Landing area means the surface area of the airport used for the landing, takeoff or taxiing of aircraft.

Nonconforming use means any preexisting structure, object of natural growth, or use of land which is inconsistent with the provisions of this article or an amendment thereto.

Non-precision instrument runway means a runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in non-precision instrument approach procedure has been approved or planned.

Obstruction means any structure, growth, or other object, including a mobile object, which exceeds a limiting height set forth in subsection 11.2.5.

Overlay zone means the defined areas establishing land use restrictions set forth in subsection 11.2.6.

Precision instrument runway means a runway having an existing instrument approach procedure utilizing Instrument Landing System (ILS) or Localizer Precision, Vertical (LPV) air navigation facilities with vertical and horizontal guidance for which a straight-in precision instrument approach procedure has been approved or planned.

Primary surface means a surface longitudinally centered on a runway. When the runway has a specially prepared or planned hard surface, the primary surface extends 200 feet beyond each end of that hard surface runway; but when the runway has no specially prepared hard surface or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface of a runway will be that width prescribed in Part 77 of the Federal Aviation Regulations for the most precise approach existing or planned for either end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of the primary surface is 500 feet for the non-precision instrument runway and 1,000 feet for the precision runways having visibility minimums greater than three-fourths statute mile.

Runway means a defined area on an airport prepared for landing and takeoff of aircraft along its length.

Runway protection zone (RPZ) means an area off the runway end to enhance the protection of people and property on the ground in a trapezoidal shape established in guidelines published in the Advisory Circular 150/5300-13A by the FAA. Structure means an object, including a mobile object, constructed or installed by man, including, but not limited to, buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines.

Transitional surfaces mean surfaces that extend outward at 90-degree angles to the runway centerline and the runway centerline extended at a slope of seven feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal surface.

Tree means any object of natural growth.

- 2) **Purpose.** The purpose of this section is to provide compatible land use regulations for the airport by establishing development standards that will protect property and occupants of land in the vicinity of the airport from airport hazards and protect the airport from incompatible development. The regulations and districts herein have been

established in accordance with V.T.C.A., Local Government Code chs. 241 (Airport Zoning Act) and 211.

- 3) **Compliance.** No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this article and any other applicable regulations.
- 4) **Zones established.** In order to carry out the provisions of this section, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surface and conical surface as they apply to the airport. Such zones for height limitations are shown on Figure 1 and will be reflected on the city's zoning map. The various zones are hereby established and defined as follows:
 - a) **Approach zones.** An approach zone is established beneath the approach surface at the end of all existing and proposed runways of the airport for precision and non-precision instrument landings and takeoffs. The limit of approach zones largest overall dimensions is the location at which they intersect with the horizontal surface. These zones have been divided into inner and outer areas in subsections 11.2.5(a)(i) and (ii).
 - i) **Precision Approach Zone (Runway 14):** The precision approach zone for precision instrument landings and take-offs is established as the area beneath the precision approach surface and is horizontally centered on the extended runway centerline. The inner edge of the precision approach zone shall have a width of 1,000 feet at a distance of 200 feet beyond each end of the runways, widening thereafter uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet beyond the end of the primary surface of each runway. The centerline of the precision approach surface is the continuation of the centerline of the runway.
 - ii) **Non-precision Approach Zone (Runway 32):** The inner non-precision approach zone is established as the area beneath the non-precision approach surface and is horizontally centered on the extended runway centerline. The inner edge of the non-precision approach zone shall have a width of 500 feet at a distance of 200 feet beyond the end of the runways, widening thereafter uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet beyond the end of the primary surface of each runway. The centerline of the non-precision approach surface is the continuation of the centerline of the runway.
 - b) **Transition zones.** Transition zones are hereby established beneath the transitional surface adjacent to each runway and approach surface as indicated on Figure 1. Transitional surfaces, symmetrically located on either side of runways, have variable widths as shown on the zoning map. Transitional surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extends at a slope of seven to one (7:1) from the sides of the primary surface and from the sides of approach surfaces.
 - c) **Horizontal zone.** A horizontal zone is established as the area beneath a horizontal surface 150 feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of Runway(s) 14/32 and connecting the adjacent arcs by lines tangent to those arcs.
 - d) **Conical zone.** A conical zone is established as the area beneath the conical surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to one (20:1) for a horizontal distance of 4,000 feet.
 - e) **Inner turning zone.** The inner turning zone is an area located on each side of the transitional zone. The inner turning zone reflects the special impacts on areas that lay underneath the varying paths that aircraft take in the pattern on final approach and/or departure. The outer limits of the inner turning zone are defined as beginning at 200 feet from the runway end and extending outward on each side of the runway at 45 degrees from the runway centerline, for a length determined by the applicable approach zone. The outer limits of each

inner turning zone is constructed by a swinging arc, which connects the point determined by the airport's approach zone (as described above), to the 45-degree line extending outward from each runway end.

f) **Overlay zones.** Overlay zones are hereby established as described below and depicted on Figure 2 to implement land use restrictions as specified in 11.2.6.

- i) **Primary zone.** A primary zone is established on the ground directly beneath and following the boundaries of the primary surface.
- ii) **Clear zone.** A clear zone is established on the ground directly beneath and following the boundaries of a runway protection zone.
 - (1) The RPZ for Runways 14 and 32 have a width of 1,000 feet at a distance of 200 feet beyond the end of each runway, widening thereafter uniformly to a width of 1,750 feet at a horizontal distance of 2,500 feet.
- iii) **Approach 1 (A-1) zone.** An A-1 zone is established on the ground directly beneath and following the boundaries of the first third of an inner and outer precision approach zone extending outward from the clear zone.
- iv) **Approach 2 (A-2) zone.** An A-2 zone is established on the ground directly beneath and following the boundaries of the middle third of an inner and outer precision approach zone.
- v) **Approach 3 (A-3) zone.** An A-3 zone is established on the ground directly beneath and following the boundaries of the outer third of an inner and outer precision approach zone.
- vi) **Transition zone.** A transition zone is established on the ground symmetrically located on either side of the primary, clear, A-1, and A-2 zones described above, has a variable width as shown on the zoning map. The width of the transition zone is determined in the same manner as transitional surfaces, extends outward and upward at right angles to the centerline of the primary, clear, A-1 and A-1 zones extended at a slope of seven to one (7:1) from the sides of the primary, clear, A-1, and A-2 zones to where they intersect with the horizontal surface.

5) **Height limitations.** Except as otherwise provided in this article, no structure shall be erected, altered, or maintained, and no tree shall be allowed to grow, in any zone created by this article to a height in excess of the applicable height limit established in this section for such zone. Such applicable height limitations are hereby established for each of the zones in question. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation:

- a) **Approach zones.** Horizontal distance beginning at the end of and at the elevation of the primary surface and sloping upward from the end of the primary surface.
 - i) **Inner Precision Approach Zone (Runway 14):** It is horizontally centered on the extended runway centerline, extending 50 feet outward for each one foot upward (50:1) from the end of the primary surface and for a distance of 10,000 feet.
 - ii) **Outer Precision Approach Zone (Runway 14):** It is horizontally centered on the extended runway centerline, extending 40 feet outward for each one foot upward (40:1) from the end of the inner precision approach zone (10,000 feet) to a distance 50,000 feet beyond the end of the primary surface of each runway.
 - iii) **Non-precision Approach Zone (Runway 32):** It is horizontally centered on the extended runway centerline, extending 34 feet outward for each one foot upward (34:1) from the end of the primary surface and for a distance of 10,000 feet.
- b) **Transition zones.** Slope seven feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface and extending to a height of 150 feet above the airport elevation, which is 69.9 feet above mean sea level, adjacent the primary surface or for 5,000 feet

adjacent an approach surface.

- c) **Horizontal zone.** Established at 150 feet above the airport elevation, or a height of 801 feet above mean sea level.
 - d) **Conical zone.** Slopes 20 feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.
 - e) **Inner turning zone.** Based on the most demanding approach published for each runway end, the following height controls are established:
 - i) **Precision approach.** The 50:1 slope for a precision approach places the outer limit of the inner turning zone at 5,000 feet from a point 200 feet from the runway end, along the runway centerline.
 - ii) **Non-precision approach.** The 34:1 slope for a non-precision approach places the outer limit of the inner turning zone at 3,400 feet from a point 200 feet from the runway end, along the runway centerline.
- 6) **Interference prohibited.** Notwithstanding any other provisions of this article, no use may be made of land or water within any zone established by this article in such a manner as to create electrical interference with navigational signals or radio communications between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the airport.
- 7) **Nonconforming uses.**
- a) **Regulations are not retroactive.** The regulations prescribed by this article shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this article, or to otherwise interfere with the continuance of any nonconforming use. Nothing contained in this article shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the passing of the ordinance from which this section derives, and which is diligently prosecuted.
 - b) **Marking and lighting.** Notwithstanding the preceding provisions of this section, the owner of any nonconforming structure or tree is hereby required to give permission for the installation, operation, and maintenance of markers and lights that are deemed necessary by the airport director or his designee to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport hazards. Such markers and lights shall be installed, operated, and maintained at the expense of the city.
- 8) **Land use restrictions: Conforming and nonconforming land uses by overlay zone.**
- a) The following table specifies uses allowed (conforming land use) and those that are not allowed (non-conforming land use) unless they were established prior to the effective date of this section. The overlay zones depicted in Figure 2 are in addition to the underlying zoning standards when located within the city limits. The following restrictions do not eliminate an allowable use or reduce the allowable residential density as specified in the zoning district, approved permit or development agreement on the affected property at the passing of the ordinance.

