



A REGULAR MEETING OF THE WESLACO CITY COMMISSION TUESDAY, OCTOBER 20, 2020

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, October 20, 2020 at 5:30 pm pursuant to Section 551.045 of the Texas Open Meetings Act.

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. In conjunction with the guidance and provisions provided by the Governor and in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19), there will be a **limit of twenty-five (25) in person attendance to include staff and the governing body.** These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring a large group setting and in accordance with Section 418.016 of the Texas Government Code. The meeting will be recorded and uploaded to the City website following the conclusion of the meeting.

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877-853-5247; Meeting ID: 946 1533 4573.

Members of the public who wish to participate in Public Comment on an agenda item must send their name, address and phone number via email to nacantu@weslacotx.gov by 12:00 pm on October 20, 2020. A staff member will contact you with instructions via phone call to address your public comment.

I. CALL TO ORDER

- A. Certification of Public Notice.
- B. Invocation.
- C. Pledge of Allegiance.
- D. Mayoral Recognition.
 - Proclamation - "Texas Chamber of Commerce Week throughout Weslaco Texas"
- 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.

The Public may comment on anything on the agenda, however if you comment on 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 VIGA Restaurants, Inc.. to approve Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 1311 West IH 2 Ste G, also being Lot 2, Weslaco Plaza Subdivision, Hidalgo County, Texas.
- B. To solicit input on behalf of Alan Hurtado to approve Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd, also being Lot 19 & South (20') of lot 20, Block 49, Original Townsite of Weslaco, Hidalgo County, Texas.
- C. To solicit input on behalf of Dominic Reyna to approve Conditional Use Permit to obtain an On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours, Food & Beverage Certificate, Beverage Cartage Permit at 1901 Club de Amistad, also being West Tract 15.67 acres being Two Irrigation Tracts of Farm Tract 791 Golf Course, Weslaco, Hidalgo County, Texas.
- D. To solicit input on behalf of Ricardo Guerra rezone 2606 N. Westgate also being Block 1, Lot 4, Sun Country Estates Subdivision, Hidalgo County, Texas. from R-1 One-family dwelling district to B-2 Secondary and Highway business district.
- E. To solicit input on behalf of Ricardo Guerra rezone 2720 N. Westgate. Also being Block 5, Lot 1 & 2, Sun Country Estates Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary and Highway business district.
- F. To solicit input on the City's intent to submit an application for grant funds through the Texas General Land Office (GLO) CDBG-MIT for the Kansas and Los Torritos Drainage Project Improvements – Phases 2 and 3.
- G. To solicit input on the City's intent to submit an application for a Federal Awards Matching Funds – Category 3 of the Flood Infrastructure Fund through the Texas Water Development Board for Kansas and Los Torritos Drainage Project Improvements to Mayor Pablo Pena Park – Phase 1 Project. Attachment

IV. CONSENT AGENDA

The following items are 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 Special Meeting on September 29, 2020

and Regular Meeting on October 6, 2020. (Staffed by City Secretary's Department.) Attachment.

- B. Approval of a Mid Valley Airport Hangar Lease Agreement with Mike Carey, Hangar E-2, and authorize the Mayor to execute any related documents. (Staffed by Airport Department.) Attachment
- C. Authorization of an expenditure in an amount not to exceed \$2,000.00 from the Preservation Fund for the purchase of death record binders, birth record binders, secure life ledger paper, and other supplies for the permanent retention of vital records as prescribed by the Texas Health & Safety Code §191.0045 (h) and authorize the Mayor to execute any related documents. (Staffed by City Secretary's Department.) Attachment
- D. Approval to solicit competitive sealed bids for the construction of the North Side Sports Complex located at 320 East Mile 11 Road (RFB No.: 2020-21-03) and authorize the Mayor to execute any related documents. (Staffed by Airport Department.) Attachment

V. NEW BUSINESS

- A. Discussion and consideration on presentation of the financials for the General Fund, Water/Wastewater and Solid Waste funds for period ending September 30, 2020 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment
- B. Discussion and consideration to accept and file the Quarterly Investment Report for period ending September 30, 2020 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment
- C. Discussion and consideration to purchase three vehicles from budgeted line items as follows: Building Maintenance one compact cargo van from Buyboard vendor #521-16 Gunn Buick, GMC in the amount of \$20,213.75 / Drain Ditch and Water Meter two full size trucks from Buyboard vendor #601-19 Caldwell Country in the amount of \$45,690.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment
- D. Discussion and consideration selecting a date(s) for a joint workshop with Weslaco Economic Development Corporation to establish goals and objectives and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)
- E. Discussion and consideration after public hearing on behalf of VIGA Restaurants, Inc. to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer

Retailer's Permit at 1311 West IH 2 Ste G, also being Lot 2, Weslaco Plaza Subdivision, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment

- F. Discussion and consideration after public hearing on behalf of Alan C. Hurtado to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd, also being Lot 19 & South (20') of lot 20, Block 49, Original Townsite of Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- G. Discussion and consideration after public hearing on behalf of Dominic A. Reyna to approve a Conditional Use Permit to obtain an On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours, Food & Beverage Certificate, Beverage Cartage Permit at 1901 Club de Amistad, also being West Tract 15.67 acres being Two Irrigation Tracts of Farm Tract 791 Golf Course, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- H. Discussion and consideration after public hearing on behalf of Ricardo Guerra to approve Ordinance 2020-32 a rezone request for 2606 N. Westgate. Also being Block 1, Lot 4, Sun Country Estates Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary and Highway business district and authorize the Mayor to execute any related documents. First reading on Ordinance 2020-32. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- I. Discussion and consideration after public hearing on behalf of Ricardo Guerra to approve Ordinance 2020-33 a rezone request for 2720 N. Westgate. Also being Block 5, Lot 1 & 2, Sun Country Estates Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary and Highway business district and authorize the Mayor to execute any related documents. First reading on Ordinance 2020-33. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- J. Discussion and consideration for the Final Plat for Freedom Storage— being a 2.409 acre being a part or portion out of Farm Tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 863' east of Pleasantview Dr. south of Business 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- K. Discussion and consideration for a six-month extension of the Final Plat for Pleasant View Heights Subdivision— being a 20.33 acres out of Re- Subdivision of Lots 3 & 4, Rev M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas located approximately 1500 ft. South of Interstate 2 along Pleasantview Dr. and authorize the

Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment

- L. Discussion and consideration on request from Weslaco Boys & Girls Club for funding under the CARES Act and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment
- M. Discussion and consideration of adopting Resolution No. 2020-29 electing to become eligible to participate in Tax Abatement; adopting policy; establish guidelines and criteria for Tax Abatement Agreements; providing an effective date and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment
- N. Discussion and consideration amending Professional Services Agreement AIA G802-2017 with ERO Architects for the increase in Budget for the Cost of Work for the New Police Station and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment
- O. Discussion and consideration amending Professional Services Agreement AIA G802-2017 #2 with ERO Architects for the increase in Compensation for the Architect for the New Police Station. Possible action. (Staffed by Airport 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 section §551.074 of the Texas

Government Code.

- B. Personnel - Discussion regarding the goals, objectives, and evaluation of the Fire Chief for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- C. Personnel - Discussion regarding the goals, objectives, and evaluation of the Police Chief for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- D. 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 Fire Union (IAFF-WFFA Local 3207) as authorized by section §551.071 of the Texas Government Code.
- E. Legal Consultation -- Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.
- F. Legal Consultation - Consultation with City Attorney regarding contract deed on Estate of Gilberto Garza and naming the North Side Park on Mile 11th North as authorized by section §551.071 of the Texas 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 October 2020 on or before 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/ Norma A. Cantu, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary Department at (956) 968-3181, Ext. 1001 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: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3397
From:		
Subject: Certification of Public Notice.		
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral Recognition. E. Roll Call.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Norma Cantu	Created/Initiated	
Aida Vega	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Commissioner Josh Pedraza 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 updated		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Letty Lopez, Mayor Pro-Tem, District 5
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
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: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3656	
From: Rebekah De La Fuente			
Subject: To solicit input on behalf of VIGA Restaurants, Inc.. to approve Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 1311 West IH 2 Ste G, also being Lot 2, Weslaco Plaza Subdivision, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a On-Premise Wine and Beer Retailer's Permit. Seven (7) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on September 21, 2020			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Conditional Use Permit at the Regular Meeting of October 7, 2020.			
Kayla Arevalo Rebekah De La Fuente 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 advise applicant			



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3657	
From: Rebekah De La Fuente			
Subject: To solicit input on behalf of Alan Hurtado to approve Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd, also being Lot 19 & South (20') of lot 20, Block 49, Original Townsite of Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit. Twenty-six (26) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on September 21, 2020			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Conditional Use Permit with the condition that the applicant would not be permitted to host outdoor events at the Regular Meeting of October 7, 2020.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval of the Conditional Use Permit			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise applicant			



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3658
From: Rebekah De La Fuente		
Subject: To solicit input on behalf of Dominic Reyna to approve Conditional Use Permit to obtain an On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours, Food & Beverage Certificate, Beverage Cartage Permit at 1901 Club de Amistad, also being West Tract 15.67 acres being Two Irrigation Tracts of Farm Tract 791 Golf Course, Weslaco, Hidalgo County, Texas.		
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours, Food & Beverage Certificate, Beverage Cartage Permit. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on September 21, 2020.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Conditional Use Permit at the Regular Meeting of October 7, 2020.		
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Solicit public comments.		
Staff Recommendation: Staff recommends approval of the Conditional Use Permit		
Attachments, if any:		
Responsibilities upon Approval: Staff will advise applicant.		



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3659	
From: Rebekah De La Fuente			
Subject: To solicit input on behalf of Ricardo Guerra rezone 2606 N. Westgate also being Block 1, Lot 4, Sun Country Estates Subdivision, Hidalgo County, Texas. from R-1 One-family dwelling district to B-2 Secondary and Highway business district.			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-2 Secondary and Highway business district. Twenty (20) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on September 21, 2020.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Rezone Request at the Regular Meeting of October 7, 2020.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval of the Rezone Request			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise applicant.			



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3660	
From: Rebekah De La Fuente			
Subject: To solicit input on behalf of Ricardo Guerra rezone 2720 N. Westgate. Also being Block 5, Lot 1 & 2, Sun Country Estates Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary and Highway business district.			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-2 Secondary and Highway business district. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on September 21, 2020.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Rezone Request at the Regular Meeting of October 7, 2020			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval of the Rezone Request			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise applicant			



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3670	
From:			
Subject: To solicit input on the City's intent to submit an application for grant funds through the Texas General Land Office (GLO) CDBG-MIT for the Kansas and Los Torritos Drainage Project Improvements – Phases 2 and 3.			
Background: Staff, with the authorization of the City Commission, is submitting two (2) grant applications for the Kansas and Los Torritos Drainage project with the Texas GLO CDBG-MIT grant program. Phase 2 will be submitted by Hallf Associates while Phase 3 will be submitted by Cruz Hogan. As part of the grant submission, the City must hold at least one public hearing to gather input from the general public regarding the project, project funding and grant submission.			
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:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Joanna Fernandez		Created/Initiated	
Andrew Muñoz		Approved	
Mike Perez		Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff Recommends approval.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3671
From:		
Subject: To solicit input on the City's intent to submit an application for a Federal Awards Matching Funds – Category 3 of the Flood Infrastructure Fund through the Texas Water Development Board for Kansas and Los Torritos Drainage Project Improvements to Mayor Pablo Pena Park – Phase 1 Project.		
Background: Staff, with the authorization of the City Commission, has submitted an application for funding under the Texas Water Development Board's Flooding Infrastructure Fund (FIF) for the Kansas and Los Torritos Drainage Project Improvements to Mayor Pablo Pena Park – Phase 1 Project. As part of the application process, the City must hold at least one public hearing to gather input from the general public regarding the project, project funding and application submission.		
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:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Joanna Fernandez Andrew Muñoz Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Solicit public comments.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: TWDB-0172, TWDB-0201, TWDB-0201A, TWDB-0201B, TWDB-0170		
Responsibilities upon Approval: All attached forms require Mayor's signature and submission to the TWDB as part of the application process.		

TWDB-0172
9/8/2020

Notary Public, State of Texas

Application Filing and Authorized Representative Resolution

A RESOLUTION by the City Commission of the City of Weslaco requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE City Commission OF THE City of Weslaco:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed \$ 3,002,627 to provide for the costs of Kansas and Los Torritos Drainage Improvements to Mayor Pablo Pena Park Project- Phase 1.

SECTION 2: That David Suarez, Mayor be and is hereby designated the authorized representative of the City of Weslaco for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the City of Weslaco before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: Hilltop Securities

Engineer: Halff Associates, Inc.

Bond Counsel: Dan Martinez, J.D., C.P.A

PASSED AND APPROVED, this the _____ day of _____, 20____.

ATTEST: _____

By: _____

(Seal)

TEXAS WATER CODE SECTION 15.005 MEMORANDUM OF UNDERSTANDING

This is a Memorandum of Understanding (MOU) between the City of Weslaco (the “City of Weslaco”) and the Board of Hidalgo County Drainage District No. 1 (the “HCDD1”), and the Commissioner’s Court of Hidalgo County, Texas (“the Hidalgo County”).

WHEREAS, pursuant to Texas Water Code § 15.005 and 31 Texas Administrative Code § 363.408, if the Executive Administrator determines that an application has flood control as one of its purposes and that the watershed in which the project is located is partially located outside the political subdivision making the application, the applicant must submit a written memorandum of understanding relating to the management of the watershed in which the project is to be located, signed by all governing bodies of eligible political subdivisions located in the project watershed; and

WHEREAS, the City of Weslaco has filed an application with the Texas Water Development Board for funding a project that has flood control as one of its purposes; and

WHEREAS, the City of Weslaco has determined that the watershed in which the project is located is partially located within the jurisdiction of Hidalgo County and the HCDD1; and

NOW THEREFORE, in consideration of the benefits to the Nueces-Rio Grande Watershed and the State of Texas, the City of Weslaco and the HCCD1 and Hidalgo County agree to the following:

1. The City of Weslaco will provide as requested/needed progress updates to the HCCD1 and Hidalgo County as the project develops and changes.
2. The City of Weslaco will notify the HCCD1 and Hidalgo County of any potential change in impacts to the HCCD1 and Hidalgo County within the QUARTER of the identified change.
3. The HCCD1 and Hidalgo County will provide constructive input to the City of Weslaco as the project develops and changes.

4. The City of Weslaco and the HCCD1 and Hidalgo County will work cooperatively for the management of the Nueces-Rio Grande Watershed.

David Suarez, Mayor
City of Weslaco

Richard F. Cortez, Chairman
Hidalgo County Drainage District No. 1



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3402	
From:			
Subject: Approval of the Minutes of the Special Meeting on September 29, 2020 and Regular Meeting on October 6, 2020. (Staffed by City Secretary's Department.) Attachment.			
Background: Record of commission action on September 29, 2020 Special Meeting and October 6, 2020 Regular Meeting.			
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):			
Norma Cantu		Created/Initiated	
Aida Vega		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: 20-09-29 minutes, 20-10-06 minutes - final			
Responsibilities upon Approval:			



**MINUTES
WESLACO CITY COMMISSION
SPECIAL MEETING
THURSDAY, SEPTEMBER 29, 2020**

On this 29th day of September 2020 at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Special Meeting via Zoom.

Mayor Suarez called the meeting to order. The following city officials were present, a quorum was established, and the following proceedings were held.

PRESENT:	Mayor	David Suarez
	Mayor Pro-Tem	Letty Lopez
	Commissioner	Greg Kerr
	Commissioner	J.P. Rodriguez
	Commissioner	Adrian Farias
	Commissioner	Leo Muñoz
ABSENT:	Commissioner	Josh Pedraza
STAFF:	City Manager	Mike R. Perez
	ACM	Andrew Muñoz
	City Secretary	Norma A. Cantu
	City Attorney	Juan E. Gonzalez

Also present: Vidal Roman, Finance Director, Albert Aldana, City Engineer and Eddie Gil, IT Department.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, September 25, 2020.

B. Pledge of Allegiance.

The Mayor led the Pledge of Allegiance and Texas Flag.

C. Roll Call.

Norma A. Cantu, City Secretary, called the roll, noting the absence of Commissioner Pedraza and a quorum present.

II. PUBLIC COMMENTS

None.

III. NEW BUSINESS

A. Discussion and consideration to award the best qualified, most advantageous response to the Request for Qualifications for the City of Weslaco Engineering and

Architectural/Surveying Services for Community Development Block Grant Mitigation (CDBG-MIT) (RFQ No. 2019-20-24) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Andrew Muñoz stated the city had become eligible to apply for grant funding under the Texas General Land Office CDBG funds; staff was authorized to solicit proposals for engineering/surveying services for the various drainage improvements (8 projects); twelve respondents were evaluated and ranked by staff, Mayor Suarez and Commissioner Rodriguez; highest ranked was Halff & Assoc score of 88.75, second Cruz Hogan score of 87.25 and third SWG score of 84.5; the commission could award a single project and/or multiple projects to a respondent. Staff recommended Halff & Assoc for Phase II of Kansas and Los Torritos drainage improvements a project funded by FEMA and hoped to receive more funds from TWDB.