Overlay Zone	Non-Conforming Land Use	Conforming Land Use
		Allowed use or density as of the date of the passing of the ordinance
Primary Zone	Any use not included in the Airport Layout Plan	Any use not included in the Airport Layout Plan
Clear Zone	Residential	Undeveloped
	Commercial/Retail	Rural/Agriculture
	Industrial	Surface parking (lighting in compliance in this section)
Approach 1 Zone (A-1)	Residential	Undeveloped
		Rural/Agriculture
		Commercial/Retail
		Industrial
Approach 2 Zone (A-2)	Residential - density above 3 dwelling units per acre	Undeveloped
		Rural/Agriculture
		Residential - density not to exceed 3 dwelling units per acre
		Commercial/Retail
		Industrial
Approach 3 Zone (A-3)	Residential - density above 6 dwelling units per acre	Undeveloped
		Rural/Agriculture
		Commercial/Retail
		Industrial
		Residential - same density as adjacent Zone

- b) **Plat notes.** A plat note shall be added to all subdivision plats located within the overlay zones indicating that the subdivision is subject to the airport hazard zoning district standards and regulations.

9) **Permits and variances.**

- a) **Establishment of development permit.** An airport hazard zoning district development permit (AHZD development permit) shall be required to ensure conformance and acknowledgement with the provisions of this section.
- b) **Abrogation and greater restrictions.** This section is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- c) **Future uses.** Except as specifically provided in the Zoning Ordinance, no material change shall be made in the use of land, no structure shall be erected or otherwise established, and no tree shall be planted in any zone

created by this article unless a permit therefore shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient details to determine whether the resulting use, structure, or tree would conform to the regulations prescribed in this section. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provisions of this article shall be granted unless a variance has been approved in accordance with this chapter.

- i) In the area lying within the limits of the horizontal zone and conical zone, no height permit shall be required for any tree or structure less than 75 feet of vertical height above the ground, except when, because of terrain, land contour, or topographic features, such tree or structure would extend above the height limits prescribed for such zones.
- ii) In areas lying within the limits of the approach zones, but at a horizontal distance of not less than 4,200 feet from each end of the runway, no permit shall be required for any tree or structure less than 75 feet of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach zones.

Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction or alteration of any structure, or growth of any tree, in excess of any height limits established by this article.

10) Permit procedures.

- a) Application for a AHZD development permit shall be presented to the airport on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and maximum elevation of proposed landscape alterations all existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of AHZD. Additional information to assist in determining compliance with this section may be required.
- b) The applicant should understand that an AHZD development permit is only a permit to complete the proposed development. It is not a permit to, for example, build a house, construct a baseball field, install a drainage ditch or septic system or grade a parcel of land; a building permit must be obtained for the actual construction for those properties located within the city limits.
- c) Applicants applying for an AHZD development permit in the ETJ shall submit to the airport 1) county permit documentation and 2) a letter of construction compliance for subsection 11.2.9, Construction methods and materials from a qualified engineer, architect or new construction inspection firm licensed and insured in the state of Texas prior occupancy.
- d) Where there is conflict between the code adopted in this section and any city, state, or federal law, the more restrictive requirements shall govern unless the less restrictive requirements are preemptive under state or federal law.
- e) The AHZD development permit shall include a checklist of other possible state or federal agency approvals needed in addition to the city.

11) Existing uses. No permit shall be granted that would allow the establishment or creation of any airport hazard or permit a nonconforming use, structure, or tree to be made or become higher, or become a greater hazard to air navigation, than it was on the date of the ordinance adoption, or any amendments to this article or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.

12) Variance. Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use his/her property, in violation of the regulations prescribed in this section may apply to the City Planning and Zoning Board for a variance from such regulations in question. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variance shall be allowed where it is duly found that a literal application or enforcement of such regulations will result in unnecessary hardship and the relief granted would not be contrary to the public interest but would do substantial

justice and be in accordance with the spirit of this article. Additionally, no application for variance to the requirements of this article may be considered and/or approved by the Planning and Zoning Board unless a copy of the application has been furnished to the airport advisory board of the city for advice as to the aeronautical effects of the variance. If the airport advisory board does not respond to the application within 45 days after receipt, the zoning board of adjustment may act on its own to grant or deny such application.

13) Obstruction marking and lighting. Any permit or variance granted may, if such action is deemed advisable by the city manager or the zoning board of adjustment to effectuate the purpose of this article and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to allow the city manager to install, operate, and maintain, at the expense of the city, such markings and lights as may be necessary.

14) Abatement of violations. The city council may institute in any court of competent jurisdiction an action to prevent, restrain, correct, or abate any violation of this article or of any order or ruling made in connection with the administration or enforcement of this article, including, but not limited to, an action for injunctive relief as provided by the Airport Zoning Act, as amended, V.T.C.A., Local Government Code § 241.044.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 20th day of August 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2640	
From: Joel Rivera			
Subject: Discussion and consideration to approve the Interlocal Agreement between the City of Weslaco and the City of Mercedes, Texas regarding the housing of prisoners in the City of Weslaco municipal jail and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)			
Background: City of Weslaco and City of Mercedes seek to enter an Interlocal Agreement to provide for the housing of Mercedes male and female prisoners, in Weslaco's Municipal Jail. This agreement references housing fees.			
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):			
Roxanne Saavedra		Created/Initiated	
Robert Lopez		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Weslaco Police Department recommends and approves.			
Attachments, if any: Interlocal agreement WPD with City of Mercedes Municipal Jail			
Responsibilities upon Approval: Weslaco Police Department will invoice City of Mercedes on a Net 30 basis with the assistance of the Finance Department.			

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

**INTERLOCAL AGREEMENT BY AND
BETWEEN THE CITY OF WESLACO,
TEXAS
AND
THE CITY OF MERCEDES, TEXAS
REGARDING THE HOUSING OF PRISONERS IN THE CITY OF WESLACO'S
MUNICIPAL JAIL**

WHEREAS the City of Weslaco, Texas (hereinafter referred to as Weslaco) and the City of Mercedes, Texas (hereinafter referred to as Mercedes) seek to enter into an Interlocal Agreement to provide for the housing of Mercedes male and female prisoners, in Weslaco's municipal jail.

NOW THEREFORE, on the dates indicated, Weslaco and Mercedes, pursuant to Chapter 791 of the Texas Government Code, enter into the following Interlocal Agreement concerning the housing of Mercedes prisoners as follows:

1. Weslaco hereby agrees to house adult male and female prisoners for Mercedes on a space available basis. The availability of space shall be determined solely by Weslaco.
2. Mercedes shall pay Weslaco a daily prisoner-housing fee of FIFTY-FOUR DOLLARS AND NO/100 CENTS (\$54.00) per prisoner a day. The day the prisoner is "booked in" will be counted and charged. Prisoners present or returning after 8:00 a.m. each consecutive day will be charged an additional day. Weslaco will provide Mercedes a monthly, itemized invoice showing the actual number of Mercedes prisoner days in that month and the daily Mercedes prisoner count. Mercedes will remit the full amount of the invoice to Weslaco within thirty (30) days of receipt thereof.
3. In addition to the daily prisoner housing fee set forth above, Mercedes will pay for all hospital, mental health, dental, or other health care services and any prescription drugs provided to any Mercedes prisoners housed by Weslaco. Non-prescription medication may be provided at no cost to Mercedes prisoners.
4. Mercedes agrees to comply with all Weslaco booking procedures and policies. A copy of all applicable policies and procedures will be provided to Mercedes. The Weslaco Municipal Jail will be operated as set forth in attachment Exhibit "A", which is attached hereto and incorporated by reference as if fully set forth herein.

5. Mercedes agrees that Weslaco will not house any injured prisoners unless Mercedes has furnished an acceptable medical release signed by appropriate medical personnel certifying that such prisoner may be housed within the Weslaco jail.
6. Mercedes may not transfer to Weslaco any prisoner they have arrested who is served with a mental health warrant (section 28 or 26) or exhibits signs of or actions leading to an on-view detention for mental health evaluation.
7. Weslaco shall notify Mercedes as soon as practical if any Mercedes prisoner is injured while housed at the Weslaco Jail and will follow up in providing Mercedes copies of all incident reports prepared relative to said injury.
8. Weslaco reserves the right to refuse or return any Mercedes prisoner for any reason. Mercedes shall immediately arrange to take custody of any such prisoner as requested by Weslaco.
9. To the extent allowed by law, Mercedes will and does agree to indemnify, protect, defend with counsel approved by Weslaco, and hold harmless by Weslaco and their respective elected officials, employees, representatives, and agents from and against all damages, losses, liens, causes of action, suits, judgements, expenses, and other claims of any nature, kind or description, including reasonable attorney's fees incurred in investigating, defending, settling any of the forgoing, by any person or entity, arising out of, caused by, or resulting from Mercedes's performance under or breach of this Agreement and that are caused in whole or in part by any negligent act, negligent omission, or willful misconduct of Mercedes, anyone directly employed by Mercedes, or anyone else whose acts Mercedes may be liable for. The provisions of this section will not be construed to eliminate or reduce any other indemnification or right which any Weslaco indemnity has by law or equity. All Parties will be entitled to be represented by counsel at their own expense.
10. To the extent allowed by law, Weslaco will and does hereby agree to indemnify, protect, defend with counsel approved by Mercedes, and hold harmless Mercedes and their respective elected officials, officers, directors, attorneys, employees, representatives, and agents from and against all damages, losses, liens, causes of action, suits, judgements, expenses, and other claims of any nature, kind, or description, including responsible attorney's fees incurred in investigating, defending or settling any of the foregoing by any person or entity, arising out of, caused by, or resulting from

Weslaco's performance under, or breach of this Agreement and that are caused in whole or in part by any negligent act, negligent omission, or willful misconduct of Weslaco's employees, anyone directly employed by Weslaco, or anyone whose acts Weslaco may be liable. The provisions of this Section will not be construed to eliminate or reduce any other indemnification or right which any Mercedes indemnity has by law or equity. All Parties will be entitled to be represented by counsel at their own expense.