Commissioner Muñoz voiced the consensus from the commission was to have a rotation of engineers stating a solicitation of qualifications had the same respondents replying and when evaluated were ranked closely; why the solicitation if the end result will be different score ranking based on another score. The City Manager stated use of federal and/or state funds may require the solicitation of proposals. Andrew Muñoz stated use of federal funds will allow a rotation list but must be emphasized in the request for proposals and has not been done to date it has been based on project and further stated the commission could award multiple engineering firms contingent to funding for a project.

In response to the Mayor and Commission; Andrew Munoz stated if a grant is funded negotiations on fee is discussed; the City Manager would assess use of bond proceeds to match grant funding for the projects and/or the City doing an interest free loan for thirty-years. The City Manager recommended award multiple firms for a better success rate for the City with the suggestion to award Halff and Assoc Phase II and Cruz Hogan Phase III and IV of Kansas and Los Torritos drainage improvements conditional to grant award.

Commissioner Muñoz seconded by Mayor Pro Tem Lopez moved to award Phase I to Halff Associates and Phase III and IV of Kansas and Los Torritos drainage improvements to Cruz Hogan for engineering and Architectural/Surveying Services for Community Development Block Grant Mitigation (CDBF-MIT) as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and approval on the submission of a Notice of Intent to Apply to the Texas Water Development Board under the Flood Infrastructure Fund 2020 Application Invitation for the Kansas and Los Torritos Drainage Improvements to Mayor Pablo Pena Park - Phase I and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Andrew Muñoz stated the city met ranking eligibility to apply for Flood Infrastructure Funds; requested authority to submit an application for funding the amount of \$4,900,000 that compliments a FEMA Grant in the amount of \$1,300,000; remaining funds would be a grant and loan at zero percent interest. Staff recommended approval to apply to the Texas Water Development Board under the Flood Infrastructure Fund 2020 for the Kansas and Los Torritos Drainage Improvements

Commissioner Kerr seconded by Commissioner Muñoz moved to proceed in submission of Notice of Intent to apply to the Texas Water Development Board under the Flood Infrastructure Fund 2020 Application for Kansas and Los Torritos Drainage Improvements as presented. The motion carried unanimously; Mayor Suarez was present and voting.

IV. ADJOURNMENT

Commissioner Farias, seconded by Mayor Pro Tem Lopez moved to adjourn at 5:51 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

Norma A. Cantu, CITY SECRETARY

MAYOR PRO-TEM, Letty Lopez

COMMISSIONER, Leo Muñoz

COMMISSIONER, Greg Kerr

COMMISSIONER, Jose “J.P.” Rodriguez

ABSENT
COMMISSIONER, Josh Pedraza

COMMISSIONER, Adrian Farias



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
OCTOBER 6, 2020**

On Tuesday, October 6, 2020, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting via videoconference with the following member's present:

PRESENT:	Mayor	David Suarez
	Mayor Pro Tem	Letty Lopez
	Commissioner	Greg Kerr
	Commissioner	Josh Pedraza
	Commissioner	Adrian Farias
	Commissioner	J.P. Rodriguez
	Commissioner	Leo Muñoz
ABSENT:	None	
STAFF PRESENT:	City Manager	Mike R. Perez
	Asst. City Manager/Aviation Director	Andrew Munoz
	City Secretary	Norma A. Cantu
	City Attorney	Juan E. Gonzalez

Also present: Vidal Roman, Finance Director, Martin Vela, Information Technology Director; Rebekah De La Fuente, Planning Director; Joe Pedraza, Asst Planning & Code Enforcement Director, Joel Rivera, Police Chief, Antonio Lopez, Fire Chief, Pete Garcia, Public Works Director, Olga Garza, Asst. Public Works Director, Omar Rodriguez, Parks & Recreation Director, Tony Vargas, Marcelo Cosme and Aida Vega, Deputy City Secretary.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, October 2, 2020.

B. Invocation.

Commissioner Rodriguez led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

Mayor Suarez proclaimed Dyslexia Awareness Month – October 1 – 31, 2020. Mayor Suarez and Commission gave recognition to Airport Employee Mario Valdez.

Roll Call.

Norma A. Cantu, City Secretary, called the roll noting at the time of roll call the absence of Commissioner Pedraza and a quorum present.

II. PUBLIC COMMENTS

Edward Mejia voiced concerns of gatherings during the election period activity beginning next week with campaign sites and hoped provisions would be in place preventing gatherings since COVID activity is still on-going.

III. CONSENT AGENDA

The following items are 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 Special Meeting on September 10, 2020 and Minutes of the Regular Meeting on September 15, 2020 (Staffed by City Secretary Department.)

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

1) Approve Ordinance 2020-31 a rezone request for 3702 S. Westgate also being West Tract E1065'-S501.97' Farm Tract 790 being 12.27 AC GR 11.92 AC NET Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. First reading held September 15, 2020; staffed by Planning & Code Enforcement Department.)

C. Approval of Special Services Agreement on Hotel/Motel Room Occupancy tax proceeds between City of Weslaco and the following:

1) Weslaco Chamber of Commerce for \$242,135;
2) Frontera Audubon Society for \$20,000; and
3) Lower Rio Grande Valley Nature Center for \$25,000
and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

D. Approval on the renewal of a Public Purposes Services Contract with Weslaco Bicultural Museum, d.b.a. Weslaco Museum of Local History and Cultural Art in an amount not to exceed \$63,100 effective October 1, 2020 through September 30, 2021 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

E. Approval on the renewal of a Public Purposes Services Contract with the Boys and Girl Club of Weslaco in the amount not to exceed \$75,000 for the public purposes services and activities in this contract, effective October 1, 2020 through September 30, 2021 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

- F. Approval to accept a reimbursement award of \$1,401.88 from the Texas State Library and Archives Commission for Inter-library Loans made to Texas Public Libraries in State Fiscal Year 2020, accept additional funding if awarded, permission to apply for the program fiscal year 2021 and authorize the Mayor to execute any related documents. (Staffed by Library Department.)
- G. Approval of a Memorandum of Understanding with Region One for provision of free GED, ESL, and other adult education classes within the library and authorize the Mayor to execute any related documents. (Staffed by Library Department.)
- H. Authorization to accept the 2020 COPS Office School Violence Prevention Program (SVPP) Grant #2020SVWX0124 in the amount of \$330,450.00 with NO MATCH REQUIRED and all reoccurring costs paid by WISD to purchase approved radio equipment and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- I. Approval of Memorandum of Understanding between Weslaco Police Department First Offender Program (WPD FOP) and Weslaco Counseling Center (WCC), PLLC and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- J. Authorization to accept Office of Justice Programs and Department of Justice Edward Byrne Memorial Justice Assistance Grant Program Award #2020-DJ-BX-0825 in the amount of \$10,633.00 with NO MATCH REQUIRED to purchase equipment and supplies for the Crime Victims Program and First Offender Program and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- K. Approval of Memorandum of Understanding between Weslaco Police Department Crime Victims Compensation (WPD CVC) Program and Weslaco Counseling Center (WCC), PLLC and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- L. Authorization and approval to continue Memorandum of Understanding between the City of Weslaco and Uniting Neighbors in Drug Abuse Defense Unidad Coalition to agree to collaborate to increase prevention efforts focusing on reducing tobacco, underage drinking, prescription drug abuse, synthetic, and marijuana use in Hidalgo County and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- M. Authorization and approval to continue Memorandum of Understanding between City of Weslaco and Behavioral Health Solutions to agree to collaborate in the effort to increase the effectiveness and visibility of prevention efforts focusing on alcohol, tobacco, and other drug misuse and behavioral health issues as well as educate communities and contribute to the reduction of substance abuse among youth and adults and authorize the Mayor to execute any related documents (Staffed by Police Department.)
- N. Approval to amend a Weslaco Mid Valley Airport lease agreement with Tenant Felipe Leal, from hangar E4 to E7, and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)
- O. Approval of Mid Valley Airport Ground Lease Agreements with Tenant John Garric for hangars W23, W27, W33 and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)

Commissioner Kerr seconded by Commissioner Muñoz moved to approve consent agenda A, B, C, D, E, F, G, H, I, J, K, L, M, N, and O. as presented. The motion carried unanimously; Mayor Suarez was present and voting.

IV. APPOINTMENTS

A. Discussion and consideration to accept the resignation of Ismael Quiroz from the Parks and Recreation Advisory Board and consider Resolution 2020-28 appointing a member to fill the unexpired term and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, stated interest had been received from Carla McCaleb and Edward Mejia.

Commissioner Kerr seconded by Mayor Pro Tem Lopez moved to accept resignation of Ismael Quiroz and appoint Carla McCaleb as a member to the Parks Board to fill an unexpired term as presented. The motion carried unanimously; Mayor Suarez was present and voting.

For the record, following is the resolution.

RESOLUTION NO. 2020-28

A RESOLUTION OF THE CITY OF WESLACO APPOINTING A MEMBER TO AN UNEXPIRED TERM ON THE PARKS & RECREATION BOARD

WHEREAS, the City of Weslaco established the Parks & Recreation Board pursuant to the Weslaco Municipal Code of Ordinance codified as Part II Chapter 98 – Parks and Recreation; and

WHEREAS, The Parks and Recreation board shall be an advisory board and make recommendations to the city commission. The city commission shall have final approval of all goals and objectives that will be implemented within the parks and playgrounds of the city; and

WHEREAS, Article IV, Section 98-86 Parks and Recreation Board states members shall be appointed for terms of three years; provided that where the appointment is to fill a vacancy of an existing member prior to the expiration of his term, such appointment shall be for the remainder of the term of the predecessor. Upon the expiration of each term of each of these seven members, a like number of those whose terms shall expire shall be appointed to serve for a term of three years from August 1st of each year until their successors are appointed and shall qualify.

WHEREAS, the resignation of Board member Ismael Quiroz necessitates the appointment of a member to fill the vacancy for the remainder of the term.

WHEREAS, the Parks & Recreation Board members shall serve without compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS that the following member is appointed for the remainder of the term expiring on the first (1st) day of August 2021.

NAME
Carla McCaleb

UNEXPIRED TERM
08/01/2021

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Norma A. Cantu, CITY SECRETARY

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

PASSED AND APPROVED on this 6th day of October 2020.

Commissioner Pedraza in attendance.

V. OLD BUSINESS

A. Discussion and consideration after public hearing on behalf of Juan Gonzalez to approve a Conditional Use Permit to operate an indoor shooting range at 2949 N. Texas Blvd., also being Lot C-1, Amended Apostolic Assembly Church Subdivision, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (There was no action on September 15, 2020; staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated a meeting was held with applicant and residents; seven property owners voiced concerns of safety for the neighborhood and children, area used for walking/jogging and concern with kind of individuals entering the shooting range; applicant stated hours of operation would be 7am-10pm would have security 24/7 and no gun of 45 caliber complying with state, federal and OSHA regulations.

Orlando Valero, Luis Zamora and Nancy Sanchez, all voiced objection raising concerns of safety for their family, children walking from bus drop, noise and the site location so close to residential area all in agreement priority is safety.

In response to Commissioner Muñoz and Pedraza; applicant stated he is providing an 8-foot cement wall on the north and west side of the property as a buffer from the residential area; 24/7 security for premises includes open hours of operation and will also be hiring full-time peace officers; construction of indoor walls to meet OSHA standards; all indoor walls to be constructed CMU (cinder masonry unit) adding ballistic baffle and bullet trap rubber berm to minimize noise levels. Chief Rivera stated the issues raised on noise level will be minimal; those entering a shooting range in his opinion are responsible gun owners; fees charged may mitigate those individuals entering and no statistics could be offered at this time on incidents at a shooting range. The applicant stated HVAC to be installed at the roof top for required airflow and meet all TCEQ air quality control; permitted weapons would those allowed by civilians and law enforcement.

In response to Commissioner Kerr and Rodriguez; staff stated property and surrounding area is commercial; abuts residential and the request is a permitted use with a conditional use permit, applicant stated it would be seven lanes.

Commissioner Muñoz, seconded by Mayor Pro Tem Lopez, moved to approve Conditional Use Permit to operate an indoor shooting range at 2949 N. Texas Blvd as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on approval on the size of the Police and Fire Public Safety Building and authorize the Mayor to execute any related documents. Possible action. (There was no action September 15, 2020; staffed by City Manager.)

Andrew Munoz, Asst. City Manager/Airport Director, stated staff met with architect; cost reduced from \$8.8 million to \$8.3million for police; square footage would be 37,202 includes detached building for evidence, storage and management of 5,000 square feet; cost per item were evaluated and reduced without jeopardizing the operational functions of the police department and is acceptable to police and fire. Staff recommended approval on the size and cost commenting fire station is \$2.5million and police department \$8.3million for a revised cost of \$10,800,00 and allow negotiations begin with cost and location with the architect.

The City Manager stated the city is in a well position for borrowing and the fund balance is good without risking any CIP projects.

Commissioner Kerr, seconded by Mayor Pro Tem Lopez, moved to approve the size of the Police and Fire Public Safety Building as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VI. NEW BUSINESS

A. Discussion and consideration to Purchase an Air Curtain Burner / Brush incinerator in the amount of \$191,217.53 from Air Burners Inc. GSA Contract 47QMCA20D000C and authorize Mayor to execute any related documents. Possible action. (Staffed by City Manager/Public Works.)

Mike Perez recommended approval stating the purchase will have a cost savings to the City. Currently time, travel and tipping fees charge is notable.

In response to Commissioner Muñoz, the equipment selected is the largest available and adequate for needs of the city; runs with air and no visible smoke meeting all TCEQ requirements; maintenance for the diesel engine only and respond with a call for service, training included. The City Manager stated should disruption with the equipment occur, the city still has the agreement for the landfill in Edinburg and Donna and monies to come from the sanitation fund balance with a return on investment estimated at three years.

Commissioner Muñoz, seconded by Commissioner Kerr, moved to approve the purchase of an AirCurtain Burner / Brush Incinerator in the amount of \$191,217.53 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to authorize staff to submit a Permit by Rule (PBR) application to Texas Commission on Environmental Quality (TCEQ) Air Permit Division (APD) for burn permit located at 5220 S Midway Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Joe Pedraza, Health Official, requested authorization for staff to apply to TCEQ for an air permit; presented layout of location site that is 300x300 located on S. Midway Road; be available to landscapers for a fee; have 5 staging piles of 15 feet with capability of additional staging piles as needed.

Commissioner Muñoz, seconded by Mayor Pro Tem Lopez, moved to approve to submit a permit by Rule application to Texas Commission on Environmental Quality (TCEQ) Air Permit Division for burn permit at 5220 S. Midway Road as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration on contract agreement for Election Services with Hidalgo County Election Administrator to conduct the General and Special Election on November 3, 2020 for the City of Weslaco and authorize the Mayor to execute any related documents including interlocal joint agreement with the Weslaco Independent School District as related to this election. Possible action. (Staffed by City Secretary Department.)

Norma Cantu, City Secretary, recommended approval on contract agreement with Hidalgo County Election Administrator to conduct the General and Special Election on November 3, 2020 and approve the interlocal joint agreement with the Weslaco Independent School District as related to this election.

Commissioner Muñoz seconded by Mayor Pro Tem Lopez moved to approve contract agreement for election services with Hidalgo County Election Administrator for the General and Special Election on November 3, 2020 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration on amendments and extension from October 7, 2020 to November 7, 2020 for Disaster Declaration (COVID-19) and any reports related to such executive orders and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Mike Perez, City Manager, recommended approval.

Commissioner Muñoz, seconded by Mayor Pro Tem Lopez, moved to extend Disaster Declaration (COVID-19) to November 7, 2020 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration on request from Rotary Club of Weslaco to display flags on Veteran's Day, Memorial Day, Flag Day and 4th of July along 18th Street at Harlon Block Sports Complex Park and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez stated a request from the Rotary Club of Weslaco is to display flags on four National Holidays being Veteran's Day, Memorial Day, Flag Day and 4th of July along 18th street at Harlon Block Sports Complex. Staff recommended approval.

Commissioner Rodriguez seconded by Mayor Pro Tem Lopez moved to approve request from Rotary Club of Weslaco to display flags as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration on the purchase of a Quint Fire Truck through HGACBuy Contract FS12-19 at a cost of \$878,232.97 out of the Fire Department Apparatus Replacement Program fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

Antonio Lopez, Fire Chief, stated the purchase would be out of the Fire Department Apparatus Replacement Program fund; unit is called a "Quint" with 5 firefighting functions on 1 apparatus Fire hoses, Ground Ladders, Fire Pump, Water Tank, and Ariel Device and 2000 GPM Pump. The purchase will address the demands/growth of the City and recommended approval.

Commissioner Rodriguez, seconded by Mayor Pro Tem Lopez, moved to approve purchase of a Quint Fire Truck through HGACBuy Contract FS12-19 at a cost of \$878,232.97 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration to select a Broker from the Request for Qualifications for services to advertise, market and manage the possible sale of real property located at 400 South Illinois and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

The City Manager stated two proposal received and evaluated and recommended NAI.

Commissioner Rodriguez seconded by Commissioner Kerr moved to approve and select NAI as Broker for services as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration on naming the Northside Fire Station and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

The City Manager stated Commissioner Kerr and Rodriguez suggested naming the Northside Fire Station after a fallen fire fighter. His recommendation to the commission is consider a memorial as a tribute that would have past and future fire fighters honored.

In response to Commissioner Rodriguez, Chief Lopez stated to his knowledge there are three that have passed in line of duty and/or related circumstance while on duty; currently fire stations are identified as Station 1, 2 and 3. The City Manager stated the memorial would be at the Northside Fire Station and the memorial could be for fire and police. Mayor Suarez recommended no action and bring back to the commission once cost and specifics of memorial are finalized for approval.

No action.

VII. REPORTS

A. Report by Public Works

Olga Garza, Assistant Public Works Director, overviewed brush collection services that began September 1st; stated three routes in place; went over flyers of brush schedule; acceptable items for collection and stated information is available on the City's website. Pete Garcia, Director of Public Works, presented update on the 2019 Street Improvements; working on the 2020-2021 inventory of street improvements for approval. Tony Vargas went over the drainage ditch maintenance; 24,000 sandbags utilized during Hurricane Hanna and continuing with RDF project South of City Cemetery. Marcelo Cosme reported eight manholes collapsed due to Hurricane Hanna repaired at a cost of \$269,369 and repaired a 36" storm inlet at a cost of \$22,000.

B. Report by Parks & Recreation.

Omar Rodriguez, Parks and Recreation Director, reported pavilions closed for the moment; tennis courts opened as of August; basketball rims back up at all parks, exercise stations and playground equipment opened monitoring gatherings; youth sports cancelled; Boys and Girls Club opened to essential workers only; Valley Nature Center closed but trails are open; ITheater, Movie at the Park as well as pool and splash pad closed and mowing continues on North Side Sports Park on Mile 11 with caliche done for some of the trails and is being utilized already.

C. Report by Fire Department.

Antonio Lopez, Fire Chief, reported EMS still responding to COVID-19; federal and state assets were in the City; Hurricane Hanna had high water rescues done inside and outside city limits; opening of Northside Station response time minimal to the furthest part in the district; assisted community's affected by Hurricane Laura; Emergency Operations Management monitoring COVID-19 and Hurricane activity that is ongoing; had a preliminary disaster assessment with FEMA and finalized to Hidalgo County and State of Texas a burn rate of 1.1million was identified that included debris cost charged from Republic Services.

D. Report by Police Department.

Chief Rivera reported calls for service from January 2020 to September 2020 for police had 16,000 fire 1,621 and EMS 4,881; went over reports by category; crime statistics showed a 12% property crime decline; went over crime victim services that encompasses domestic violence, emergency protective orders, assaults, sexual assaults and child pornography; COVID-19 statics had 2,670 as September 14; reported the Records Management /CAD conversion has been working well and seeing the benefits of this investment; grant awarded for school violence prevention in the amount of \$330,450 from the US Dept. of Justice will enhance the communication system of the WISD.

VIII. EXECUTIVE SESSION

At 7:50 p.m. Commissioner Kerr seconded by Commissioner Mayor Pro Tem Lopez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 8:30 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

IX. 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 section §551.074 of the Texas Government Code.

No action.

B. 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 Fire Union (IAFF-WFFA Local 3207) as authorized by section §551.071 of the Texas Government Code.

Commissioner Rodriguez seconded by Commissioner Farias moved to authorize the City Attorney continue negotiations as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

C. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of property from the Lions Club located at 307 W. 3rd Street legally described as E28'-W108'-Lots 11, 12 and E32' out of Lots 11-12, Block 23, Weslaco Original Townsite as authorized by section §551.072 of the Texas Government Code.

Commissioner Kerr seconded by Mayor Pro Tem Lopez moved to decline the offer from the Lions Club for the purchase, sale, exchange, lease or value of property located at 307 W. 3rd Street as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

D. Potential Litigation - Consultation with City Attorney regarding Texas Tort Claims Act Notice by Blanca Ramirez as authorized by §551.071 of the Texas Government Code.

No action.

E. Legal Consultation -- Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.

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

X. ADJOURNMENT

Commissioner Muñoz seconded by Mayor Pro Tem Lopez moved to adjourn the meeting of October 6, 2020 at 8:32 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

Norma A. Cantu, CITY SECRETARY

MAYOR PRO-TEM, Letty Lopez

COMMISSIONER, Leo Muñoz

COMMISSIONER, Jose “J.P.” Rodriguez

COMMISSIONER, Adrian Farias

COMMISSIONER, Greg Kerr

COMMISSIONER, Josh Pedraza



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2018-1691
From:		
Subject: Approval of a Mid Valley Airport Hangar Lease Agreement with Mike Carey, Hangar E-2, and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)		
Background: The hangar lease agreement being presented is for the city owned hangar E-2 located on the east side of the airport. The proposed hangar lease agreement is for two (2) years with a two (2) year renewal option. There is a 3% review and cap every three (3) years.		
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 Airport Advisory Board does not approve revenue lease agreements but did approve the hangar lease template.		
Joanna Fernandez Andrew Muñoz Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: E2 MIKE CAREY		
Responsibilities upon Approval:		

Lease Agreement

STATE OF TEXAS)
CITY OF WESLACO) **KNOW ALL PERSONS BY THESE PRESENTS:**
HIDALGO COUNTY)

This lease is entered into this ____ day of _____, 2020, between the City of Weslaco, a home ruled municipal corporation with its principal place of business at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas, hereinafter referred to as the "Lessor" and the owner of the Weslaco Mid Valley Airport, hereinafter referred to as "Airport" and **Mike Carey**, hereinafter referred to as "Lessee" who covenant and agree as follows:

WHEREAS, Lessor owns and operates the Airport and all grounds within the area designated as the Weslaco Mid Valley Airport for aeronautical and non-aeronautical purposes to include landings, takeoffs, storage of aircraft and sales of fuel; and

WHEREAS, Lessor and Lessee are committed to the proper operation, improvement, and continued development of the Airport; and

WHEREAS, Lessor deems it advantageous to itself and to the operation of the Airport to lease to Lessee certain land/hangar/building/office as stated herein;

NOW THEREFORE, in consideration of the terms, premises, and mutual covenants contained herein and other good and valuable considerations, the sufficiency of which is hereby acknowledged, Lessor and Lessee covenant and agree as follows:

Section 1. Lease Premises

- A) Lessor does hereby lease to Lessee Hangar **E-2** more particularly described as set forth in Exhibit "A" which is attached and incorporated by reference, hereinafter referred to as the lease premises.

Section 2. Term

- A) This lease shall be for the term of 2 years. Thereafter, this lease may be renewed for a subsequent two (2) year extension upon giving of written notice by Lessee to Lessor not more than one hundred eighty (180) nor less than sixty (60) days prior to the expiration of the preceding year lease term and upon mutual and written agreement by Lessor as provided for in this lease.
- B) **Surrender and Holding Over.** Upon the expiration or termination of this Lease, Lessee shall quit and surrender the Premises in good and serviceable condition, reasonable wear and tear excepted. Thereafter, the Lessor shall have the right to enter


Lessee Initials

and take possession of the Premises, with or without process of law and without liability for trespass. Holding over or failure to vacate the Premises at the end of the Initial Term or the Extended Term shall not be construed to be the granting or exercise of any additional term.

Any Improvements erected or constructed on the Premises shall be permanently and inseparably attached to the Premises and shall not be removed without prior written approval of the Lessor.

Section 3. Consideration

- A) In consideration for the lease of the Hangars referenced herein Lessee hereby agrees to pay monthly the sum of \$ 230.00. The first month's payment is to be made at lease execution. Thereafter, all future payments shall be made on or before the first working day of the month due for the term of this contract plus any extensions thereto.
- B) All lease fees shall be paid as the same becomes due, without demand, in lawful currency of the United States made payable to the City of Weslaco, Hidalgo County, Texas by mail or delivery as specified in Section 13. Notice Requirements of this agreement.
- C) In the event Lessee fails to remit any payments when the same are due, interest at the rate of 10 % shall be charged by Lessor beginning on the tenth (10) day after the date the payment is due and such interest shall continue to accrue against such delinquent payment until the payment plus interest is received by Lessor. In the event Lessee shall become delinquent for more than thirty (30) days, this lease may be terminated by Lessor.
- D) Lessee shall be liable for all taxes and fees owed on or by his personal business or himself. Under no circumstances shall Lessor be liable for or be required to pay any tax or fee owed by Lessee. Lessor shall provide insurance for all Lessor owned real property located at the Airport under Lessor's policy which shall be for the sole benefit and protection of Lessor. Lessee should provide his own insurance coverage for any personal property located in or on the Hangar and is required herein to provide business liability insurance in an amount of \$1,000,000.00 per occurrence. Certificates of such required insurance shall be furnished by Lessee to Lessor and certificates presently then in effect shall be on file at all times and Lessor shall be listed as an additional insured with the condition that said insurance shall provide Lessor notice of any cancellation of said insurance. Any changes in those certificates must have prior written approval of Lessor.
- E) Any sum that Lessee is obligated to pay to Lessor arising from or relating to this agreement or Lessee's use, occupancy or operations at the Airport constitutes additional rent, which may include, but is not limited to, fees, fuel flowage fees for self-fueling activities (at the rate and on the terms imposed by Lessor), fines, civil penalties, damages, claims, interest, charges and utility charges.

- F) Lessee shall pay all taxes, fees, assessments, and levies that relate to Lessee's use, occupancy, or operation at the lease premises or the Airport and all other obligations for which a lien may be created relating thereto. Within thirty (30) days Lessee shall remove any such lien that may be created or commence a protest of such lien by depositing with Lessor cash or other security acceptable to Lessor in an amount sufficient to cover the cost of removing such lien. When contracting for any work in connection with the lease premises, Lessee shall include in such contract a provision prohibiting the contractor or any subcontractor or supplier from filing a lien or asserting a claim against Lessor's real property or any interest therein.

Section 4. Use of Lease Premises

- A) Lessee and Lessee's associates shall comply at all times, at Lessee's sole cost, with any and all laws and regulation that are applicable to Lessee's use, occupancy, or operations at the lease premises or the Airport, which include, but are not limited to, all laws, statutes, ordinances, regulations, rules, orders, writs, judgments, decrees, injunctions, directives, rulings, guidelines, standards, codes, policies, common law and other pronouncements of any kind having the effect of law including, but not limited, to the Airport Rules and Regulations, City of Weslaco master plans and zoning codes, and all laws and regulations pertaining to the environment, any and all plans and programs developed in compliance with such requirements and all lawful, reasonable, and nondiscriminatory airport policies and other requirements.
- B) Lessee agrees that the leased Hangar may be used for any noncommercial aeronautical activity which must be made known to and agreed upon by Lessor and for no other purposes.
- C) Lessee may park his and/or his passenger's privately owned automobile(s) inside the Hangar, but only while on a flight which originated at the Airport.
- D) Lessee may store containers of aviation oil, in accordance with the Airport Rules and Regulations, inside the Hangar for aircraft use so long, and only so long, as such oil is contained in marked, approved containers. Such storage will be at the discretion of and with written approval from the local fire marshal if such storage is allowed under local fire codes.
- E) Lessee agrees that he will at all times keep the premises of the Hangar, including the inside and the outside of the Hangar, clean and free of trash, litter, tall grass, weeds, junked automobiles, and scrap aircraft parts. Lessee shall abide by all applicable rules and regulations of the Environmental Protection Agency, the Texas Commission on Environmental Quality, the Texas Department of Agriculture, the Texas Department of Transportation, and any other public agency concerning the use, storage, and disposal of hazardous chemicals, fuel, and/or oil. Lessee further agrees to abide by the manufacturer's directions in regards to the use, storage, and disposal of all pesticides, herbicides, and other chemicals plus their containers used at the airport. Should Lessee fail to keep the leased Land/Hangar/Building/Office clean and free of hazards, Lessor may, after thirty (30) days written notice, arrange for the cleanup of the littered or

hazardous area. Such cleanup shall be charged to Lessee and payable on demand. Failure to render proper payment for such cleanup and/or general disregard for the considerations and restrictions listed in this lease agreement are grounds for Lessor to terminate this lease.

- F) Lessee agrees that the usage of the Hangar plus any associated apron shall be limited to the parking/hangaring of his personal/company owned aircraft. No automobile, bus, truck, or other transportation mode may be permanently or habitually parked or stored on/in the Land/Hangar except in approved automobile parking areas and as agreed upon by Lessor.
- G) Lessee agrees that he will not conduct any commercial activity such as pilot instruction, aerial spraying, charter flights, air taxi, sight-seeing, aerial photography, aircraft engine or airframe repair, avionics repair, or any other at the Airport without the written consent of Lessor. Any such approved commercial operation must be in accordance with a separate contract agreement with Lessor.
- H) Lessee agrees that he will not store or permit the storage of any fuel or hazardous, volatile, and/or dangerous chemicals on/inside the Land/Hangar/Building/Office except as authorized in this agreement without the written consent of Lessor.
- I) Lessee agrees not to fuel or defuel any aircraft parked inside the Hangar.
- J) Lessee agrees that he will not operate any non-aviation related business or activity on/in the Hangar without the expressed written consent of Lessor. Any such non-aviation related business or activity must be so established by a separate contract.
- K) Lessee agrees that none of the leased premises shall be used for residential purposes or any other purpose prohibited by any federal, state or municipal law, statute, regulation or ordinance

Section 5. Sublease, Assignment, or Sale

- A) The Lessee shall not sublease, assign, sell, or transfer this contract agreement or any right hereunder to any person, corporation, or association. Any such sublease, assignment, sale, or transfer shall be grounds, at the option of the Lessor, to immediately terminate this lease agreement. Lessor shall have the right, in Lessor's sole discretion, to assign any of its rights under this agreement and upon any such assignment, Lessee agrees that Lessee shall perform its obligations under this agreement in favor of such assignee.

Section 6. Termination

- A) This contract agreement may be prematurely terminated by Lessor or Lessee if either fails to abide by the terms and conditions expressed herein and due the complainant and so decreed by a court of competent jurisdiction. Lessee shall have no more than

fifteen (15) days upon notification to resolve said violation(s). Should Lessee be declared bankrupt or incompetent, this contract agreement shall immediately terminate. In the event Lessee fails to make timely payments of all taxes or fees, fails to provide proof of required insurance, uses the Airport property or permits the Airport property to be used for any illegal or unauthorized purpose, files bankruptcy, abandons or leaves the property vacant or unoccupied for thirty (30) consecutive days, or violates any of the terms and conditions of this contract agreement, Lessor has the right to terminate this contract agreement and retake possession of any Airport property leased to or under the control of Lessee.

- B) Lessee agrees and understands that Lessor reserves the right to further expand, develop, or improve the airport, including the termination of this lease agreement, in such instance that the continued leasing of the Hangar would have a negative impact on any proposed development or improvements at the Airport. This contract agreement may be terminated regardless of the desires, wishes, or views of Lessee and without interference or hindrance from Lessee, but only so long as such expansion, development, or improvements are shown on a Texas Department of Transportation and/or FAA approved Airport Layout Plan or Master Plan.
- C) This contract may be prematurely terminated by mutual agreement and consent of both parties in writing. Such termination by mutual agreement shall cause both Lessor and Lessee to be free of any and all requirements of this contract hereunder, and neither Lessor nor Lessee shall have any derogatory remarks or entries made upon their resumés or upon any public or private records which would indicate failure to successfully fulfill the conditions of this contract.
- D) At the termination of this contract agreement, either by normal expiration, premature termination, or mutual agreement, Lessee shall peaceably vacate the premises. Should Lessee be in default of any monies owed to Lessor, Lessor may take possession of any personal property owned by Lessee and located at the Airport and hold until the monetary default is settled. In such case that Lessee cannot or will not settle any claims against him owed to Lessor, Lessor may liquidate any personal property seized, subject to the disposition of a court of competent jurisdiction. Lessee shall be liable for any and all expenses incurred by Lessor in such action.
- E) Upon any expiration or termination of this Agreement, Lessee, at Lessee's sole cost, shall (i) promptly and peaceably surrender to Lessor the lease premises "broom clean", free of debris, and in good order and condition; (ii) repair in a good and workmanlike manner any damage to the lease premises or the Airport that arises from or relates to Lessee's use, occupancy, or operations under this Agreement (iii) deliver to Lessor all keys and access credentials relating to the Airport (iv) perform Lessee's environmental obligations as provided in this Agreement; and (v) remove all movable personal property and trade fixtures that are not owned by Lessor. All property that Lessee leaves on the lease premises shall conclusively be deemed to have been abandoned and may be appropriated, sold, stored, destroyed, or otherwise disposed of by Lessor without notice to and without any obligation to account to Lessee or any other person. Lessee shall pay to Lessor all expenses incurred in connection with the disposition of such property in excess of any amount received by Lessor from such disposition. Lessee shall not be released from Lessee's obligations under this Agreement in

connection with surrender of the lease premises until lessor has inspected the lease premises and delivered to Lessee a written acceptance of such surrender.

Section 7. Hold Harmless

- A) Lessee agrees to save and hold harmless Lessor and its agents, servants, and employees of and from any and all liabilities, expenses, causes of action, damages, and/or attorney's fees resulting from or as a result of any of Lessee's businesses, operation, occupancy, or use of the Airport or from any act or omission of Lessee's agents, servants, or employees.

Section 8. Maintenance of Landing Area

- A) Lessee understands and agrees that Lessor reserves the right, but not the obligation, to maintain the Airport to at least the minimum standards as recommended by the FAA and/or the Texas Department of Transportation. Such right includes the right to maintain and keep in repair all public use areas at the Airport and the right to direct and control all activities as necessary at the Airport.