11. This agreement shall commence as of the date of execution and shall continue for a term of six (6) months unless terminated as set forth herein. Thereafter, and unless terminated as herein provided, or otherwise renegotiated, the agreement will automatically renew for an additional six (6) month terms. If either party deems renegotiation to be necessary, that party shall notify the other party by certified mail, addressed to the city's mayor of that party, at least sixty (60) days in advance of the date on which the current term will terminate. Either party may terminate this Interlocal Agreement without cause by giving sixty (60) days written notice of its intent to terminate this agreement.
12. This Agreement contains the entire contract between the parties hereto, and each party acknowledges that neither has made any representations or agreements either directly or through any agent or representative in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by each party. This Agreement shall be construed under and in accordance with the laws of the State of Texas and venue will lie exclusively in Hidalgo County.
13. Mercedes agrees to provide any and all transportation of prisoners to and from Weslaco Municipal Jail.
14. If, during any term hereof, the Mercedes City Commission does not appropriate sufficient funds to meet the obligations of Mercedes under this Agreement, then Mercedes may terminate this Agreement upon sixty (60) days written notice to Weslaco. Mercedes agrees to use reasonable efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of Mercedes pursuant to the provisions of Tex. Loc. Govt. Code § 271.903.
15. Any payment to be made under this Agreement shall be made from the current revenues of the paying party.

ACCEPTED, APPROVED AND WITNESSED on _____, 2019.

CITY OF WESLACO, HIDALGO COUNTY, TEXAS

BY: _____
DAVID SUAREZ, Mayor

BY: _____
MYRA AYALA, City Secretary

BY: _____
JUAN E. GONZALEZ, City
Attorney

CITY OF MERCEDES, HIDALGO COUNTY, TEXAS

BY: _____
_____, Mayor

BY: _____
Jose Lynn Castillo, City Secretary

BY: _____
Ma-ic Joss, City Attorney

EXHIBIT "A" OPERATION OF THE FACILITY

Section 1.01. Minimum Conditions of Confinement. Weslaco shall operate, manage, supervise and maintain the Facility, and provide for the secure custody, care and safekeeping of inmates at the Municipal Jail, in accordance with Weslaco Jail Policies.

- (a) Staffing shall be provided twenty-four (24) hours a day to supervise inmates.
- (b) Three (3) meals (including two hot meals) shall be provided per day for City inmates.
- (c) Emergency medical care will be provided for the inmates twenty-four (24) hours per day.
- (d) Weslaco will maintain existing fire detection and alarm systems, and shall maintain written policies, procedures and practices regarding fire and other safety emergency standards.
- (e) Weslaco will maintain a water supply that is certified to be in compliance with applicable laws and regulations, and Weslaco will maintain a waste disposal program.

Section 1.02. Food Services. Weslaco will provide food and beverage services in compliance with all the applicable regulations and standards, sanitation and health codes. Weslaco will provide two (2) hot meals daily, and one (1) other meal that need not be hot, with no more than 14 hours elapsed between meals.

Section 1.03. Transportation. Weslaco agrees to provide transportation of inmates of Mercedes to The Hidalgo County Jail upon receipt of commitment by a magistrate.

- (a) Transportation and escort guard services will be performed, pursuant to policies, procedures and practices established by Weslaco, by qualified detention officers/ peace officers employed by Weslaco, and Weslaco will implement such practices as may be requested by the Chief of Police (as used in this Agreement the term Chief of Police shall include his authorized officers, representatives and agents) to enhance specific requirements for security, monitoring, and contraband control;
- (b) Upon arrival at the Hidalgo County Adult Detention Facility, transportation and escort guards will turn inmates over to a Detention Officers or authorized agent, only upon presentation by such Officer or authorized agent of proper law enforcement credentials;
- (c) Each inmate will be restrained in hand cuffs, waist chains and leg irons during transportation.
- (d) Weslaco will continue to be liable for the actions of its employees while they are transporting inmates on behalf of the City of Weslaco. Workers' compensation shall be provided for Weslaco's employees while on duty, including while they are providing transport services.

Section 1.04. Medical Guidelines and Reporting. Weslaco will comply with *Tex. Health and Safety Code*, Sections 85.112, 85.113 and 85.114 including but limited to:

(a) Weslaco will, prior to accepting any of the Mercedes's Inmates, develop workplace guidelines that address HIV policies, confidentially, and employee/inmate's education programs. The guidelines shall, at a minimum, incorporate the *model workplace guidelines* published by the TDH consistent with state and federal laws and regulations.

Weslaco shall maintain the written policies and guidelines at the Facility; and

(b) Weslaco will, prior to accepting any of Mercedes inmates, develop confidentiality guidelines regarding AIDS and HIV medical information for employees and inmates. These policies shall be consistent with state and federal laws and regulations.

Section 1.05. Health Services

(a) Weslaco shall have sufficient first aid supplies and equipment adequately maintained at all times to support the overall emergency medical treatment requirements of the assigned inmate population. Medical first aid supplies shall be maintained as expended or current inventory dictates.

(b) Weslaco shall notify the Chief of Police of Mercedes or their designee as soon as possible of all emergency medical cases requiring removal of an inmate from the Facility and to obtain prior authorization for removal for all other medical services required.

(c) When an inmate is being transferred to another facility, the inmate will (as applicable) be provided with all the inmate's remaining prescription medications (if any) that is being held at the facility.

(d) Medical records will be transferred with the inmate so transferred to another facility. It shall be Weslaco's responsibility to obtain and maintain such records for each inmate.

(e) The City of Mercedes will provide Weslaco with medical information for all inmates sought to be transferred to Weslaco's Facility under this Agreement, including information regarding any special medication, diet or exercise regimen applicable to each inmate.

(f) Weslaco is not required to accept or to retain any inmate who is suffering from a chronic or terminal disease or condition, and the City of Mercedes agrees to accept the return of any such inmate upon delivery to its jail or other agreed upon detention or health care facility by Weslaco.

Section 1.06. Security. Weslaco shall provide adequate security with respect to the inmates in accordance with all requirements of this Agreement.

(a) Weslaco will develop, implement and document a daily system for physically counting all inmates assigned to the Facility, assuring strict accountability for inmates and that at least one (1) inmate count occurs per shift; and

(b) Weslaco will notify the Chief of Police of Mercedes immediately whenever an inmate is involved in an escape, attempted escape, or conspiracy to escape from the facility.

Section 1.07. Receiving and Discharging. Weslaco agrees to accept and release inmates only to authorized persons, in compliance with the following:

(a) Weslaco shall accept inmates presented by the officers, only upon presentation by the officer of proper law enforcement credentials;

(b) Weslaco agrees to release inmates only to law enforcement officers of agencies authorized by the Chief of Police or to an officer.

(c) Inmates may not be released from the facility or placed in the custody of any federal, state or local official other than the Chief of Police, or their designee for any reason except for medical emergency situations, a court order, or authorization by the Chief of Mercedes.

Section 1.08. Use of Force. Weslaco shall establish written procedures governing the use of force against inmates. This procedure shall conform to all applicable regulations.

RESERVATION OF BEDS AND PAYMENT

Section 2.01. Weslaco's Right to House Inmates. Weslaco hereby reserves inmate beds in the Facility for The City of Mercedes to utilize at any time during the Term of this Agreement on a space available basis, and City of Mercedes agrees to pay the per diem rate specified in Section 4.03 below for the housing and care of such inmates, and the detention services to be provided by Weslaco pursuant to this Agreement. The foregoing notwithstanding, the City of Mercedes shall only be required to pay for inmates actually housed at the Facility.

Section 2.02. Per Diem Rate. The per diem rate for the actual housing and care of City inmates on “an as needed basis” and related detention and transportation services specified in this Agreement is **fifty-four dollars (\$54.00) per inmate, per day**. This rate covers one inmate/bed per day. A portion of any day shall count as an inmate day under this Agreement after 8:00 a.m.

Section 2.03. Billing Procedure. Weslaco shall submit an itemized invoice for the services provided hereunder (together with an invoice for any reimbursable medical expenses as set forth in Section 3.08(h) above) each month to the City, in arrears. Invoices will be submitted to the City designated to receive the same. The City of Mercedes shall make payments to Weslaco within thirty (30) days after receipt of the invoice. Payment shall be made payable to: The City of Weslaco.

Section 2.04. Regulation of Maximum Occupancy. Nothing herein shall create any obligation upon Weslaco to house the City of Mercedes inmates where the housing of said inmates will raise the population of the Facility above the permissible number of inmates allowed by law, or will create a condition of overcrowding or create conditions which endanger the life and/or welfare of personnel and inmates at Weslaco's Facility, or result in possible violation of the constitutional rights of the inmates housed at the Facility. At any time that Weslaco determines that a condition exists at Weslaco's Facility necessitating the removal of any of the inmates, or any specified number thereof, Weslaco shall following at least two (2) hours prior notice to the Chief of Mercedes (unless a different deadline is agreed to by the parties) return said inmate to the City of Mercedes.

Section 2.05. Inmate Eligibility. The only inmates eligible for incarceration in the Facility pursuant to this Agreement are male and female inmates that are classified in accordance with the custody level of the assigned Facility in accordance with the custody level of the Facility.

All inmates proposed by the County to be transferred to Weslaco's Facility under this Agreement must meet the eligibility requirements set forth above. Inmates shall not (1) have a history of escape or attempted escape from custody; (2) be in need of psychiatric care or have a history of mental illness; and (3) shall not require chronic health care needs (to include but not limited to those inmates known by the City of Mercedes to have an unstable cardiac condition, those requiring renal dialysis, those known to have an infectious disease, those known to be HIV positive or diagnosed as having Acquired Immune Deficiency Syndrome (AIDS), or those known to have unresolved orthopedic problems and those known to be unstable diabetics).

Prior to Weslaco receiving inmates for transportation by the Facility, the City of Mercedes shall furnish the following: (1) complete information and documentation relating to the inmate's case history; (2) all the inmate's records concerning classification, including conduct records; (3) medical and clinical records, including certification of tuberculosis screening or treatment; and (4) any information necessary to advise Weslaco in regard to any special medication.

Section 2.06. Continuing Reservation Regarding Inmates. Weslaco reserves the right for its designated representative to review the background of all inmates sought to be transferred to the Facility, and the City of Mercedes shall cooperate with and provide information requested regarding any inmate by Weslaco. Weslaco reserves the right to refuse, for good cause, acceptance of any inmate. Likewise, if any inmate's behavior, medical or psychological condition, or other circumstance of reasonable concern to Weslaco makes the inmate unacceptable for continued incarceration in the Facility in the opinion of Weslaco, Weslaco shall provide at least two (2) hours prior notice to the Chief of Police of Mercedes (unless a different deadline is agreed to by the parties) return said inmate, to the City of Mercedes. Inmates may also be removed from the Facility when their classification changes for any purpose, including long-term medical segregation.