Section 9. Non-Discrimination

- A) Lessee for itself, successors in interest, and assigns (to the extent successors and assigns are permitted by this Agreement), as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the property described in this Agreement for a purpose for which a U.S. Department of Transportation program or activity is extended, or for another purpose involving the provision of similar services or benefits, Tenant/Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.
- B) Lessee for itself, successors in interest, and assigns (to the extent successors and assigns are permitted by this Agreement), as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that: (1) no person on the grounds of race, creed, color, national origin, sex, age, or handicap shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities or any activity conducted with or benefiting from Federal assistance, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that Lessee shall use the Premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, as said regulations may be amended, and other applicable Laws and

Regulations, and shall obtain such compliance from any sub-leases or other parties holding lower tier agreements (to the extent the same are permitted by this Agreement).

Section 10. Exclusions

- A) Nothing in this Agreement shall be construed to grant to Lessee any exclusive right or privilege for the conduct of any activity on the Airport (except to lease the Premises for Lessee's exclusive use as provided herein).
- B) This Agreement shall be interpreted to preserve Lessor's rights and powers to comply with Lessor's Federal and other governmental obligations.
- C) This Agreement is subordinate to the provisions of any agreement between Lessor and the United States or other governmental authority (regardless of when made) that affects the Airport, including, but not limited to, agreements governing the expenditure of Federal funds for Airport improvements. In the event that the Federal Aviation Administration or other governmental authority requires any modification to this Agreement as a condition of Lessor entering any agreement or participating in any program applicable to the Airport (including, but not limited to, those providing funding), Lessee agrees to consent to any such modification. If a governmental authority determines that any act or omission of Lessee or Lessee's Associates has caused or will cause Lessor to be noncompliant with any of Lessor's government commitments (including, but not limited to, any assurances or covenants required of Lessor or obligations imposed by law), Lessee shall immediately take all actions that may be necessary to preserve Lessor's compliance with the same. Without liability to Lessor, Lessor shall have the right to terminate this Agreement and reenter and repossess any portion of the Premises if the U.S. Department of Transportation or other governmental authority having jurisdiction expressly requires any such action, subject to any review that may be afforded to Lessee by such authority.

Section 11. Force Majeure

- A) No act or event, whether foreseen or unforeseen, shall operate to excuse Lessee from the prompt payment of rent or any other amounts required to be paid under this Agreement. If Lessor (or Lessee in connection with obligations other than payment obligations) is delayed or hindered in any performance under this Agreement by a force majeure event, such performance shall be excused to the extent so delayed or hindered during the time when such force majeure event is in effect, and such performance shall promptly occur or resume thereafter at the expense of the party so delayed or hindered. A "force majeure event" is an act or event, whether foreseen or unforeseen, that prevents a party in whole or in part from performing as provided in this Agreement, that is beyond the reasonable control of and not the fault of such party, and that such party has been unable to avoid or overcome by exercising due diligence, and may include, but is not limited to, acts of nature, war, riots, strikes, accidents, fire, and changes in law.

Section 12. Rights and Remedies

- A) Except as expressly set forth in this Agreement, the rights and remedies set forth in this Agreement are not intended to be exhaustive and the exercise by either party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently exist.

Section 13. Notice Requirements

- A) This Agreement has specific and strict notice requirements. All payments by Lessee are to be made to Lessor through the Aviation Director at Weslaco Mid-Valley Airport, 1909 Joe Stephens, Weslaco, TX 78596.

All notices between the Lessor and Lessee shall be sent to the following addresses for Lessor in paragraph B and for Lessee in paragraph C. All notices shall be sent regular mail and certified mail return receipt requested. No other form of payment or notice will be accepted. Notice by email is not accepted.

- B) Notice to Lessor is to be sent to:

Aviation Director
Weslaco Mid-Valley Airport
1909 Joe Stephens
Weslaco, TX 78596

with a required, simultaneous copy to:

City Attorney
255 South Kansas Street
Weslaco, TX 78596


Lessee Initials

- C) Notice to Lessee to be sent to:

Lessee Name: Mike Carey
Address: 1 LODESTAR
HARLINGEN, TX 78550


Lessee Initials


Lessee Initials

- D) Either Lessor or Lessee may change its notice address by giving written notice (as provided herein) of such change to the other party. Any notice, demand, or written consent or communication shall be deemed to have been given, and shall be effective, upon compliance with this Section and delivery to the notice address then in effect for the party to which the notice is directed; provided, however, that such delivery shall not be defeated or delayed by any refusal to accept delivery or an inability to effect delivery because of an address change that was not properly communicated.

Section 14. Miscellaneous

- A) This Agreement and the respective rights and obligations of the parties shall be governed by, interpreted, and enforced in accordance with the laws of the State of Texas. Venue for any action arising out of or related to this Agreement or actions contemplated hereby may be brought in the District Court for the State of Texas sitting in Hidalgo County, Texas so long as one of such courts shall have subject matter jurisdiction over such action or proceeding, and each of the parties hereby irrevocably consents to the jurisdiction of the same and of the appropriate appellate courts therefrom. Process in any such action may be served on any party anywhere in the world. LESSOR AND LESSEE EACH KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM BROUGHT BY EITHER OF THEM AGAINST THE OTHER FOR ALL MATTERS ARISING OUT OF OR RELATING TO THIS LEASE OR ANY USE, OCCUPANCY, OR OPERATIONS AT THE PREMISES OR THE AIRPORT. The provisions of this agreement shall survive any expiration or termination of this Agreement.
- B) No amendment to this Agreement shall be binding on Lessor or Lessee unless reduced to writing and signed by both parties. No provision of this Agreement may be waived, except pursuant to a writing executed by the party against whom the waiver is sought to be enforced.
- C) If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect if both the economic and legal substance of the transactions that this Agreement contemplates is not affected in any manner materially adverse to any party. If any provision of this Agreement is held invalid, illegal, or unenforceable, the parties shall negotiate in good faith to modify this Agreement to fulfill as closely as possible the original intents and purposes of this Agreement.
- D) This Agreement constitutes the final, complete, and exclusive agreement between the parties on the matters contained in this Agreement. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement. In entering into this Agreement, neither party has relied on any statement, representation, warranty, nor agreement of the other party except for those expressly contained in this Agreement.

- E) Lessee acknowledges that Lessor is subject to legal requirements regarding the public disclosure of records. Lessee shall comply with such laws in connection with making any request that Lessor maintain a record confidentially, and if Lessee complies with the same Lessee shall have the right to defend any such request for confidentiality at Lessee's expense.
- F) This Agreement does not create any partnership, joint venture, employment, or agency relationship between the parties. Nothing in this Agreement shall confer upon any other person or entity any right, benefit, or remedy of any nature.
- G) Each party shall execute any document or take any action that may be necessary or desirable to consummate and make effective a performance that is required under this Agreement.
- H) The headings in this Agreement are provided for convenience only and do not affect this Agreement's construction or interpretation. All references to Sections are to Sections in this Agreement. Each provision to be performed by Lessee shall be construed as both a covenant and a condition. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the drafting party. If Lessee consists of more than one individual or entity, the obligations of all such individuals and entities shall be joint and several. References in this Agreement to any period of days shall mean calendar days unless specifically stated otherwise.
- I) Lessee is not authorized to install or operate any signage outside of enclosed structures on the lease premises or at the Airport, except with the prior written approval of Lessor, which may be given or withheld in Lessor's sole discretion. Any approved signage shall be at Lessee's expense and shall comply with local, state or federal laws and regulation. Lessee shall not advertise or permit other to advertise at the Airport by any means, whether or not such advertising is for profit.
- J) Lessor and its associates, agents or employees reserve the right to enter the lease premises at any time and the same does not constitute a trespass on the lease premises or a violation of any of Lessee's rights.
- K) Lessee warrants and represents that it has the right, power, and legal capacity to enter into and perform its obligations under this agreement as a legal, valid, and binding obligation of Lessee.
- L) Time is of the essence of this Agreement.

EXECUTED this _____ day of _____, 2018.

City of Weslaco, Hidalgo County, Texas

Mayor

Approved as to Form:

City Attorney

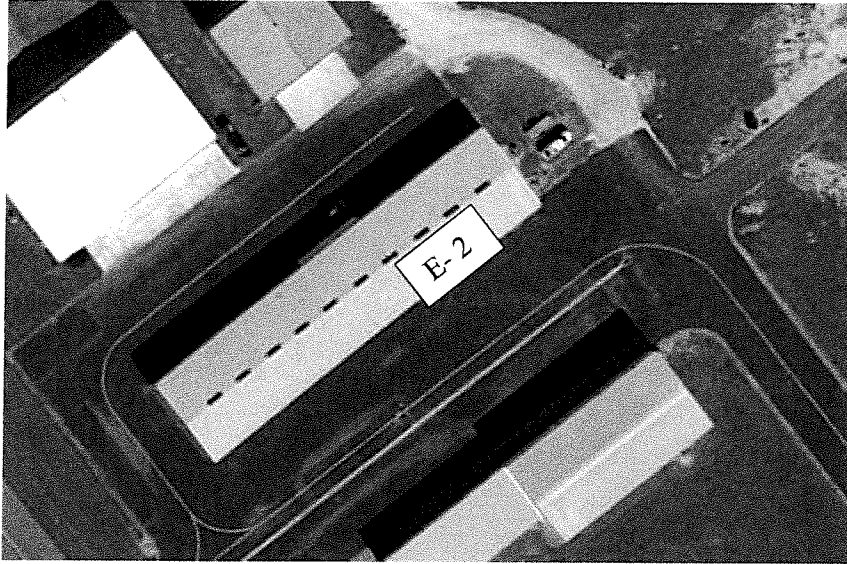
Attest: _____
City Secretary

Michael A Carey
Lessee

MC
Lessee Initials

“EXHIBIT A”

Hangar E-2





Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3653	
From:			
Subject: Authorization of an expenditure in an amount not to exceed \$2,000.00 from the Preservation Fund for the purchase of death record binders, birth record binders, secure life ledger paper, and other supplies for the permanent retention of vital records as prescribed by the Texas Health & Safety Code §191.0045 (h) and authorize the Mayor to execute any related documents. (Staffed by City Secretary's Department.)			
Background: In accordance with state law, the City Secretary's Department charges a fee of \$1.00 for every birth and death record sold. These fees are collected into a dedicated fund for the purchase of supplies to preserve those vital records.			
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: On April 17, 2018 commission action approved expenditures from the Preservation Fund for the purchase of supplies for the permanent retention of vital records.			
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	
Norma Cantu		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Memo, SB 1744, Quote			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

Internal Memo

DATE: October 7, 2020

TO: Weslaco City Mayor/Weslaco City Commission

FROM: Norma A. Cantu, City Secretary *Norma A. Cantu*

SUBJECT: Utilization of the Preservation Fund

The State and Health Safety Code Section 191.00445 (h) states "a local registrar or county clerk may collect a fee not to exceed \$1.00 for the preservation of vital statistics records maintained by the registrar or county clerk to include birth, death, fetal death, marriage, divorce, and annulment records.

In accordance with state law the fees collected goes into a dedicated fund to be used solely for the purchase of supplies to preserve those records.

The City Secretary Department is seeking concurrence for the expenditure of \$2,000.00 from the Preservation Fund for the purchase of Binders and Acid Free Paper.

S.B. No. 1744

AN ACT

relating to a fee for preserving vital statistics records.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 191.0045, Health and Safety Code, is amended by amending Subsection (d) and adding Subsection (h) to read as follows:

(d) A local registrar who issues a certified copy of a birth or death certificate shall charge the same fees as charged by the bureau of vital statistics, including the additional fee required under Subsection (e), except as provided by Subsections ~~Subsection~~ (g) and (h).

(h) In addition to other fees collected under this section, a local registrar may collect a fee not to exceed \$1 for the preservation of vital statistics records maintained by the registrar, including birth, death, fetal death, marriage, divorce, and annulment records. A fee under this section shall be collected by the registrar on the issuance of a vital statistics record.

SECTION 2. This Act takes effect September 1, 2003.

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 1744 passed the Senate on May 1, 2003, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

I hereby certify that S.B. No. 1744 passed the House on May 25, 2003, by a non-record vote.

Chief Clerk of the House

Approved:

Item I (E)



Business Ink is now part of CSG.

CSG Systems
Austin Division
15404 Long Vista Dr.
Austin, Texas 78728
Phone 866-364-1268
Fax (512) 251-3514
chayo.sanchez@csgi.com

QUOTATION AND ACCEPTANCE

DATE: 9-25-2020

QUOTE #- 092520-Wesl

TO: City of Weslaco
Attn: Edna Silva
esilva@weslacotx.gov

MANUFACTURING TIME

10-12 Working Days

FREIGHT CHARGES

☒ PREPAY & ADD

☐ INCLUDED IN PRICE

FINAL MANUFACTURED QUANTITY: SUBJECT TO $\pm 10\%$

QTY.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
10	28# Secure Life- 11 x 8.5, 3 Round holes- (500 sheets/ream)	Ea.	40.00	\$400.00
3	Death Records-Vol's 30-32-Black Binder-Repeat of our job 25800	Ea.	211.50	\$634.50
3	Birth Records-Vol's 146-148-Tan Binder-Repeat of our job 43611	Ea.	211.50	\$634.50
1	Estimated Freight (could be lower/higher)	Ea.		\$135.00
	PRICE GOOD FOR 60 DAYS			
	****FREIGHT NOT INCLUDED IN PRICE***			

CANCELLATION FEE

A minimum cancellation fee of
\$25.00 is applied once an order is
entered into our system

Chayo Sanchez – Account Manager

ANY ORDER FOR SERVICES PLACED BY CUSTOMER AND ACCEPTED BY CSG SHALL BE SUBJECT TO THE SERVICES AGREEMENT BETWEEN THE PARTIES. IN THE EVENT THE PARTIES HAVE NOT ENTERED INTO A SERVICES AGREEMENT, THE ONLINE PROCESSING AND OUTPUT SERVICES TERMS AND CONDITIONS APPLY AND ARE FOUND AT:
<https://files.csgsupport.com/publicdocs/TermsConditions/Online Processing and Output Services Terms and Conditions.pdf>

CLIENT ACCEPTANCE

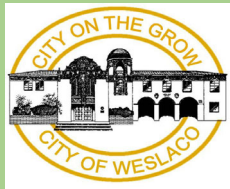
DATE

PURCHASE ORDER NO.



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3174	
From:			
Subject: Approval to solicit competitive sealed bids for the construction of the North Side Sports Complex located at 320 East Mile 11 Road (RFB No.: 2020-21-03) and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)			
Background: The purpose of this request is to rebid the North Side Sports Project. Staff has visited with the Architect and made revisions to the construction documents, specifically to the civil drawings and restrooms, in order to bring the project with grant budget. Attached is the latest cost estimate provided by the Architect for \$1,793,000.00.			
Funding Source (budget code, if applicable): 5-Year Capital Improvement Plan and Grants			
Amount: \$1,793,000.00		Term of Impact: 2 years	Identified in Current Budget: Yes
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: October 2, 2018.			
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):			
Joanna Fernandez		Created/Initiated	
Andrew Muñoz		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 18.51 Cost Estimate RE-BID CD 10.13.20			
Responsibilities upon Approval: Advertise the project for 30 consecutive days and evaluate proposals. Once completed, the item will be brought before the City Commission for final approval.			



CITY OF WESLACO

2019 NORTH SIDE SPORTS COMPLEX

WESLACO, TEXAS

Preliminary Opinion of Construction Cost

October 13, 2020

GIGNAC

ARCHITECTS

ARCHITECTURE | CONSTRUCTION MANAGEMENT

GENERAL REQUIREMENTS

CONSTRUCTION COSTS ESTIMATE:				QTY	UNIT EACH	SF	Unit Price	Cost
A. NEW CONSTRUCTION COSTS								
	Restroom facility	1	1100	1100	\$	200.00	\$	220,000.00
	Detention pond pump house	1	400	400	\$	150.00	\$	60,000.00
	Signage	1	LS				\$	8,000.00
SUBTOTAL NEW CONSTRUCTION								\$ 288,000.00
B. INTERIOR NEEDS								
	No interior work in scope						\$	-
SUBTOTAL INTERIOR NEEDS								\$ -
C. EXTERIOR NEEDS								
	Access asphalt drive	1	20500	20500	\$	6.00	\$	\$123,000.00
	Parking Lot (60 parking spaces)	1	19200	19200	\$	7.00	\$	\$134,400.00
	Detention Pond	1	17000	17000	\$	2.25	\$	\$38,250.00
	Splash Park							
	Flatwork (with non-slip topping)	1	17800	17800	\$	8.00	\$	\$142,400.00
	Splash Infrastructure	1	LS		\$	200,000.00	\$	\$200,000.00
	Splash Equipment (owner purchased)							
	Playground							
	Flatwork	1	11000	11000	\$	5.00	\$	\$55,000.00
	Equipment (Owner provided - GC installed?)	1	LS		\$	35,000.00	\$	\$35,000.00
	Exercise							
	Flatwork	1	2830	2830	\$	5.00	\$	\$14,150.00
	Equipment (Owner provided - GC installed)	1	LS		\$	15,000.00	\$	\$15,000.00
	Amphitheater	1	3400	3400	\$	4.00		\$13,600.00
	Sport Events							
	Tennis Courts (2 - no sports lighting)	1	LS		\$	130,000.00		\$130,000.00
	Tennis courts sports lighting	4	LS		\$	7,500.00		\$30,000.00

CONSTRUCTION COSTS ESTIMATE:	QTY	UNIT EACH	SF	Unit Price	Cost
Basketball	1	5640	5640	\$ 5.00	\$28,200.00
Basketball equipment	1	LS		\$ 5,000.00	\$5,000.00
Volleyball (concrete curb, sand & fence)	1	LS		\$ 20,000.00	\$ 20,000.00
Volleyball equipment (sleeves, standards, & net)	1	LS		\$ 5,000.00	\$ 5,000.00
Security Lighting (single fixtures)	10			\$ 7,500.00	\$ 75,000.00
Security Lighting (4 light fixtures)	4			\$ 9,000.00	\$ 36,000.00
Flatwork (concrete paths)	1	51000	51000	\$ 5.00	\$ 255,000.00
Landscape & Irrigation	1	LS			\$ 150,000.00
SUBTOTAL EXTERIOR NEEDS					\$1,505,000.00
TOTAL ESTIMATED CONSTRUCTION COST					\$ 1,793,000.00



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3654
From:		
Subject: Discussion and consideration on presentation of the financials for the General Fund, Water/Wastewater and Solid Waste funds for period ending September 30, 2020 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department)		
Background: The city will continue presenting these reports on a quarterly basis for transparency as well as keeping the Commission informed on the city's financial status.		
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):		
Norma Cantu Vidal Roman Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Accept and file.		
Staff Recommendation: Staff recommend acceptance and filing.		
Attachments, if any: Financial Reports Memo, General Fund Financials 9.30.20, Water.Wastewater Fund Financials 9.30.20, Solid Waste Fund Financials 9.30.20		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

Date: October 20, 2020

To: Mayor and City Commission

CC: Mike R. Perez, City Manager

FR: Vidal Roman, Finance Director

Re: City of Weslaco Financial Report – June 20, 2020

I have included the financials for the General, Water/Wastewater and Solid Waste funds for your review and acceptance for the period ending September 30, 2020.

General fund will have a positive net change of \$1.2M with 130 days of working capital. Still maintaining a level than required.

Water/Wastewater has improved from last year showing a positive net change considering the pandemic we experienced yet we need to be more aggressive on collections to turn this around.

Solid Waste fund net change in fund equity was miniscule with a negative day in working capital.

Staff recommend acceptance of these reports.

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - GENERAL FUND COMBINED
9/30/2020
(Unaudited)

ASSETS

Cash and Equivalents	6,825,353
Investment in Lease	2,874,000
A/R Taxes-Current & Delinquent	782,639
A/R Other	113,447
A/R Ambulance Fees	1,493,649
Due from other Funds	545,350
Due from other Govt	1,147,361
Inventory	22,921
Prepaid Expense	4,990
Restricted Assets - Other	-
Restricted Assets (PEG)	413,755
TOTAL ASSETS	14,223,465

LIABILITIES

Accounts Payable	546,532
Due to other Funds	62,001
Other Liabilities	145,302
Deferred Revenues	-
Escrow	238,407
Trusts	413,755
Deposits	5,435
Deferred Revenues	981,300
TOTAL LIABILITIES	2,392,731

FUND BALANCE

Nonspendable fund balance	5,138
Committed fund balance	2,874,000
Unassigned fund balance	7,712,273
Change in net position	1,239,323
TOTAL FUND BALANCE	11,830,734

TOTAL LIABILITIES AND FUND BALANCE	14,223,465
---	-------------------

CITY OF WESLACO, TEXAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

GENERAL FUND COMBINED

9/30/2020

REVENUES	Actual	Annual Budget
Ad Valorem Taxes	9,552,899	9,834,485
Sales Tax	9,552,700	10,100,000
Franchise Taxes	1,653,144	1,934,797
Permits & Licenses	650,538	574,029
Intergovernmental Revenue	3,676,091	1,066,753
Charges for Services	2,488,824	2,888,590
Fines and Forfeitures	340,360	595,116
Investment Income	157,077	203,000
Rentals and Royalties	24,620	106,550
Other Revenue	272,475	124,259
TOTAL REVENUES	28,368,726	27,427,579
EXPENDITURES		
General Government	3,453,540	3,848,311
Judicial and Legal	570,628	570,734
Public Safety	15,459,096	14,930,386
Public Works	532,664	567,067
Streets and Highways	1,805,111	1,915,693
Planning, Inspections & Engineering	1,170,797	1,305,680
Culture and Recreation	1,221,363	1,515,665
Nondepartmental	597,782	682,392
Capital Outlay	1,700,677	1,124,734
Debt Service	292,910	292,910
TOTAL EXPENDITURES	26,804,567	26,753,572
EXCESS OF REVENUES OVER EXPENDITURES	1,564,159	674,007
OTHER FINANCING SOURCES (USES)		
Settlements	-	-
Transfers In	1,690,561	1,690,561
Transfers In (Out)	(2,015,397)	(2,363,256)
Economic Development and Assistance	-	-
OTHER SOURCES (USES)	(324,836)	(672,695)
NET CHANGE IN FUND BALANCE	1,239,323	1,312
Fund Balance - October 1 (Beginning)	10,591,411	
Fund Balance - September 30 (Ending)	11,830,734	
Number of days in working capital	130	

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - WATER & SEWER FUND COMBINED
9/30/2020
(UNAUDITED)

	WATER	WASTEWATER	COMBINED
ASSETS			
Cash and Equivalents	(723,005)	723,272	267
Restricted Cash	-	-	-
Current Receivables	1,083,834	1,047,274	2,131,108
Inventory	94,873	66,027	160,900
Deferred Resource Outflow	163,829	40,320	204,149
Assets, net of Depr	10,772,083	31,525,180	42,297,262
TOTAL ASSETS	11,391,614	33,402,073	44,793,687
LIABILITIES			
Accounts Payable	146,841	123,623	270,464
Accrued Salaries & Wages	75,507	11,122	86,628
Customers Deposits	1,370,473	-	1,370,473
Due to Other Funds	8,329	2,004	10,333
Lease Payable	6,154,496	378,016	6,532,513
Other Liabilities	712,591	215,559	928,150
Deferred Resource Inflow	27,204	11,678	38,882
Long Term Liabilities - Bonds/Leases	-	-	-
TOTAL LIABILITIES	8,495,439	742,002	9,237,443
FUND EQUITY			
Net Investment in Capital Assets	-	-	-
Capital Fee Reserve	-	1,736,179	1,736,179
Unrestricted fund equity	1,864,662	31,546,154	33,410,816
Change in net position	1,031,513	(622,262)	409,251
TOTAL FUND EQUITY	2,896,175	32,660,071	35,556,246
TOTAL LIABILITIES AND FUND EQUITY	11,391,614	33,402,073	44,793,696

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
WATER AND WASTEWATER FUNDS
9/30/2020

			Combined	
REVENUES	WATER	WASTEWATER	Actual	Annual Budget
Charges for Services	7,046,301	5,074,819	12,121,120	12,363,250
Other Financing Sources (CIP)	-	690,420	690,420	759,110
Other Revenue	375,457	78,991	454,448	276,701
TOTAL REVENUES	7,421,758	5,844,229	13,265,987	13,399,061
EXPENDITURES				
Treatment	1,656,152	1,347,662	3,003,814	3,000,413
Distribution & Collection	591,412	1,745,763	2,337,175	2,514,380
Utility Billing	332,344	-	332,344	142,350
Water Meter Division	131,807	-	131,807	318,851
Capital Outlay	257,329	89,239	346,568	193,070
Bad Debt	-	-	-	-
Debt Service/Leases	527,472	70,552	598,024	598,025
TOTAL EXPENDITURES	3,496,517	3,253,216	6,749,733	6,767,089
EXCESS OF REVENUES OVER EXPENDITURES	3,925,241	2,591,013	6,516,254	6,631,972
OTHER FINANCING SOURCES (USES)				
Transfers In	629,183	-	629,183	629,183
Transfers (Out)	(3,522,911)	(3,213,275)	(6,736,186)	(6,953,811)
OTHER SOURCES (USES)	(2,893,728)	(3,213,275)	(6,107,003)	(6,324,628)
NET CHANGE IN FUND EQUITY	1,031,513	(622,262)	409,251	307,344
Fund Balance - October 1 (Beginning)			18,590,120	
Fund Balance - September 30 (Ending)			18,999,372	
Number of days in working capital				45

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - SOLID WASTE FUND
9/30/2020
(UNAUDITED)

ASSETS

Cash and Equivalents	(888,028)
Current Receivables	796,734
Noncurrent Receivable	2,000,000
Deferred Resource Outflow	8,161
Assets, net of Depr	<u>568,865</u>
TOTAL ASSETS	2,485,733

LIABILITIES

Accounts Payable	51,633
Accrued Salaries & Wages	6,975
Due to Other Funds	3,882
Other Liabilities	29,234
Noncurrent Liabilities	958,249
Deferred Resource Inflow	<u>203</u>
TOTAL LIABILITIES	1,050,177

FUND EQUITY

Contributed Capital	-
Reserved fund equity	-
Unreserved fund equity*	1,970,671
Change in net position	<u>35,369</u>
TOTAL FUND EQUITY	2,006,041

TOTAL LIABILITIES AND FUND EQUITY **3,056,218**

*Fund equity includes \$2M loan advanced to Water/Sewer Fund from Solid Waste Fund to complete WTP Project

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
SOLID WASTE FUND
9/30/2020

REVENUES	Actual	Annual Budget
Intergovernmental Revenue	-	-
Charges for Services	5,259,612	5,427,800
Other Revenue	607,269	82,000
TOTAL REVENUES	5,866,881	5,509,800
EXPENDITURES		
Collection	3,401,892	3,260,140
Transfer Station/Recycling	85,037	94,508
Landfill	45,063	30,400
Brush Collection	633,967	650,000
Capital Outlay	540,552	-
Disaster	-	-
Debt Service	-	-
TOTAL EXPENDITURES	4,706,511	4,035,048
EXCESS OF REVENUES OVER EXPENDITURES	1,160,369	1,474,752
OTHER FINANCING SOURCES (USES)		
Transfers In	-	-
Transfers (Out)	(1,125,000)	(1,125,000)
OTHER SOURCES (USES)	(1,125,000)	(1,125,000)
NET CHANGE IN FUND EQUITY	35,369	349,752
Fund Balance - October 1 (Beginning)	1,970,671	
Fund Balance - September 30 (Ending)	2,006,041	
Number of days in working capital	-15	



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3655	
From:			
Subject: Discussion and consideration to accept and file the Quarterly Investment Report for period ending September 30, 2020 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department)			
Background: Local Government code Public Funds Investment Section 2256.023 (a) requires the submission of Quarterly Investment reports to the governing body no less than a quarterly basis.			
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):			
Norma Cantu		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		Final Approval	
City Manager Comments: Accept and file.			
Staff Recommendation: Staff recommends acceptance and filing of QIR.			
Attachments, if any: Qtrly Investment Memo, Qtrly Investment Report 9.30.20			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

Date: October 20, 2020

To: Mayor and City Commission

CC: Mike R. Perez, City Manager

FR: Vidal Roman, Finance Director

Re: Quarterly Investment Report – September 30, 2020

I respectfully submit the Quarterly Investment for the period ending September 30, 2020.

Cash on Deposit dropped 23%, while Tex Pool and CD's showed slight increases from the previous quarter.

Interest income took a downturn as well since interest rate have gone down.

Staff recommend acceptance of this documents.

City of Weslaco, Texas

Investment Report

September 30, 2020

Deposits:

Cash on Deposit
 BBVA Compass
 Tex Pool
 Tex Pool Prime
 Certificates of Deposit
 Navy Army CU 3/28/2019
 Lonestar Nat'l Bank - 2.21/20

Total

4th Quarter	3rd Quarter	2nd Quarter	1st Quarter
09/30/20	06/30/20	03/31/20	12/31/19
\$17,052,458	\$22,069,147	\$22,477,059	\$23,957,207
3,365,476	3,363,968	3,361,345	3,349,714
3,322,078	3,319,225	3,313,109	3,299,682
252,287	250,200	248,153	246,122
241,798	240,888	240,000	-
\$24,234,097	\$29,243,427	\$29,639,666	\$30,852,725

Rates:

Cash - Interest Earning
 BBVA Compass
 Tex Pool
 Tex Pool Prime
 Certificate of Deposits
 Navy Army CU 3/28/19
 Lonestar Nat'l Bank - 2.21/20

4th Quarter	3rd Quarter	2nd Quarter	1st Quarter
09/30/20	06/30/20	03/31/20	12/31/19
0.40%	0.80%	0.80%	0.80%
0.25%	0.48%	1.05%	1.63%
0.14%	0.21%	0.57%	1.83%
3.34%	3.34%	3.35%	3.35%
2.15%	2.15%	1.51%	0.00%

Total Interest Earned for Period

Total Interest
 Average Return
 Benchmark - 4 week T-Bill Rate
 Weighted Average Maturity (Days)

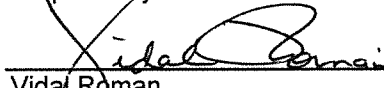
\$20,293.64	\$35,536.34	\$70,851.28	\$80,523.87
0.39%	0.73%	0.82%	1.02%
0.04%	0.13%	0.04%	1.48%
5.50	7.05	8.42	5.98

Total Interest Earned Year to Date

\$ 207,205.13

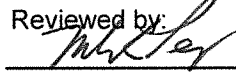
This report is in full compliance with the investment policy and strategy as established for the City of Weslaco, Texas and the Public Funds Investment Act (Chapter 2256, Government Code).

Prepared by:


 Vidal Roman
 Finance Director

10-15-20
 Date

Reviewed by:


 Mike R. Perez
 City Manager

10/15/2020
 Date



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3678	
From:			
Subject: Discussion and consideration to purchase three vehicles from budgeted line items as follows: Building Maintenance one compact cargo van from Buyboard vendor #521-16 Gunn Buick, GMC in the amount of \$20,213.75 / Drain Ditch and Water Meter two full size trucks from Buyboard vendor #601-19 Caldwell Country in the amount of \$45,690.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)			
Background: Building Maintenance, Drain ditch, and Water meter departments were budgeted to purchase new vehicles for FY 2020-21			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission: N/A			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff is recommending approval for the purchase of three vehicles.			
Attachments, if any: memo 10.13.2020, VAN & TRUCK PURCHASE			
Responsibilities upon Approval: Purchasing agent will prepare purchase order requisitions to appropriate vendors and place vehicles order accordingly.			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

To: Mayor & City Commission

From: Homer Rhodes / Finance, Dept. Purchasing Agent

Cc: Mike R. Perez, City Manager

Date: October 13, 2020

Re: Purchase of one cargo compact van and two full size trucks

.....

The Building Maintenance department was allocated \$28,000.00 for Fiscal year 2020-21 for the purchase of cargo van. Three Purchasing Co-Op quotes were obtained, and Gunn Buick GMC presented the lowest and most advantageous pricing at \$20,213.75

Additionally, the Drain Ditch and Water Meter departments were allocated \$25,000.00 and \$29,000.00 for Fiscal year 2020-21 for the purchase of full size trucks. Three Purchasing Co-op quotes were obtained and Caldwell Country presented the lowest and most advantageous pricing at \$22,845.00 for each truck.

Combined budgeted: \$82,000.00 Proposed Purchase: \$65,903.75 Under budget: \$16,096.25

Staff is requesting purchasing approval of budgeted vehicles as presented from selected vendors.