2019 Tax Rate Calculation Worksheet

Date: 08/02/2019 09:50 AM

Taxing Units Other Than School Districts or Water Districts

City of Weslaco

Taxing Unit Name

Phone (area code and number)

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the effective tax rate and rollback tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest.

School districts do not use this form, but instead use Comptroller Form 50-859 Tax Rate Calculation Worksheet for School Districts.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 Water District Rollback Tax Rate Worksheet.

This worksheet is provided to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: Effective Tax Rate (No New Taxes)

The effective tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the effective tax rate should decrease.

The effective tax rate for a county is the sum of the effective tax rates calculated for each type of tax the county levies.

Effective Tax Rate Activity	Amount/Rate
1. 2018 total taxable value. Enter the amount of 2018 taxable value on the 2018 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14). ¹	\$1,796,924,000
2. 2018 tax ceilings. Counties, cities and junior college districts. Enter 2018 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2018 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$133,997,737
3. Preliminary 2018 adjusted taxable value. Subtract Line 2 from Line 1.	\$1,662,926,263
4. 2018 total adopted tax rate.	\$0.6667/\$100
5. 2018 taxable value lost because court appeals of ARB decisions reduced 2018 appraised value. A. Original 2018 ARB Values.	\$26,085,817
B. 2018 values resulting from final court decisions.	\$23,636,041
C. 2018 value loss. Subtract B from A. ³	\$2,449,776
6. 2018 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.	\$1,665,376,039
7. 2018 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2018. Enter the 2018 value of property in deannexed territory. ⁴	\$0
8. 2018 taxable value lost because property first qualified for an exemption in 2019. Note that lowering the amount or percentage of an existing exemption does not create a new	

exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost to freeport or goods-in-transit exemptions.	
A. Absolute exemptions. Use 2018 market value:	\$443,894
B. Partial exemptions. 2019 exemption amount or 2019 percentage exemption times 2018 value:	\$3,791,235
C. Value loss. Add A and B. ⁵	\$4,235,129
9. 2018 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2019. Use only properties that qualified in 2019 for the first time; do not use properties that qualified in 2018.	
A. 2018 market value:	\$0
B. 2019 productivity or special appraised value:	\$0
C. Value loss. Subtract B from A. ⁶	\$0
10. Total adjustments for lost value. Add lines 7, 8C and 9C.	\$4,235,129
11. 2018 adjusted taxable value. Subtract Line 10 from Line 6.	\$1,661,140,910
12. Adjusted 2018 taxes. Multiply Line 4 by Line 11 and divide by \$100.	\$11,074,826
13. Taxes refunded for years preceding tax year 2018. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2018. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2018. This line applies only to tax years preceding tax year 2018. ⁷	\$78,996
14. Taxes in tax increment financing (TIF) for tax year 2018. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2019 captured appraised value in Line 16D, enter 0. ⁸	\$0
15. Adjusted 2018 taxes with refunds and TIF adjustment. Add Lines 12 and 13, subtract Line 14. ⁹	\$11,153,822
16. Total 2019 taxable value on the 2019 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled. ¹⁰	
A. Certified values:	\$1,880,001,833
B. Counties: Include railroad rolling stock values certified by the Comptroller's office:	\$0
C. Pollution control and energy storage system exemption : Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	\$0
D. Tax increment financing: Deduct the 2019 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2019 taxes will be deposited	\$0

into the tax increment fund. Do not include any new property value that will be included in Line 21 below. ¹¹	
E. Total 2019 value. Add A and B, then subtract C and D.	\$1,880,001,833
17. Total value of properties under protest or not included on certified appraisal roll.¹²	
A. 2019 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value. ¹³	\$4,830,048
B. 2019 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. ¹⁴	\$0
C. Total value under protest or not certified: Add A and B.	\$4,830,048
18. 2019 tax ceilings. Counties, cities and junior colleges enter 2019 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2018 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁵	\$137,259,724
19. 2019 total taxable value. Add Lines 16E and 17C. Subtract Line 18.	\$1,747,572,157
20. Total 2019 taxable value of properties in territory annexed after Jan. 1, 2018. Include both real and personal property. Enter the 2019 value of property in territory annexed. ¹⁶	\$0
21. Total 2019 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2018. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2018, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2019. ¹⁷	\$57,995,407
22. Total adjustments to the 2019 taxable value. Add Lines 20 and 21.	\$57,995,407
23. 2019 adjusted taxable value. Subtract Line 22 from Line 19.	\$1,689,576,750
24. 2019 effective tax rate. Divide Line 15 by Line 23 and multiply by \$100. ¹⁸	\$0.6601/\$100
25. COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2019 county effective tax rate. ¹⁹	

¹Tex. Tax Code Section 26.012(14)

²Tex. Tax Code Section 26.012(14)

³Tex. Tax Code Section 26.012(13)

⁴Tex. Tax Code Section 26.012(15)

⁵Tex. Tax Code Section 26.012(15)

⁹Tex. Tax Code Section 26.012(13)

¹⁰Tex. Tax Code Section 26.012

¹¹Tex. Tax Code Section 26.03(c)

¹²Tex. Tax Code Section 26.01(c) and (d)

¹³Tex. Tax Code Section 26.01(c)

⁶Tex. Tax Code Section 26.012(15)
⁷Tex. Tax Code Section 26.012(13)
⁸Tex. Tax Code Section 26.03(c)

¹⁴Tex. Tax Code Section 26.01(d)
¹⁵Tex. Tax Code Section 26.012(6)
¹⁶Tex. Tax Code Section 26.012(17)

SECTION 2: Rollback Tax Rate

The rollback tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O):** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus eight percent. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt:** The debt tax rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The rollback tax rate for a county is the sum of the rollback tax rates calculated for each type of tax the county levies. In most cases the rollback tax rate exceeds the effective tax rate, but occasionally decreases in a taxing unit's debt service will cause the effective tax rate to be higher than the rollback tax rate.

Rollback Tax Rate Activity	Amount/Rate
26. 2018 maintenance and operations (M&O) tax rate.	\$0.5143/\$100
27. 2018 adjusted taxable value. Enter the amount from Line 11.	\$1,661,140,910
28. 2018 M&O taxes.	
A. Multiply Line 26 by Line 27 and divide by \$100.	\$8,543,247
B. Cities, counties and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2018. Enter amount from full year's sales tax revenue spent for M&O in 2018 fiscal year, if any. Other taxing units enter 0. Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent.	\$426,926
C. Counties: Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other taxing units enter 0.	\$0
D. Transferring function: If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in H below. The taxing unit receiving the function will add this amount in H below. Other taxing units enter 0.	\$0
E. Taxes refunded for years preceding tax year 2018: Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2018. This line applies only to tax years preceding tax year 2018.	\$61,866
F. Enhanced indigent health care expenditures: Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance.	\$0
G. Taxes in TIF: Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2019 captured appraised value in Line 16D, enter 0.	\$0
H. Adjusted M&O Taxes. Add A, B, C, E and F. For taxing unit with D, subtract if discontinuing function and add if receiving function. Subtract G.	\$9,032,039

29. 2019 adjusted taxable value. Enter Line 23 from the Effective Tax Rate Worksheet.	\$1,689,576,750
30. 2019 effective maintenance and operations rate. Divide Line 28H by Line 29 and multiply by \$100.	\$0.5346/\$100
31. 2019 rollback maintenance and operation rate. Multiply Line 30 by 1.08.	\$0.5773/\$100
32. Total 2019 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount. B. Subtract unencumbered fund amount used to reduce total debt. C. Subtract amount paid from other resources. D. Adjusted debt. Subtract B and C from A.	\$2,863,175 \$0 \$0 \$2,863,175
33. Certified 2018 excess debt collections. Enter the amount certified by the collector.	\$0
34. Adjusted 2019 debt. Subtract Line 33 from Line 32D.	\$2,863,175
35. Certified 2019 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.	100.00%
36. 2019 debt adjusted for collections. Divide Line 34 by Line 35	\$2,863,175
37. 2019 total taxable value. Enter the amount on Line 19.	\$1,747,572,157
38. 2019 debt tax rate. Divide Line 36 by Line 37 and multiply by \$100.	\$0.1638/\$100
39. 2019 rollback tax rate. Add Lines 31 and 38.	\$0.7411/\$100
40. COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2019 county rollback tax rate.	

SECTION 3: Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its effective and rollback tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its effective tax rate and/or rollback tax rate because it adopted the additional sales tax.

Activity	Amount/Rate
41. Taxable Sales. For taxing units that adopted the sales tax in November 2018 or May 2019, enter the Comptroller's estimate of taxable sales for the previous four quarters. ²⁰ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2018, skip this line.	\$0
42. Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ²¹ Taxing units that adopted the sales tax in November 2018 or in May 2019. Multiply the amount on Line 41 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ²² - or - Taxing units that adopted the sales tax before November 2018. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$426,926
43. 2019 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	\$1,747,572,157
44. Sales tax adjustment rate. Divide Line 42 by Line 43 and multiply by \$100.	\$0.0244/\$100
45. 2019 effective tax rate, unadjusted for sales tax. ²³ Enter the rate from Line 24 or 25, as applicable, on the Effective Tax Rate Worksheet.	\$0.6601/\$100
46. 2019 effective tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2018 or in May 2019. Subtract Line 44 from Line 45. Skip to Line 47 if you adopted the additional sales tax before November 2018.	\$0.6601/\$100
47. 2019 rollback tax rate, unadjusted for sales tax. ²⁴ Enter the rate from Line 39 or 40, as applicable, of the Rollback Tax Rate Worksheet.	\$0.7411/\$100
48. 2019 rollback tax rate, adjusted for sales tax. Subtract Line 44 from Line 47.	\$0.7167/\$100

¹⁷Tex. Tax Code Section 26.012(17)

¹⁸Tex. Tax Code Section 26.04(c)

¹⁹Tex. Tax Code Section 26.04(d)

²⁰Tex. Tax Code Section 26.041(d)

²¹Tex. Tax Code Section 26.041(i)