Thank you



CITY OF WESLACO **2020-2021 VEHICLES**

✓
CALDWELL COUNTRY
ROCKDALE COUNTRY FORD
P.O. BOX 72
ROCKDALE, TEXAS 76567
979-567-6116
averyt@caldwellcountry.com

LAKE COUNTRY CHEVROLET
MOORE CHRYSLER DODGE
SILSBEE FORD
1211 U.S. HWY 96 M.
SILSBEE, TEXAS 77656
254-541-9061
mmwiley.silbsfleet@gmail.com

✓
GUNN BUICK, GMC
16440 IH35 N
SELMA, TEXAS 78154
210-889-8356
dmireles@gunnauto.com

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	2020-21 FORD TRANSIT CARGO VAN WITH AFTERMARKET CARGO PACKAGE OR EQUIVALENT	1	\$ 27,175.00	\$ 27,175.00	\$ 28,624.00	\$ 28,624.00	\$ 20,213.75	\$ 20,213.75
2	2021 CHEVROLET SILVARADO TRUCK BASIC V8 WITH TOW PACKAGE OR EQUIVALENT	2	\$ 22,845.00	\$ 45,690.00	\$ 25,327.40	\$ 50,654.80	\$ 23,967.09	\$ 47,934.18

\$ 45,690.00

\$ 20,213.75

As per
10-13-20



GUNN Acura
11911 IH 10 West
San Antonio, TX 78230
Phone: (210) 696-2232

GUNN BUICK GMC
16440 IH 35 North
Selma, TX 78154
Phone: (210) 599-5600

GUNN CHEVROLET
16550 IH 35 North
Selma, TX 78154
Phone: (210) 599-5000

GUNN Honda
14610 IH 10 West
San Antonio, TX 78249
Phone: (210) 680-3371

GUNN NISSAN GUNN NISSAN of DENTON
750 NE LOOP 410 5650 S Interstate 35 E
San Antonio, TX 78209 Corinth, TX 76210
Phone: (210) 496-0806 Phone: (940) 270-9000

DEAL WORKSHEET

Deal # _____

BUYER INFORMATION

Date 10/13/2020
Buyer's Name Homer Rhodes
Co-Buyer's Name _____
Business Name City of Weslaco
Address 200 S Kansas Ave
City & State Weslaco TX Zip 78596
Home Phone _____ Bus. Phone (956) 447-2240
Cell Phone _____ E-Mail hrhodes@weslacotx.gov
Est. Delivery Date _____ Customer # _____
SalesPerson 1 Danny Mireles SalesPerson 1 ID # _____
SalesPerson 2 _____ SalesPerson 2 ID # _____

TRADE-IN INFORMATION

Yr. _____ Make _____ Model _____ Miles _____
Lic # _____ Vin # _____
Lienholder _____
Acct # _____ Payoff _____ Good Until _____
Lienholder Address _____
City & State _____
Phone # _____ Quoted by _____

TRADE-IN INFORMATION

Yr. _____ Make _____ Model _____ Miles _____
Lic # _____ Vin # _____
Lienholder _____
Acct # _____ Payoff _____ Good Until _____
Lienholder Address _____
City & State _____
Phone # _____ Quoted by _____

Stock # W BUND Vin # _____
Year 2020 Make Nissan
Model NV200 Model Trim S
Miles _____ Color _____
M.S.R.P. \$24,640.00 Discount \$5,250.00 O.S.P. \$19,390.00

Dealer Installed Accessories *

1. Delivery Fee \$400.00
2. Buy Board Fee 1/3 \$400.00 \$133.33
3. Utiliv Rack Adrian steel #4963 \$0.00
4. _____
5. _____
6. _____
7. _____

Selling Price \$24,140.00
Plus Owed Accessories \$533.33
Selling Price w/ Accessories \$24,673.33
Trade-In Appraised Value _____
Factory Rebate(s), if any \$4,750.00

Sub-Total \$19,923.33
State Motor Vehicle Sales Tax \$0.00
Dealer's Inventory Tax \$0.00
Lic., Title, Insp., R&B, Etag, Ins. Ver., Sys. Fees \$23.75
Balance Due on Trade-In _____

Documentary Fee _____

Total \$19,947.08
Deposit Receipt # _____
Cash Down Receipt # \$0.00
Amount to Finance \$19,947.08

\$20,213.75
Ar
10-13-20

Payment estimates are based on a standard rate presented to all Gunn customers. Specific terms are subject to each individual customer's ability to meet the financial criteria established by third party lenders. Therefore, the terms shown above are not binding and are subject to change based upon individual customer qualifications.

Date _____ Buyer's / Co-Buyer's Signature: _____ Accepted _____

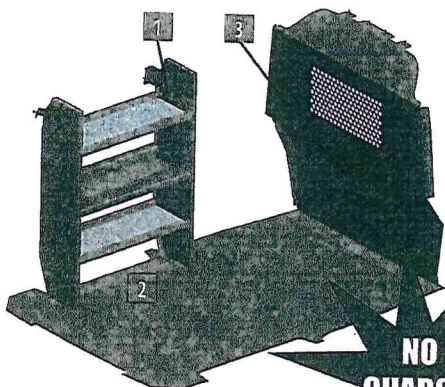
NISSAN COMMERCIAL INCENTIVE PROGRAM

COMPLIMENTARY CARGO MANAGEMENT PACKAGE #3

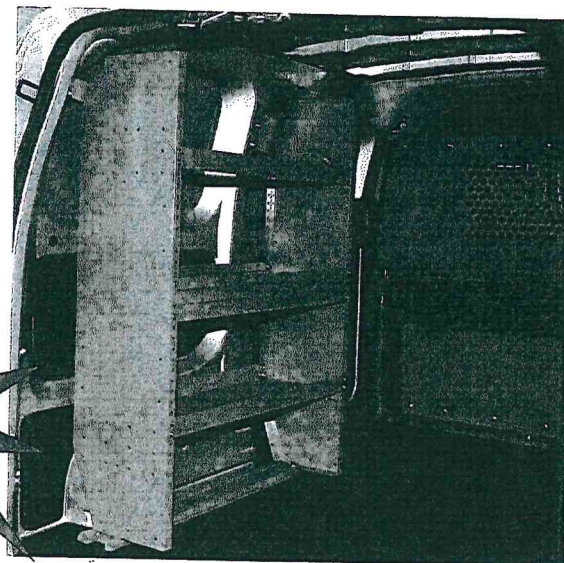
One HD Series Shelf and Steel Partition
(#4961)

MSRP Value \$950

NO CHARGE!



**NO
CHARGE!**



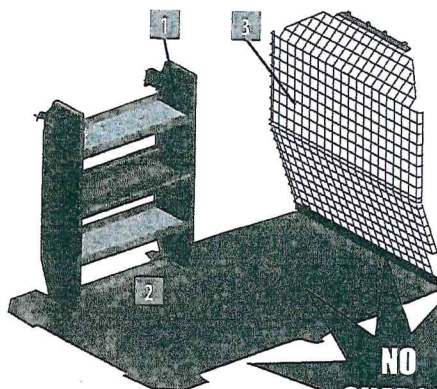
ITEM	MODEL	DESCRIPTION	QTY
1	HD-32NV2	HD Shelf 12"x32"	1
2	RKNV2-SS	Rail Kit-NV200 streetside	1
3	P2NV2S	Steel Partition, NV200	1

COMPLIMENTARY CARGO MANAGEMENT PACKAGE #4

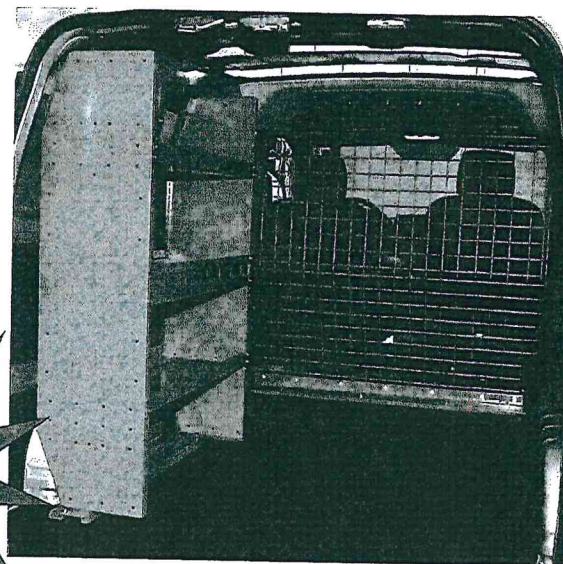
One HD Series Shelf and Wire Partition
(#4962)

MSRP Value \$760

NO CHARGE!



**NO
CHARGE!**



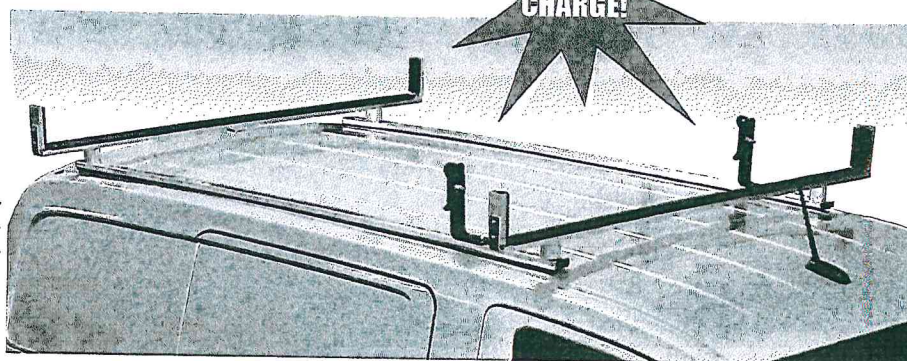
ITEM	MODEL	DESCRIPTION	QTY
1	HD-32NV2	HD Shelf 12"x32"	1
2	RKNV2-SS	Rail Kit-NV200 streetside	1
3	P2NV2FW	Wire Partition, NV200	1

COMPLIMENTARY UTILITY RACK PACKAGE (#4963)

MSRP Value \$810

NO CHARGE!

ITEM	MODEL	DESCRIPTION	QTY
1	2BNV2	Utility Rack, NV200	1
2	P2NV2FW	Wire Partition, NV200	1



**NO
CHARGE!**

NV200

* Nissan Commercial Incentive Program provided by Nissan North America, Inc. for eligible NV200 Compact Cargo vans.
* Program available only through Nissan Business Certified Dealers in the United States.

QUOTE# 00AA

CONTRACT PRICING WORKSHEET

End User: CITY OF WESLACO			Contractor: CALDWELL COUNTRY		
Contact Name: HOMER RHODES			CALDWELL COUNTRY		
Email: HRHODES@WESLACOTX.GOV			Prepared By: Averyt Knapp		
Phone #: 956-447-2240			Email: aknapp@caldwellcountry.com		
Fax #:			Phone #: 979-567-6116		
Location City & State: WESLACO, TX			Fax #: 979-567-4376		
Date Prepared: OCTOBER 9, 2020			Address: P. O. Box 27, Caldwell, TX 77836		
Contract Number: BUY BOARD #601-19			Tax ID # 14-1856872		
Product Description: 2021 CHEVROLET 1500 SILVERADO REGULAR CAB CC10903					
A Base Price & Options:					\$22,645
B Fleet Quote Option:					
Code	Description	Cost	Code	Description	Cost
	4X2-REGULAR CAB, 5.3L-V8, 6-SPD AUTOMATIC, 40-20-40 VINYL SEATS, FULL RUBBER FLOOR, AIR CONDITION, AMFM- STEREO W/BLUETOOTH, TILT, 8' BED, REAR STEP BUMPER, REAR VISION CAMERA, OEM HD TRAILER TOW PACKAGE	INCL			
	GM WARRANTY 5YR/100,000 MILES POWERTRAIN @ N/C	INCL		CALDWELL COUNTRY PO BOX 27 CALDWELL, TEXAS 77836	
Subtotal B					INCL
C Unpublished Options					
Code	Description	Cost	Code	Description	Cost
Subtotal C					
D Other Price Adjustments (Installation, Delivery, Etc...)					
Subtotal D					INCL
E Unit Cost Before Fee & Non-Equipment Charges (A+B+C+D)					\$22,645
Quantity Ordered					2
Subtotal E					\$45,290
F Non-Equipment Charges (Trade-In, Warranty, Etc...)					

BUY BOARD FEE		\$400
G. Color of Vehicle: WHITE		
H. Total Purchase Price (E+F)		\$45,690
Estimated Delivery Date:		90-120 DAYS APPX



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3661
From: Rebekah De La Fuente		
Subject: Discussion and consideration after public hearing on behalf of VIGA Restaurants, Inc. to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 1311 West IH 2 Ste G, also being Lot 2, Weslaco Plaza Subdivision, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a On-Premise Wine and Beer Retailer's Permit. Seven (7) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on September 21, 2020		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Conditional Use Permit at the Regular Meeting of October 7, 2020.		
Kayla Arevalo Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of the Conditional Use Permit		
Attachments, if any: CUP- 1311 W IH 2 ST G- Memo, 1311 W IH 2- CUP- Aerial, 1311 W IH 2 St G - attachments		
Responsibilities upon Approval:		

Staff will advise applicant

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: CUP- 1311 W IH 2 Ste G

DATE: October 20, 2020

The applicant is proposing to obtain an On-Premise Wine and Beer Retailer's Permit at the old Juan Bota's establishment. The property was previously granted a Conditional Use Permit for Wine and Beer Retailer's Permit by the City Commission For 1311 W IH 2 Ste A. The proposed establishment will be for a seafood restaurant. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

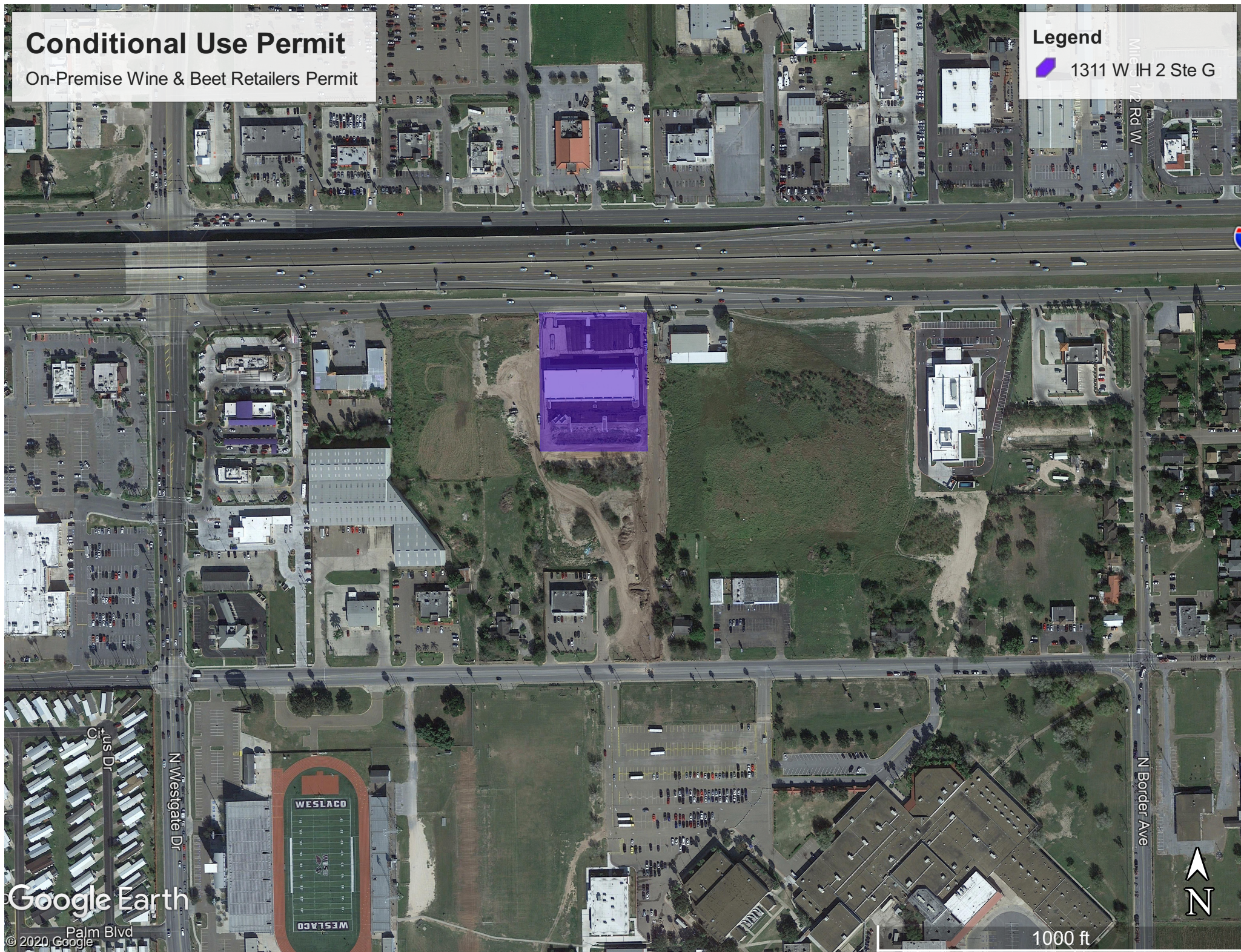
Rebekah de la Fuente, CFM

Conditional Use Permit

On-Premise Wine & Beet Retailers Permit

Legend

 1311 W IH 2 Ste G





CUP20-00011

APPLICATION FOR CONDITIONAL USE PERMIT

RECEIVED

SEP 19 2020

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

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

FILE NO. _____ **Planning &
Code Enforcement Dept.**

PROPOSED PROJECT

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

Lot 2 Block _____

Subdivision Name South Point Plaza

Street Address 1311 W Expressway 83 Suite G

Existing Zoning Commercial Existing Land Use Shopping Center

Purpose for the Conditional Use Permit Request Restaurant

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

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

APPLICANT

Name VIGA RESTAURANTS DBA Villa del Mar Restaurant # 7 Phone 956-580-7989

Address 1311 W Interstate Highway 2 Suite G Fax: 956-205-2051

City Weslaco State Tx Zip Code 78596 E-Mail: corporate@vigainc.com

OWNER

Name AURIEL INVESTMENT, LLC. Phone _____

Address 100 E NOLANA STE. 130 Fax: _____

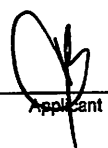
City MCALLEN State TX Zip Code 78504 E-Mail: gilbert@aurielinvestmen.com

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  Date 09/04/2020
Owner

Signature  Date 09/07/2020
Applicant

Signature _____ Date _____
Authorized Agent

Accepted By _____ **CITY OF WESLACO**
956-968-3181

_____ Date Paid _____

Notice of Public Hearing
200' of Proposed Signage
REC#: 02671154 9/10/2020 10:58 AM
OPER: floor TERM: 040
REF#: 4916
PAID BY:

Date _____

P & Z Notice of Public Hearing

Date _____

City Commission Notice
in Newspaper

TRAN: 202.0000 CONDITIONAL USE PERM
VILLA DEL MAR RESTAURANT#7
1311 W IH2 STE G
101-400-1026
CONDITIONAL USE PER 305.00CR