²²Tex. Tax Code Section 26.041(d)

²³Tex. Tax Code Section 26.04(c)

²⁴Tex. Tax Code Section 26.04(c)

SECTION 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Additional Rollback Protection for Pollution Control Activity	Amount/Rate
49. Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ²⁵ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ²⁶	\$0
50. 2019 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	\$1,747,572,157
51. Additional rate for pollution control. Divide Line 49 by Line 50 and multiply by \$100.	\$0/\$100
52. 2019 rollback tax rate, adjusted for pollution control. Add Line 51 to one of the following lines (as applicable): Line 39, Line 40 (counties) or Line 48 (taxing units with the additional sales tax).	\$0.7167/\$100

SECTION 5: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

Effective tax rate (Line 24; line 25 for counties; or line 46 if adjusted for sales tax)	\$0.6601
Rollback tax rate (Line 39; line 40 for counties; or line 48 if adjusted for sales tax)	\$0.7167
Rollback tax rate adjusted for pollution control (Line 52)	\$0.7167

SECTION 6: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the taxing unit.

print here

Printed Name of Taxing Unit Representative

sign here

Taxing Unit Representative

Date

²⁵Tex. Tax Code Section 26.045(d)

²⁶Tex. Tax Code Section 26.045(i)

2019 Governing Body Summary #1A*

Benchmark 2019 Tax Rates

City of Weslaco

Date: 08/13/2019 04:58 PM

DESCRIPTION OF TAX RATE	TAX RATE PER \$100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
Effective Tax Rate	\$0.6601	\$11,535,724	
One Percent \$100 Tax Increase***	\$0.6667	\$11,651,064	\$115,340
One Cent per \$100 Tax Increase****	\$0.670100	\$11,710,481	\$174,757
Notice & Hearing Limit*****	\$0.6601	\$11,535,724	\$0
Rollback Tax Rate	\$0.7167	\$12,524,850	\$989,126
Last Year's Tax Rate	\$0.666700	\$11,651,064	\$115,340
Proposed Tax Rate	\$0.6967	\$12,175,335	\$639,611

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

**Tax levies are calculated using line 19 of the Effective Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

***Tax increase compared to effective tax rate.

*****The Notice and Hearing Limit is the highest tax rate that may be adopted without publishing Texas Comptroller's Notice 50-819 and holding two public hearings (Notice 50-818 must still be published). It is the lower of the rollback tax rate or the effective tax rate.

2019 Planning Calendar

City of Weslaco

Date: 07/09/2019 10:54 AM

Date	Activity
April-May	Mailing of notices of appraised value by chief appraiser.
April 30	The chief appraiser prepares and certifies to the tax assessor for each county, municipality, and school district participating in the appraisal district an estimate of the taxable value.
May 15	Deadline for submitting appraisal records to ARB.
July 20* (Aug. 30)	Deadline for ARB to approve appraisal records.
July 29	Deadline for chief appraiser to certify rolls to taxing units.
August 01	Certification of anticipated collection rate by collector.
August 01	Calculation of effective and rollback tax rates.
August 02	Submission of effective and rollback tax rates to governing body.
August 16	72-hour notice for meeting (<i>Open Meetings Notice</i>).
August 20	Meeting of governing body to discuss tax rate; if proposed rate tax rate will exceed the rollback rate or the effective tax rate (whichever is lower), take record vote and schedule public hearing.
August 28	Publish the Notice of Property Tax Rates by September 1 or the 30th day after the first date that the taxing unit has received each applicable certified appraisal roll. Notice must also be posted on the municipality's website.
August 30	72-hour notice for public hearing (<i>Open Meetings Notice</i>)
September 03	Public hearing.
September 06	72-hour notice for second public hearing (<i>Open Meetings Notice</i>)
September 10	Second public hearing (may not be earlier than 3 days after first public hearing); schedule and announce meeting to adopt tax rate 3-14 days from this date. (SPECIAL MEETING)
September 13	72-hour notice for meeting at which governing body will adopt tax rate (<i>Open Meetings Notice</i>)
September 17	Meeting to adopt tax rate. Meeting is 3 to 14 days after second public hearing. Taxing unit must adopt tax rate by Sept. 30* or 60 days after receiving certified appraisal roll, whichever is later.

*Tax Code Section 81.06 directs that if a date falls on a weekend, the deadline is extended to the following regular business day



Standardized Agenda Request Form

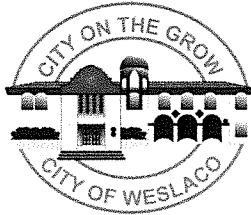
Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2644	
From:			
Subject: Discussion and consideration to approve Resolution 2019- 60 proposing an ad valorem tax rate and setting dates on which the Commission will hold public hearings, and a date to adopt the 2019-2020 ad valorem tax rate and authorize the Mayor to execute any related documents. Roll call vote. Possible action. (Staffed by Finance Department.)			
Background: In order to support the proposed budget, the Commission must consider a proposed tax rate. The citizens recently approved a drainage bond issuance and approved an additional 3 cents to the tax rate. Taking this into consideration, the proposed rate would \$.6967 per \$100 valuation. Note that this amount does not exceed the roll back tax rate. Please see attached memo. NOTE: The vote should be a record vote and the dates of the public hearings must be read aloud for the record. The second hearing will be a Special Call Meeting			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
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: The proposed rate will be published in the newspaper (Avance) on August 28th, in accordance with the Local Government Code. The dates of the Public Hearings will be published in said publication.			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Vidal Roman		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Recommend a total proposed rate of \$.6967 inclusive of the .03 cents approved earlier this year by the citizens.			
Attachments, if any:			

Memorandum on Tax Rate Proposal, Resolution 2019-60 adopt tax rate
--

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

Date: August 16, 2019

To: Mayor & City Commission

CC: Mike Perez, City Manager *MRP*

From: Vidal Roman, Finance Director

Re: 2019 Proposed Tax Rate

Mr. Mike R. Perez, as Budget Officer for the City, has been working with Finance Department staff having considered the requests of the City's department directors and has developed a proposed balanced budget for Fiscal Year 2019-2020. Revenue projections has been taken into consideration in achieving this goal. Mr. Perez has filed a proposed budget with the City Secretary's office as prescribed by law that will meet the needs of the departments in providing services to the needs of the citizens of Weslaco. This will be our first major step in addressing the City's drainage issues.

In order to support the proposed budget and in considering the upcoming Bond issuance, the Commission must consider a proposed tax rate. I recommend that the proposed tax rate be set at \$.06967 per \$100 valuation including the \$.03 debt rate that the citizens of Weslaco approved in the previous bond election held May 07, 2019.

Two public hearings must be held since the rate exceeds the effective rate (as presented by the Hidalgo County Tax Assessor-Collector) as per Property Tax Code. Along with this requirement a record vote will be required.

I have the proposed hearings to be held as follow:

- First Public Hearing – September 03, 2019
- Second Public Hearing – September 10, 2019

I respectfully request that this announcement of the proposed public hearing dates be made a part of the record.

Should you have any questions or concerns, contact me at your convenience.

RESOLUTION NO. 2019-60

**RESOLUTION OF THE CITY OF WESLACO, TEXAS
PROPOSING AN AD VALOREM TAX RATE; SETTING A
DATE ON WHICH THE COMMISSION WILL ADOPT
THE 2019-2020 AD VALOREM TAX RATE AND SETTING
DATES FOR PUBLIC HEARINGS, IF NECESSARY.**

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO:

- 1) The maximum proposed ad valorem tax rate that the Commission will consider for Fiscal Year 2019-2020 is .6967 cents per \$100 taxable value; and
- 2) If the calculation of the effective and rollback tax rates results in a rate that is lower than the proposed rate, the City Commission will consider the proposed rate at two public hearings as follows: First Public Hearing – September 03, 2019; and Second Public Hearing – September 10, 2019; and
- 3) The City Commission will adopt the Fiscal Year 2019-2020 ad valorem tax rate at 5:30 p.m. on September 17, 2019, at the Weslaco City Commission Legislative Chambers, 255 S. Kansas Avenue, Weslaco, Texas.

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

PASSED AND APPROVED on this 20th day of August 2019

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra Ayala Garza, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2659	
From:			
Subject: Discussion and consideration to approve Resolution 2019-61 approving the Housing Authority of the City of Weslaco to enter into an agreement with Housing Authority of County of Hidalgo for the development, construction and operation of the proposed Primrose Village Apartments within the City limits of Weslaco and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Resolution			
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	
Andrew Muñoz		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Letter to Mayor and CC Coop Agmt, R2019 - 61 Primrose Village Apartments			
Responsibilities upon Approval:			



South Texas Collaborative for Housing Development, Inc.

A Non-Profit Fostering Safe and Affordable Housing

August 8, 2019

Honorable Mayor Suarez and City Commissioners
City of Weslaco
255 South Kansas Avenue
Weslaco, Texas 78596

Through: Mike R. Perez, City Manager and
Andrew Munoz, Assistant City Manager

Re: Primrose Village Apartments
Sugar Cane Drive, Weslaco

Dear Mayor and City Commissioners:

The City of Weslaco Housing Authority (WHA) and South Texas Collaborative for Housing Development (STCHD) have been working together for the development of Primrose Village Apartments, a 242 affordable unit development consisting of one, two, three, and four-bedrooms in Weslaco. The City of Weslaco Housing Authority through its subsidiary, Weslaco Housing Opportunity Corporation (WHOC) approved an inducement resolution to be the Issuer of nonrecourse private activity tax exempt bonds. WHOC will receive a one-time fee equal to 1% of the final bond amount estimated to be of \$170,000 to \$180,000 for being the Issuer. In addition, attorney's fees associated with the development and bond counsel fees will be paid through the development. Bonds issued will be guaranteed through FHA mortgage insurance and will be rated AAA. There is no continuing obligation from WHOC once the bonds are issued. The bond counsel retained by WHOC communicated these facts to the WHOC and WHA administration and legal counsel.

Additionally, WHOC was going to participate as a co-developer and be the general partner in the development. WHOC informed us that they do not want to participate as a co-developer and general partner in the development. By this time STCHD as the co-developer and funder had invested heavily in the development paying for pre-development costs including plans and specifications, specialty reports, financing applications and fees, real estate contract options and other expenses.

STCHD approached the Housing Authority of the County of Hidalgo (HACH) to participate in the development as a co-developer and general partner, and the HACH Board and administration approved for the participation. HACH will be eligible to participate in the development with the approval of the City of Weslaco Housing Authority and the City of Weslaco.

**P.O. Box 329 · La Feria, Texas 78559-5002
Phone: (956) 797-2324 Fax: (956) 277-0242**

A tri-party cooperation agreement must be signed by all three entities, Weslaco Housing Authority, Weslaco Housing Opportunity Corporation and the Housing Authority of the County of Hidalgo. The City of Weslaco is not a party to the agreement. Resolutions of approval to participate in the cooperation agreement and authorization to execute the cooperation agreement must be approved by the boards of WHA, WHOC, and HACH. The WHA and WHOC Board of Commissioners approved a resolution and cooperation agreement at its meeting held on August 7, 2019 and a copy of which is included for your reference. The HACH Board of Commissioners will consider a similar resolution and the cooperation agreement approved by the City of Weslaco Housing Authority at their next meeting.

The Cooperation agreement requires consent from the City Commission of the City of Weslaco to become final to move forward with the development. A copy of the resolution to be considered by the City Commission is included for your consideration.

The following depicts the progress made on the development to date:

- Plans and Specifications have been completed and revised based on city's review for permitting.
- Subdivision plat has been approved.
- Zoning change has been approved.
- Housing Tax Credit (4% LIHTC) application has been filed with TDHCA
- HUD financing to credit enhance the Bond has been finalized.
- Equity investor has been identified and terms of investment finalized.

Anticipated closing date for the development is December 2019 and construction to begin in January 2020 and it will take approximately 14 months to complete the development. The development is geared for workforce housing and the rents are affordable. We truly believe that the industrial and economic developments activities of the City of Weslaco and Primrose Village Apartment development will complement each other and will offer the affordable workforce housing needed in the greater Weslaco area.

We ask the City Commission to approve the resolution for the execution of the cooperation agreement agreed upon between the City of Weslaco Housing Authority and the Housing Authority of the County of Hidalgo. The cooperation agreement is like those executed between many other housing authorities around the State of Texas. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Sunny K. Philip
Executive Director

RESOLUTION NUMBER 2019-0807-2
Approval of a Cooperation Agreement between the Housing Authority of the City of
Weslaco and the Hidalgo County Housing Authority
For the Development and Operation of the Primrose Village Apartments

WHEREAS, the Housing Authority of the City of Weslaco and the Hidalgo County Housing Authority provide safe, affordable housing to people of need within the City of Weslaco and the County of Hidalgo respectively; and

WHEREAS, the Texas Local Government Code requires that the Housing Authority of the City of Weslaco and the Hidalgo County Housing Authority enter into a Cooperation Agreement if the Hidalgo County Housing Authority is to undertake operations within the area of operation of the Housing Authority of the City of Weslaco; and

WHEREAS, the Housing Authority of the City of Weslaco desires to allow the Hidalgo County Housing Authority to develop, construct and operate the Primrose Village Apartments, a tax-exempt affordable housing development consisting of up to 242 housing units to be constructed and operated on that certain tract of real property consisting of approximately 17.46 acres of land to be known as Lot 1, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas within the area of operation of the WHA for the purpose of providing quality safe and affordable housing to low and moderate income people, and desires to enter into a mutually acceptable Cooperation Agreement for those purposes;

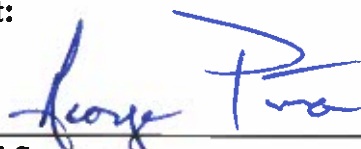
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Weslaco authorizes the Executive Director to execute, on behalf of the Housing Authority of the City of Weslaco the Cooperation Agreement with Hidalgo County Housing Authority attached hereto as Exhibit A.

PASSED, APPROVED AND ADOPTED THIS 7th DAY OF 2019, 2019.



Board Chair

Attest:



Board Secretary

COOPERATION AGREEMENT

This Cooperation Agreement is entered into on the date last set forth below by and between the Housing Authority of the City of Weslaco, hereinafter "WHA", the Weslaco Housing Opportunities Corporation a Texas public facilities corporation, hereinafter "WHOC" and the Hidalgo County Housing Authority hereinafter "HCHA" pursuant to the Inter-local Cooperation Act, and Sections 392.017, 392.019, and 392.059 of the Texas Local Government Code.

WHEREAS, the HCHA is a duly constituted county housing authority created under the laws of the State of Texas, which pursuant to Section 392.015 of the Texas Local Government Code has as its jurisdiction or area of operation the area of the county in which the authority was created (Hidalgo County, Texas), excluding those parts of Hidalgo County that are within the territorial boundaries of a municipality; and

WHEREAS, the WHA is a duly constituted municipal housing authority created under the laws of the State of Texas, which pursuant to Section 392.014 of the Texas Local Government Code has as its jurisdiction or area of operation the municipality for which the authority was created (Weslaco, Texas) and the area that is within five miles of the territorial boundaries of the municipality and is not within the territorial boundaries of another municipality; and

WHEREAS, the HCHA Board of Commissioners is the governing body of the HCHA political subdivision; and

WHEREAS, the Board of Commissioners of the WHA is the governing body of the WHA political subdivision; and

WHEREAS, WHA and HCHA both serve the community by providing quality affordable housing; and

WHEREAS, WHA is the sole member and sponsor of the WHOC which is a public facilities corporation formed pursuant to Section 303 of the Texas Local Government Code; and

WHEREAS, SOUTH TEXAS COLLABORATIVE DEVELOPMENT CORPORATION (STCHD), a Texas non-profit corporation, and the WHA had previously attempted to reach final agreement on the acquisition of certain real property located within the municipal limits of the City of Weslaco to build and operate a project to be known as Primrose Village Apartments, a new development of up to 242 units to provide affordable housing at such location, with certain non-recourse bonds to be issued through WHOC, but have been unable to reach a final agreement related thereto; and

WHEREAS, there is a need for quality affordable housing within the greater Weslaco community; and

WHEREAS, HCHA desires to improve the quality of the affordable housing provided to the residents of Weslaco and its surrounding area by working with STCHD to acquire such real property located within the municipal limits of the City of Weslaco and to build and operate a the project to be known as Primrose Village Apartments subject to WHA and WHOC agreeing to such joint effort including WHOC continuing to provide for the issuance of such non-recourse bonds on terms acceptable to WHA and WHOC; and

WHEREAS, WHA and HCHA recognize the benefit of HCHA exercising its powers within that certain tract of real property located in the jurisdiction of the WHA on which Primrose Village Apartments are designated to be constructed; and

WHEREAS, Section 392.019 of the Texas Local Government Code provides that regardless of the provisions of Section 392.015, the area of operation of a county housing authority may extend to and include another municipality, county, or other political subdivision of this state under the terms of a cooperation agreement made under Section 392.059; and

WHEREAS, Section 392.059 of the Texas Local Government Code provides that an authority may cooperate with a municipality, a county, or another political subdivision of this state in action taken in connection with providing housing for persons of low and moderate income in the area of operation of the authority or within the boundaries of the cooperating political subdivision, including cooperation in the exercise of a power conferred by Chapter 392 to finance, plan, undertake, construct, or operate a housing project in the area of operation of one or more of the cooperating authorities; and

WHEREAS, as authorized by Section 392.059 of the Texas Local Government Code, WHA has agreed to allow HCHA to undertake the Primrose Village Apartments project and construct and operate the Primrose Village Apartments at the site within the area of operation of the WHA as herein provided; and

WHEREAS, as authorized by Section 392.059 of the Texas Local Government Code, WHA has agreed to allow WHOC to act as the issuing authority of certain non-recourse bonds dedicated to undertake the Primrose Village Apartments project and construct and operate the Primrose Village Apartments at the site within the area of operation of the WHA as herein provided;

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

I.

Pursuant to Section 392.059 of the Texas Local Government Code, WHA hereby authorizes HCHA to finance, develop, rehabilitate and operate the Primrose Village Apartments, a tax-exempt affordable housing development consisting of up to 242 housing units to be constructed and operated within the area of operation of the WHA on that certain tract of real property consisting of approximately 17.46 acres of land to be known as Lot 1, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas, for the purpose of providing quality safe and affordable housing to low and moderate income people and agrees to allow WHOC to act as the

issuing authority of certain non-recourse bonds dedicated to undertake the Primrose Village Apartments. This Agreement does not authorize HCHA to undertake any other activities in the area of operation of WHA and HCHA agrees that in the absence of an amendment to this Agreement or another Cooperation Agreement it will not undertake any operations in WHA's area of operations.

II.

HCHA at all times shall be authorized to construct, develop, operate, maintain, and dispose of the Primrose Village Apartments property and development in any manner deemed advisable at the sole discretion of the Board of Commissioners of HCHA, except that HCHA shall not be authorized to expand the Primrose Village Apartments beyond the geographical area described above or to increase the number of housing units above 242.

III.

HCHA agrees not to restrict the use of WHA- issued Housing Choice Vouchers at the Primrose Village Apartments.

IV.

This Agreement shall be effective upon execution by the last party whose signature renders this Agreement fully executed. It shall remain in effect until terminated by mutual agreement of the parties hereto, evidenced in writing.

V.

The parties hereto agree to cooperate with each other and provide all necessary documentation, certificates and consents and to take all action necessary in order to satisfy the terms and conditions of this Agreement and the applicable laws and regulations.

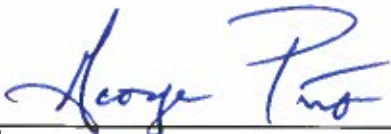
VI.

This agreement between WHA and HCHA supersedes all prior understandings or written or oral agreements between the parties respecting the Primrose Village Apartments project and development.

[signatures on following page]

IN WITNESS THEREOF, this agreement is executed in triplicate originals of this
_____ day of _____, 2019.