Date _____

Presented to P & Z
Approved _____ Disapproved _____

TENDERED: 305.00 CHECK
APPLIED: 305.00-

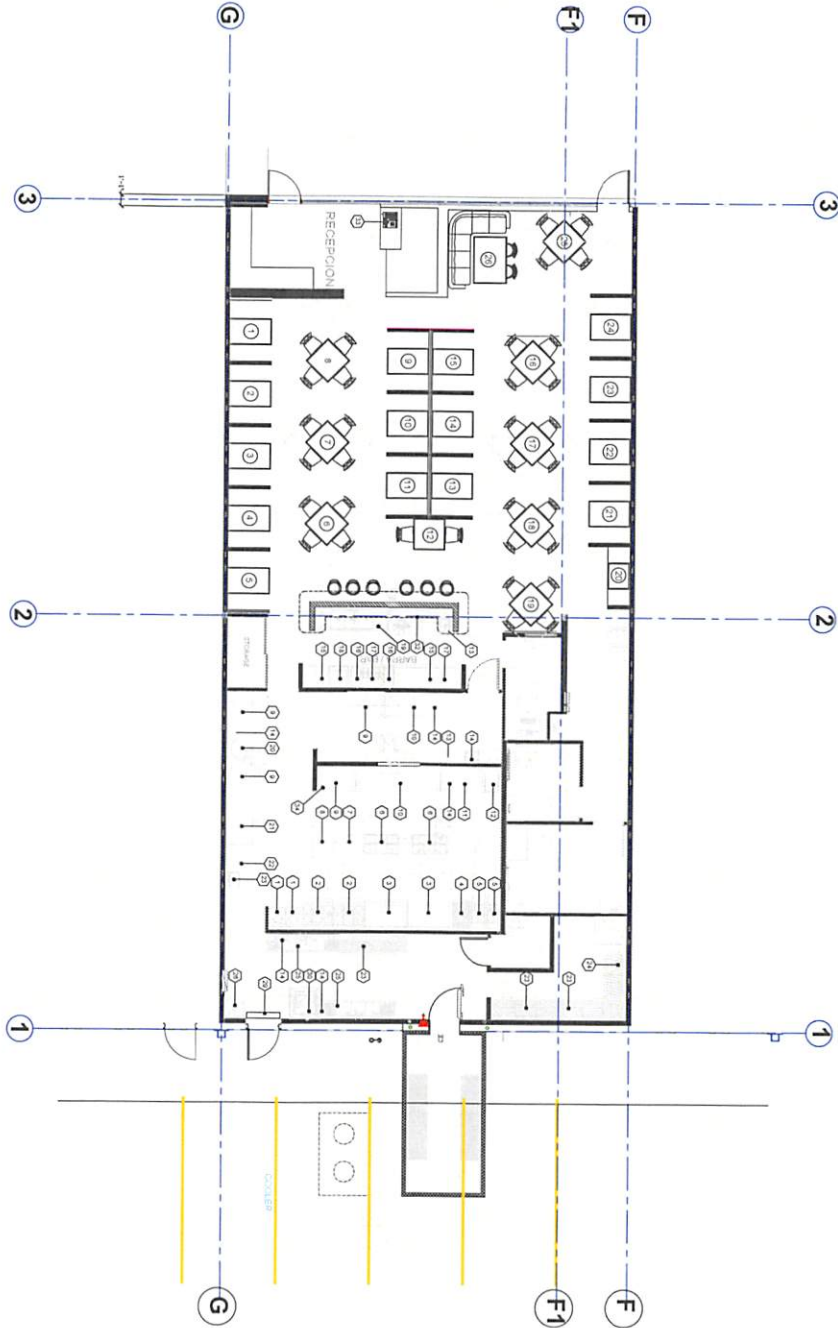
Date _____

Presented to City Commission
Approved _____ Disapproved _____ Tabled _____

CHANGE: 0.00

Date _____

1 FLOOR PLAN
3/1/20



EQUIPMENT SCHEDULE	
NO.	DESCRIPTION
1	RECEPTION
2	RECEPTION
3	RECEPTION
4	RECEPTION
5	RECEPTION
6	RECEPTION
7	RECEPTION
8	RECEPTION
9	RECEPTION
10	RECEPTION
11	RECEPTION
12	RECEPTION
13	RECEPTION
14	RECEPTION
15	RECEPTION
16	RECEPTION
17	RECEPTION
18	RECEPTION
19	RECEPTION
20	RECEPTION
21	RECEPTION
22	RECEPTION
23	RECEPTION
24	RECEPTION
25	RECEPTION

TOPSITES DESIGN
McAllen Tx. 78501 956.590.6253

FLOOR PLAN
A4
8

THE MAX ENTERPRISES, LLC
11111 FORT WORTH
FLOOR 11111

MAX ENTERPRISES, LLC
11111 FORT WORTH
FLOOR 11111

MAX ENTERPRISES, LLC
11111 FORT WORTH
FLOOR 11111

MAX ENTERPRISES, LLC
11111 FORT WORTH
FLOOR 11111

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

September 25, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 7, 2020, at 5:30pm and the City Commission will also hold a public hearing on October 20, 2020 at 5:30 p.m. VIA ZOOM MEETING to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877 853 5247; Meeting ID:934 8984 3933

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

VIGA Restaurants, Inc. is requesting a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 1311 West IH 2 Ste G, also being Lot 2, Weslaco Plaza Subdivision, 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.

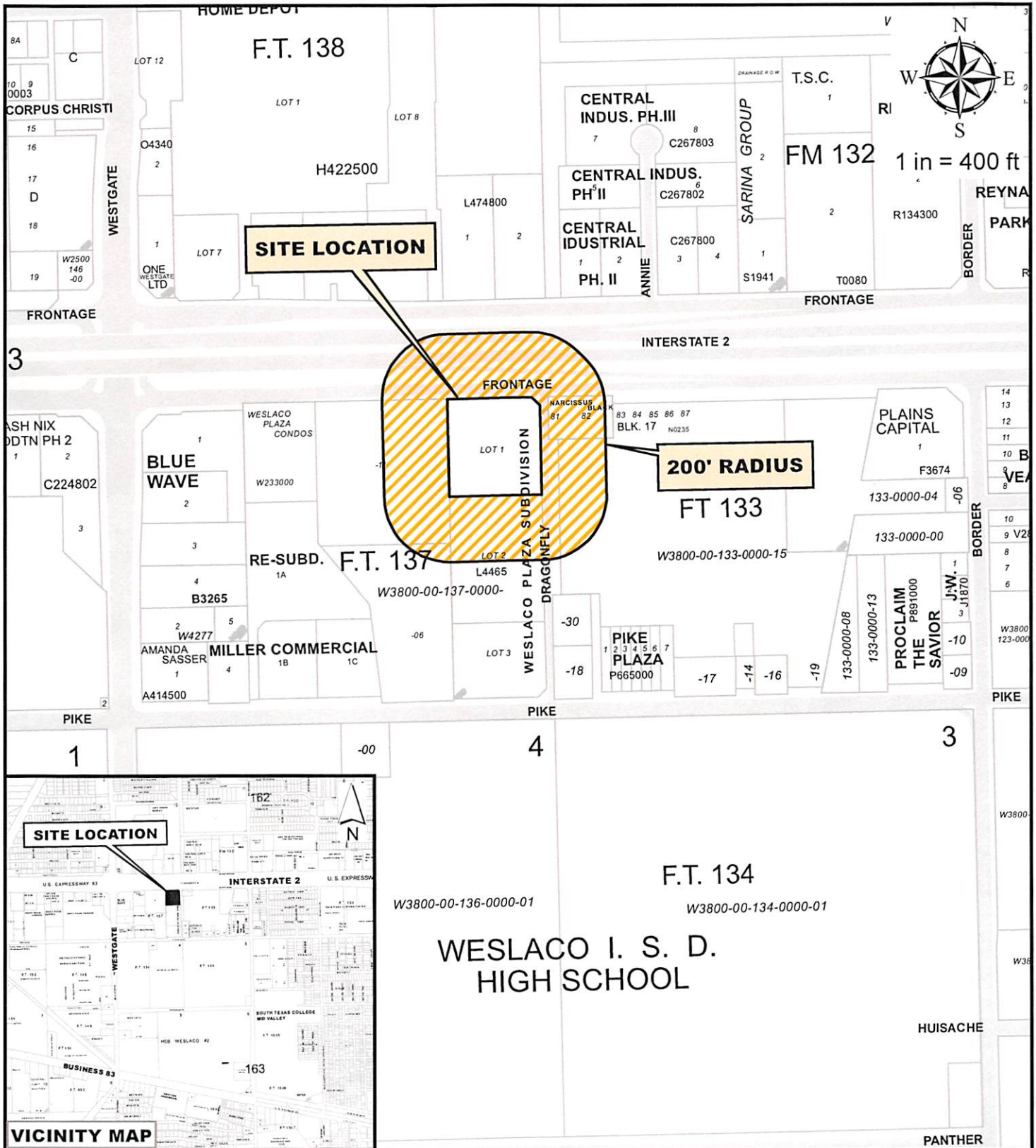
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Viga Restaurants DBA
Villa del Mar Restaurant #3
1311 W. Interstate Highway 2 Ste. G
South Point Plaza, Lot 1
LOT 13, BLOCK 162, F.T. 137

Purpose for the Conditional Use Permit request

Existing zoning: I, Industrial District
Existing land use: Retail
CUP request: Restaurant



SEP 15, 2020

ANGELITA'S HOLDINGS LLC 17245 N MILE 8 W WESLACO TX 78596	N0235-00-017-0081-00 NARCISSUS BLACK LOT 81 & 82 BLK 17 1221 W EXPWY 83	L: 234000 B: 285990
MID-WAY WELDING INC PO BOX 1531 DONNA TX 78537	N0235-00-017-0082-00 NARCISSUS BLACK LOT 82 BLK 17 1221 W EXPRWY 83	L: 175500 B: 168222
SHARYLAND INVESTORS 305 N SHARY RD MISSION TX 78572-0205	W3800-00-133-0000-15 WEST TRACT N15.62AC AN IRR TR-W1 9.47AC EXC E60'-W597.99'-N100'-S 1101 W EXPRWY 83	L: 0 B: 0
CHAVEZ PETRA S 1406 W PIKE WESLACO TX 78596-4602	W3800-00-137-0000-06 WEST TRACT S 3.00 FOR H/S-W10.07 AC-E20AC FT 137 1406 W PIKE BLVD	L: 335691 B: 77471

Auriel Investments LLC
100 E Nolana Ave Ste 130
McAllen, Tx 78504-267

W2320-00-000-0001-00

Auriel Investments LLC
100 E Nolana Ave Ste 130
McAllen, Tx 78504-267

W2320-00-000-0002-00

BS Management LLC
1806 S Closner
Edinburg, Tx 78539-6314

H1060-00-000-0002-00



09/04/2020

VIGA RESTAURANT INC
115 E INTERSTATE HWY 2
MISSION TX 78572
(956)580-7989

I Cynthia G Villarreal as General Manager of Villa Del Mar Restaurant we are requesting the Conditional Use Permit is for the new business that we are about to open on location 1311 E Expressway 83 Weslaco, TX. The name of the purposed use is for Villa Del Mar. The location of the proposed use 1311 E Expressway 83 Weslaco, TX is for dinning in Restaurant serving Mexican and Seafood. The owners and founders of Villa Del Mar are Mr. & Mrs. Villarreal with General Manager Cynthia G Villarreal. Therefore, the proposal for of alcoholic beverages are for Margaritas and Piña Coladas and mix drinks with alcohol levels less than 17%. Hours of operation are from 11:00AM to 09:00 PM Monday thru Sunday. Attached you will find the pictures of the site plan and drawings of the proposal of the new business that we are planning to open in the upcoming months. We would greatly appreciate your assistance in this matter if you have any questions please feel free to contact me at your most convenient time.

Thanks,

A handwritten signature in blue ink, appearing to be 'C. Villarreal', is written over a horizontal line.

Cynthia G. Villarreal
General Manager



103 E. Expressway 83 / Mission, Texas 78572
Ph. (956) 580-7989 / Fax (956) 205-2051
corporate@vigainc.com / www.vigainc.com

2019 TAX STATEMENT



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

Certified Owner:
AURIEL INVESTMENTS LLC
100 E NOLANA AVE STE 130
MCALLEN, TX 78504-2670

Legal Description:
LIMON LOT 2

Account No: L4465-00-000-0002-00

Appr. Dist. No.: 344080

Legal Acres: 3.0098

Parcel Address: 1111 W EXPWY 83

As of Date: 09/04/2020

Print Date: 09/04/2020

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$786,650	\$0	\$786,650	\$786,650	\$0	\$0	\$0	\$786,650
Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax	
		Code	Amount				
HIDALGO COUNTY	\$786,650		\$0.00	\$786,650	0.5750000	\$4,523.24	
DRAINAGE DIST #1	\$786,650		\$0.00	\$786,650	0.1051000	\$826.77	
CITY OF WESLACO	\$786,650		\$0.00	\$786,650	0.6967000	\$5,480.59	
Amount saved by additional sales tax revenue \$191.94							
WESLACO ISD	\$786,650		\$0.00	\$786,650	1.0687000	\$8,406.93	
SOUTH TEXAS ISD	\$786,650		\$0.00	\$786,650	0.0492000	\$387.03	
SOUTH TEXAS COLLEGE	\$786,650		\$0.00	\$786,650	0.1733000	\$1,363.26	

Total Tax: \$20,987.82
Total Tax Paid to date: \$20,987.82
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

09/30/2020 20 + up to 15%	11/02/2020 21 + up to 15%	11/30/2020 22 + up to 15%	12/31/2020 23 + up to 15%	02/01/2021 24 + up to 15%	03/01/2021 25 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/31/2021 26 + up to 15%	04/30/2021 27 + up to 15%	05/31/2021 28 + up to 15%	06/30/2021 29 + up to 15%	08/02/2021 30 + up to 15%	08/31/2021 31 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

WESLACO ISD 2019 M&O 1.0487000 I&S .02000000 Total 1.0687000 2018 M&O 1.1397000 I&S .02000000 Total 1.1597000

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

4.1.69



Print Date: 09/04/2020

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



L4465-00-000-0002-00

AURIEL INVESTMENTS LLC
100 E NOLANA AVE STE 130
MCALLEN, TX 78504-2670

AMOUNT PAID:

\$ _____

00003440800000000000



SOUTH POINT PLAZA

Shopping Center

1111 W EXPRESSWAY 83
WESLACO, TX 78596



Dan Cantu

dan@aurielinvestments.com

956.227.0505

www.domain-development.com



Tenant Map | 1111 W. EXP Rwy 83 Weslaco, TX 78596



Dan Cantu
dan@aurielinvestments.com
956.227.0505
www.domain-development.com



Tenant Map | 1111 W. EXPRWY 83 Weslaco, TX 78596

TERMS

	Description
Asking rent	\$21 + NNN inline; \$24 -28 + NNN end cap
NNN	\$4.80/ SF
Delivery Condition	Grey Shell
Tenant Improvement	\$20.00/ SF
Minimum Term	5 Years

2018 Population
5 Miles



110,070

AVG. HH INCOME
3 MILES



\$53,976

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	12,392	60,242	110,070
Avg. HH Income	\$47,662	\$53,976	\$46,564