HOUSING AUTHORITY OF THE CITY OF WESLACO

By: 

GEORGE PIÑA, Executive Director

WESLACO HOUSING OPPORTUNITIES CORPORATION

By: 

GEORGE PIÑA, Executive Director

IN WITNESS THEREOF, this agreement is executed in triplicate originals of this
_____ day of _____, 2019.

HIDALGO COUNTY HOUSING AUTHORITY

By: _____
MIKE LOPEZ, EXECUTIVE Director

RESOLUTION 2019- 61

A RESOLUTION OF THE CITY OF WESLACO APPROVING THE HOUSING AUTHORITY OF THE CITY OF WESLACO ENTERING INTO A COOPERATION AGREEMENT WITH THE HOUSING AUTHORITY OF THE COUNTY OF HIDALGO FOR THE DEVELOPMENT, CONSTRUCTION AND OPERATION OF THE PRIMROSE VILLAGE APARTMENTS WITHIN THE CITY LIMITS OF THE CITY OF WESLACO.

WHEREAS, the City of Weslaco established the Housing Authority of the City of Weslaco for the purpose of providing quality safe and affordable housing to low-and moderate-income people; and

WHEREAS, the Housing Authority of the City of Weslaco and the Housing Authority of the Hidalgo County provide safe, affordable housing to people of need within the City of Weslaco and the County of Hidalgo respectively; and

WHEREAS, the Texas Local Government Code requires that the Housing Authority of the City of Weslaco and the Housing Authority of the County of Hidalgo enter into a Cooperation Agreement if the Hidalgo County Housing Authority is to undertake operations within the area of operation of the Housing Authority of the City of Weslaco; and

WHEREAS, the Housing Authority of the City of Weslaco desires to allow the Housing Authority of the Hidalgo County to develop, construct and operate the Primrose Village Apartments, a tax-exempt affordable housing development consisting of up to 242 housing units to be constructed and operated on that certain tract of real property consisting of approximately 17.46 acres of land to be known as Lot 1, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas within the area of operation of the WHA for the purpose of providing quality safe and affordable housing to low and moderate income people, and desires to enter into a mutually acceptable Cooperation Agreement for those purposes;

WHEREAS, the City Commission of the City of Weslaco has determined that development of Primrose Village Apartments consisting of affordable housing will benefit the low-to-moderate income residents of the City of Weslaco with safe and affordable housing.

NOW, THEREFORE, BE IT RESOLVED that **THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT** City of Weslaco approves the Housing Authority of the City of Weslaco entering into a cooperation agreement with the Housing Authority of the County of Hidalgo for the development, construction, and operation of Primrose Village Apartments within the city limits of the City of Weslaco.

PASSED AND APPROVED on this 20th day of August 2019.

City of Weslaco

David Suarez, Mayor

Attest:

Myra L. Ayala, City Secretary

Approved as to Form:

Juan E. Gonzalez, City Attorney



Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2668	
From:			
Subject: Discussion and consideration to amend the Thoroughfare Map to add Dragon Fly Street as a connector street from Expressway (frontage road) to Pike Boulevard and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: Thouroughfare_Map			
Responsibilities upon Approval:			

CITY OF WESLACO 2040 THOROUGHFARE
(BASED UPON 2009 COMP PLAN & HCMPO STUDY)

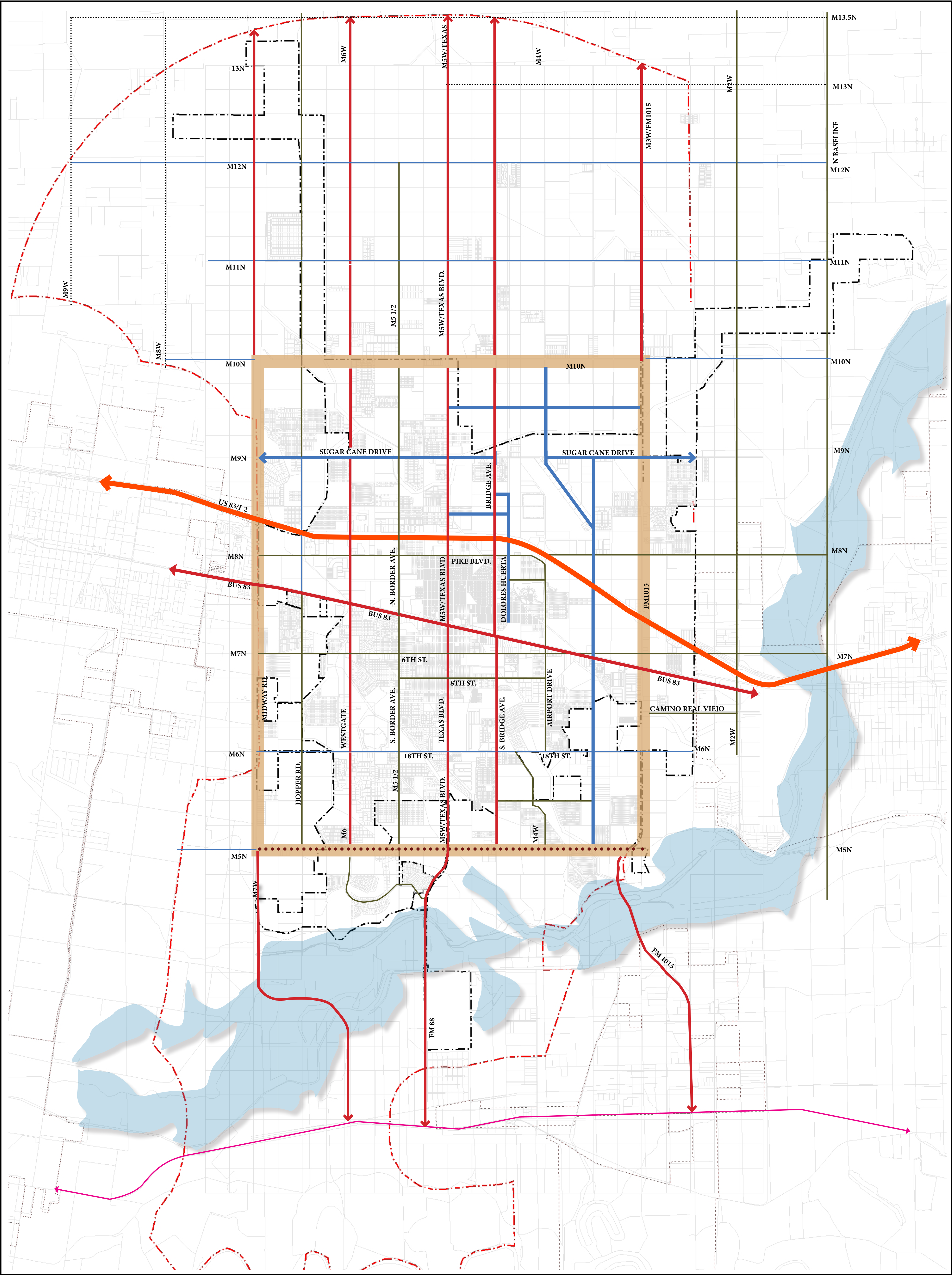
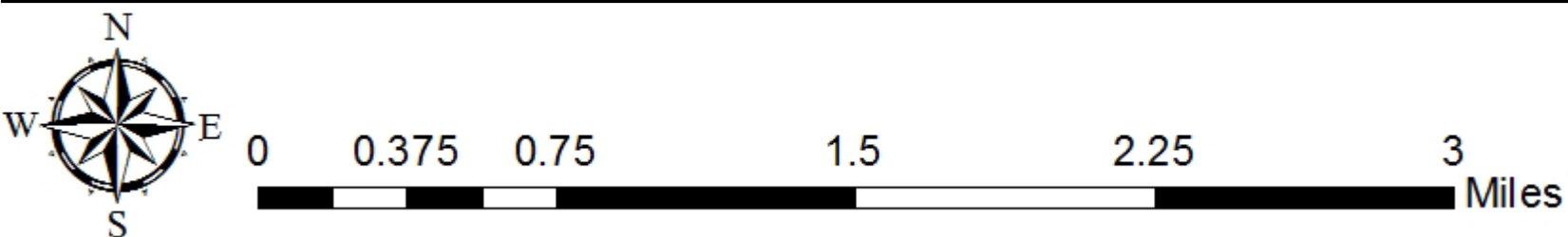


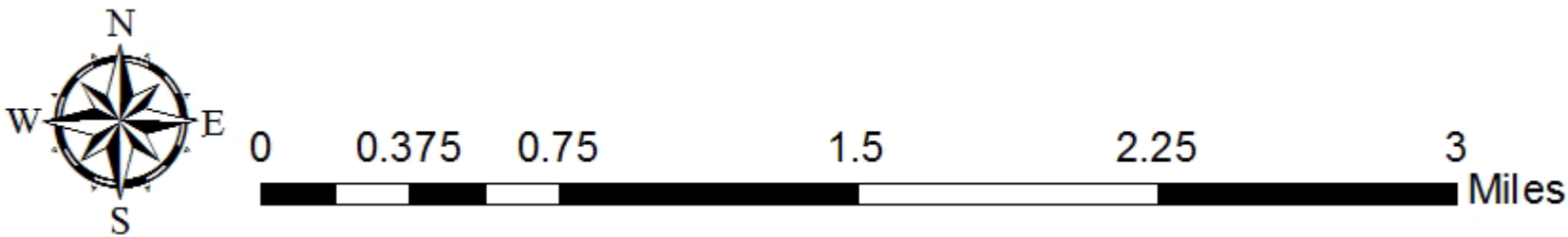
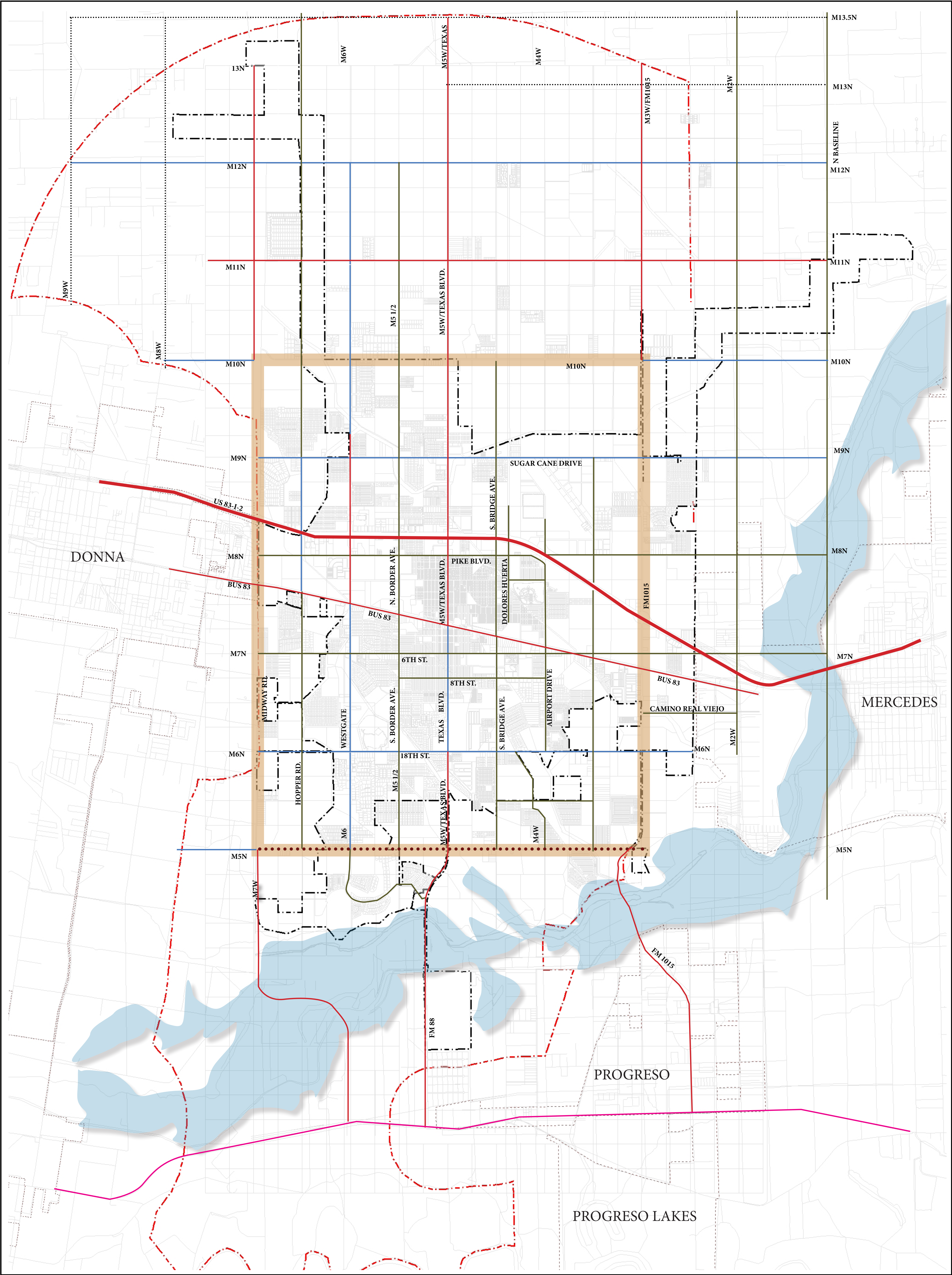
Figure 12.1



LEGEND	
	High Speed Arterial (150')
	Principal Arterial (120')
	Minor Arterial (100')
	Collector (80')
	Parkway
	Expressway
	Weslaco Loop
	Weslaco City Limits
	3.5 Mile ETJ



CITY OF WESLACO THOROUGHFARE
(BASED UPON 2009 COMP PLAN & HCMPO STUDY)



LEGEND

High Speed Arterial (150')	Expressway
Principal Arterial (120')	Weslaco Loop
Minor Arterial (100')	Weslaco City Limits
Collector (80')	3.5 Mile ETJ
Parkway	Floodplain





Standardized Agenda Request Form

Date of Meeting: August 20, 2019		Agenda Item No. (to be assigned by CSO): 2019-2665
From:		
Subject: Discussion and consideration on request from Total Commitment Construction for funds not to exceed \$100,000.00 for completion of the Pleasant View sewer line improvements project (Lift Station #27) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Aida Vega Benjamin Worsham Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends denial.		
Attachments, if any: Request for Additional \$100k Funding - Pleasantview Sub, Original Agreement		
Responsibilities upon Approval:		



OFFICE: (956) 519-7111

TOTALCOMMITMENTLLC@YAHOO.COM

FAX: (956) 519-7750

Date: 8/13/2019

Request for Additional Funding

(PLEASE ADD TO AGENDA ON NEXT COURT HEARING)

Owner City of Weslaco
Project Name: Proposed Sewer Line Improvements Pleasant View Sub. – to Lift Station #27

To Governing Parties,

Since our initial start date on project back in July of 2016, our goal has been to complete said listed project above as quickly and as cost effective as possible to aide the city in getting these services installed and in use. Unfortunately, there have been extensive delays, as well as costs that we could not comprehend on account of the water table and excessive de-watering procedures needed to advance on project. Our current contract is \$323,149.00 as of 08/13/2019 and I regret to inform that I will be requiring an additional \$100,000 in funding to compensate for the extensive de-watering that has been in effect to continue moving project forward. If you recall back in June of 2018, The City of Weslaco declared a state of Emergency on account of the massive flooding. This flooding in turn has affected said project because of such a high-water table on the property being improved. Again in June of 2019 we also had massive flooding as well. I assure you we are doing everything in our power to keep costs as low as possible and have even waived the vast majority of fees for the extensive machinery, fuel and manpower being used to complete project since the year 2016 when we started. A project of this scale is estimated between \$1.3 - \$1.4 Million and we personally have absorbed between \$400,000 - \$500,000 in additional manpower, equipment, trench protections, fuel, etc. just to keep project moving forward. We are almost complete with project and request an additional \$100,000 to complete installations and have services running for city as soon as possible. I understand these costs are un-expected, but no one could have anticipated the massive flooding and raising of the properties water table for flooding in the duration of the project; we request these emergency funds to complete project as soon as possible before any additional un-expected delays for weather or other in-climate conditions cause more costs to incur on said project.

Thank you and God Bless,

Pedro A. Gutierrez
Total Commitment Construction CO., LLC

THE STATE OF TEXAS
CITY OF WESLACO
COUNTY OF HIDALGO

§ UTILITY REIMBURSEMENT
§ AGREEMENT WITH
§ TOTAL COMMITMENT
CONSTRUCTION CO., LLC

WITNESSETH:

WHEREAS, the City of Weslaco adopted the Utility Extension Ordinance (Ordinance 93-11) on August 19, 1993 that allows developers to seek reimbursement of fees associated with off-site utility extensions of water and sanitary sewer lines; and

WHEREAS, Total Commitment Construction Co., LLC, has received approval from the Weslaco City Commission to be reimbursed for fees associated with off-site utility extensions of a gravity sanitary sewer line;

The City of Weslaco, a home-ruled municipal corporation, located at 255 S. Kansas, Weslaco, Hidalgo County, Texas 78596, hereinafter called "City" and Total Commitment Construction Co., LLC, located at 11435 N. Bryan Road, Mission, Texas 78573, hereinafter called "Developer" hereby enter on this the 19 day of Sept, 2016 into a Utility Reimbursement Agreement for the reimbursement of fees, incurred by the Developer, associated with the off-site utility extension of a gravity sanitary sewer line from Pleasant View Village Subdivision on Pleasant View Drive southeast to an existing interceptor sewer located just south of City's Lift Station No. 27, subject to the terms and agreements as are more fully set forth subsequently;

Therefore, it is agreed between the City and Developer as follows:

1. Developer will prepare subdivision plat for Pleasantview Village and must get plat in compliance to City requirements.
2. Developer must submit plat through subdivision process and receive approval by both Weslaco Planning and Zoning Commission and Weslaco City Commission.
3. Developer will install 4,551 linear feet of an 12" gravity line PVC SS Pipe (SDR-26) 5'-23' in-depth on Mile 3 ½ West (Pleasant View Drive) from the Pleasant View Village Phase I Subdivision south to FM 1015 with 13 Sanitary Sewer fiberglass manholes, 4,551 linear feet of a Trench Safety System (over 5 feet) and develop a Trench Safety Plan for a cost of \$167,149.
4. A cost of \$55,000 will reduce the total breakdown to account for the cost of a installing a lift station to serve Pleasantview Village.
5. City will reimburse developer \$1,000 per service connection, which is determined by the City Engineer, which is in the best interest of the City to provide such connection.
6. City will reimburse developer \$30,000 if it is determined that dewatering operations are needed for the complete installation on the line in the deeper areas.
7. City staff will perform the Engineering of the project and will procure survey and geotechnical services at its own cost.
8. City will reimburse the developer with 30% of the total line installation cost for approximately \$50,144.70.
9. City will reimburse the developer with the cost of oversizing the line from 8-inch to 12-inch for approximately \$62,004.30.

10. It shall be the developer's obligation to acquire right-of-way needed to extend utility lines from their present terminus or nearest location to developer's property, the cost of which shall be reimbursable as set forth above. The location, width and cost of such right-of-way, shall be subject to approval of the city. Should the developer be unable to acquire the needed right-of-way, the city may, at its option, assist in acquiring same.
11. The City will reimburse Developer when the construction is complete and approved by the City Engineer.
12. Developer will be eligible for reimbursement fee for any off-site utility extension from properties determined to be within the service area of such utilities, provided that the reimbursement schedule is to be prepared by the city engineer.

EXECUTED on this, the 19 day of Sept, 2016, by the parties herein.

This Agreement is effective upon the recordation of the subdivision plat.

THE CITY OF WESLACO:

By: David Suarez

David Suarez
Mayor

Date: 3/01/16

THE SUBDIVIDER:

By: Andres

(Name)
Owner

Date: 9-19-16

ATTEST:

Elizabeth M. Walker WCC 03/01/16
Elizabeth M. Walker, City Secretary

APPROVE AS TO FORM:

Juan Gonzalez
Juan Gonzalez, City Attorney