Dan Cantu

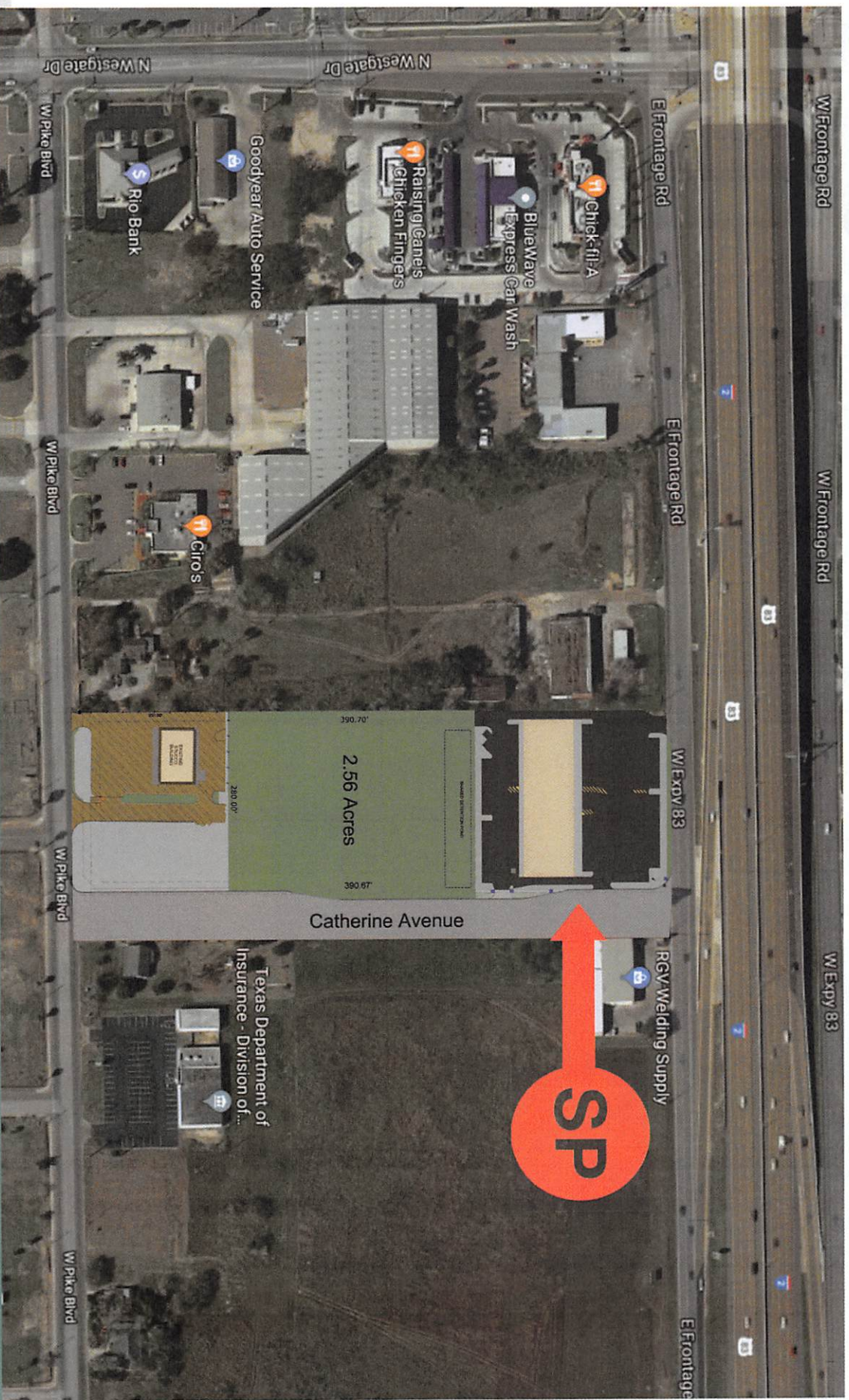
dan@aurielinvestments.com

956.227.0505

www.domain-development.com



Tenant Map | 1111 W. EXPRWY 83 Weslaco, TX 78596



Dan Cantu

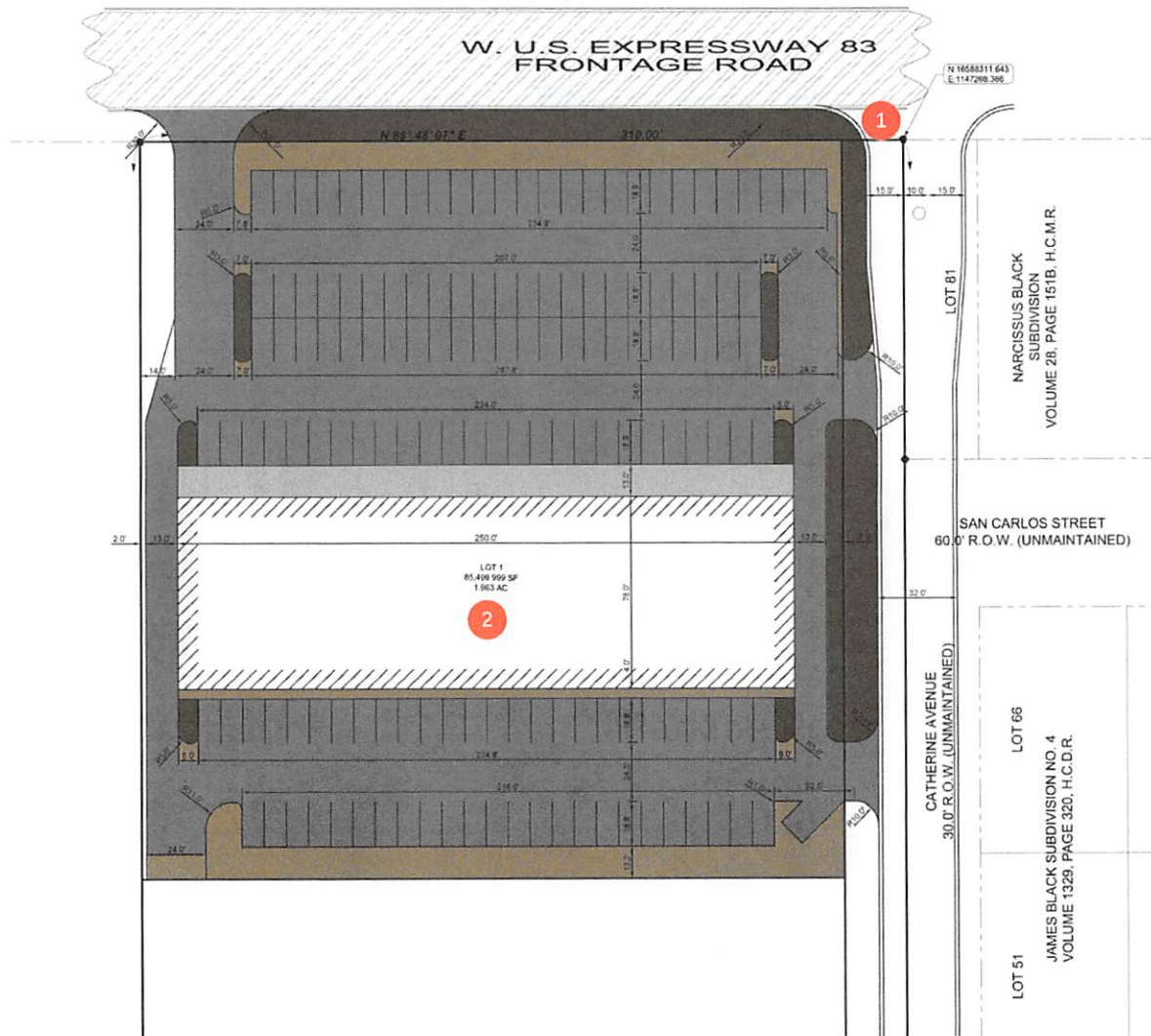
dan@aurielinvestments.com

956.227.0505

www.domain-development.com



Tenant Map | 1111 W. EXPRWY 83 Weslaco, TX 78596



Key Legend

1 (Site) 85,500 Sq. Ft.

2 20,000 Sq. Ft.

Total Approx. Construction:

85,500 Sq. Ft.

Parking Provided:

149 Spaces

Dan Cantu
dan@aurielinvestments.com

956.227.0505
www.domain-development.com





Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3662
From: Rebekah De La Fuente		
Subject: Discussion and consideration after public hearing on behalf of Alan C. Hurtado to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd, also being Lot 19 & South (20') of lot 20, Block 49, Original Townsite of Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit. Twenty-six (26) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on September 21, 2020		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Conditional Use Permit with the condition that the applicant would not be permitted to host outdoor events at the Regular Meeting of October 7, 2020.		
Kayla Arevalo Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of the Conditional Use Permit		
Attachments, if any: CUP- 611 S Texas- Memo, 611 S Texas- CUP- Aerial, 611 S Texas Blvd - attachments		

Responsibilities upon Approval:

Staff will advise applicant

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: CUP- 611 S Texas

DATE: October 20, 2020

The applicant is proposing to obtain an On-Premise Wine and Beer Retailer's Permit at the old Juan Bota's establishment. The property was previously granted a Conditional Use Permit for Wine and Beer Retailer's Permit and Beverage Cartage Permit by the City Commission in April of 2016.

The applicant stated that the proposed ratio for the establishment would be 60% food to 40% alcohol and would continue to operate similar to Juan Bota's. The proposed use will be similar to previously approved locations such as Panther Den on West Pike and Crazy About Mangonadas on West Pike. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

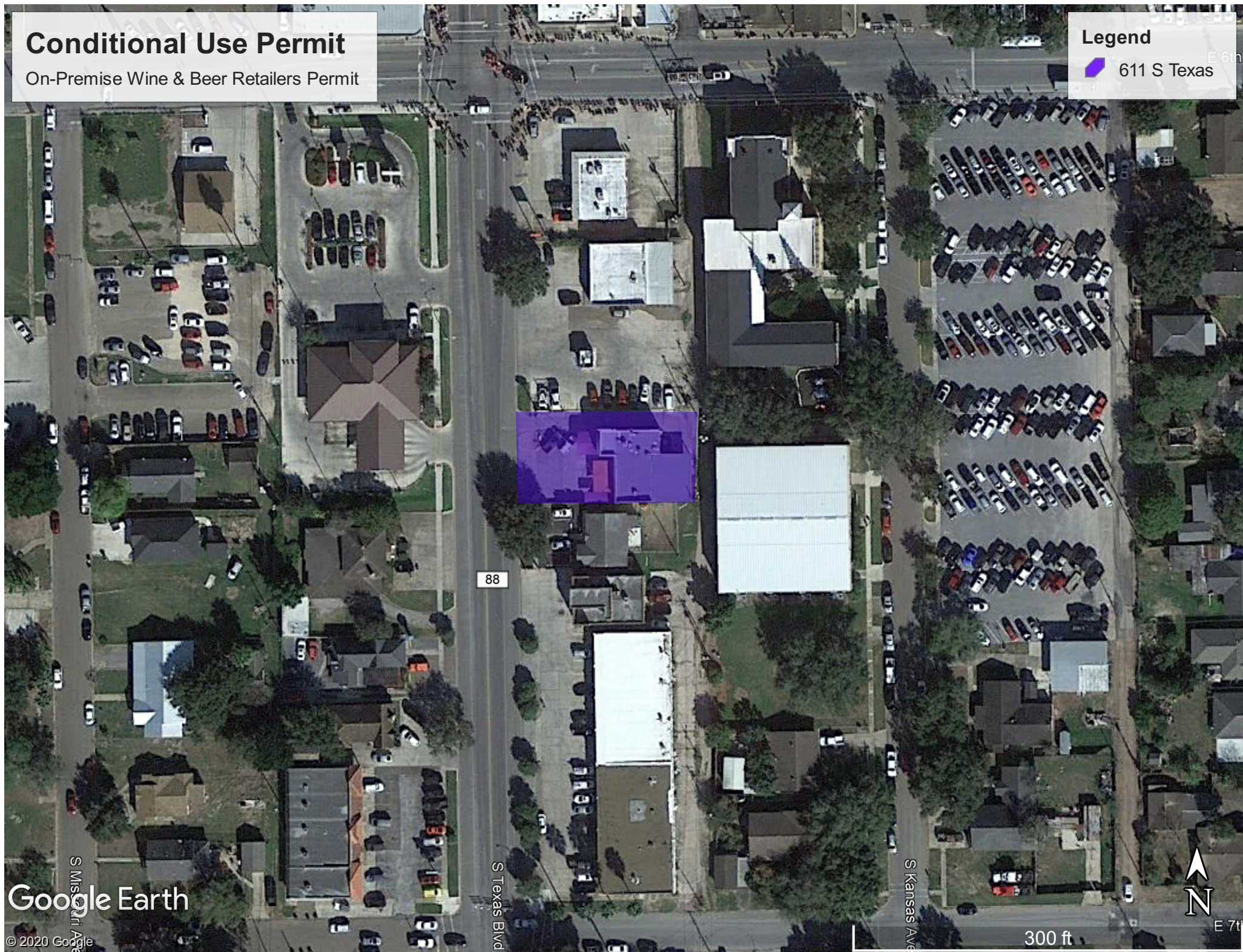
Rebekah de la Fuente, CFM

Conditional Use Permit

On-Premise Wine & Beer Retailers Permit

Legend

 611 S Texas



Google Earth

© 2020 Google



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. CUP20-00012

PROPOSED PROJECT

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

Lot 19, & South (20') of lot 20 Block 49

Subdivision Name Original Townsite of Weslaco

Street Address 611 S Texas Blvd

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request On premises alcohol consumption

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

Would like to get to an agreement with the concerned parties

- ☒ \$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 Alan C Hurtado Phone 9568549295

Address 102 Ranchito St Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: alan.hdocr@gmail.com

OWNER

Name Omar Figueroa Jr Phone 9563766142

Address 1509 Misty Ln Fax: _____

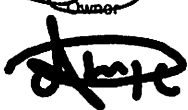
City Weslaco State Tx Zip Code 78596 E-Mail: Ofigueroa06@gmail.com

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 _____  Date 09/16/20

Signature _____  Date 09/16/20
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Date Paid _____

Notice of Pu **CITY OF WESLACO** Date _____
200' of Prop 956-968-3181

P & Z Notice REC#: 02672956 9/16/2020 11:55 AM Date _____
OPER: NV TERM: 039
REF#: _____
PAID BY: _____

City Commi TRAN: 202.0000 CONDITIONAL USE PERM Date _____
in Newspaper JUAN BOTAS

Presented t 611 S TEXAS Date _____
Approved _ 101-400-1026
CONDITIONAL USE PER 305.00CR

Presented t TENDERED: 305.00 CASH Date _____
Approved _ APPLIED: 305.00-
CHANGE: _____ 0.00

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

September 25, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 7, 2020, at 5:30pm and the City Commission will also hold a public hearing on October 20, 2020 at 5:30 p.m. VIA ZOOM MEETING to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877 853 5247; Meeting ID:934 8984 3933

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Alan C. Huerta is requesting a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd, also being Lot 19 & South (20') of lot 20, Block 49, Original Townsite of 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.

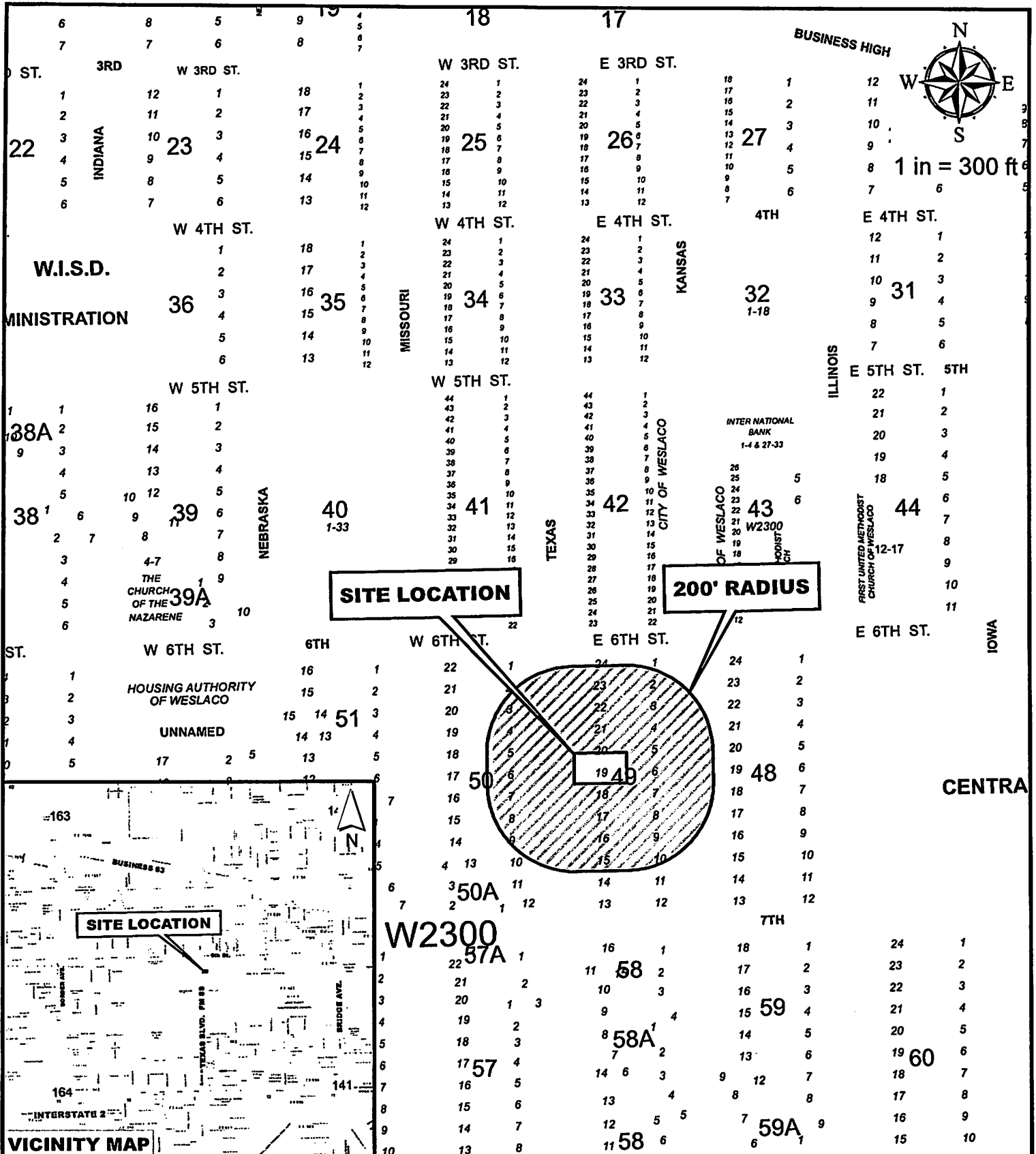
Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Alan C. Hurtado

611 South Texas Blvd.

Original Townsite of Weslaco

WESLACO ORIGINAL TOWNSITE

BLK 49 LTS ALL 19-S20'-20

LOT 4. BLOCK 141. W2301

Purpose for the Conditional Use Permit request

Existing zoning: B-2

Existing land use: Retail

CUP request:

On Premises Alcohol Consumption



SEP 17, 2020

FIRST BAPTIST CHURCH OF 600 S KANSAS AVE WESLACO TX 78596-6290	W2300-00-048-0016-00 WESLACO ORIGINAL TOWNSITE N15' L OT 16; ALL LOTS 17-24 BLK 48 615 S KANSAS AVE	L: 180733 B: 77253
FIRST BAPTIST CHURCH OF 600 S KANSAS AVE WESLACO TX 78596-6290	W2300-00-048-0018-00 WESLACO ORIGINAL TOWNSITE BLK 48 LT 18 613 S KANSAS AVE	L: 21775 B: 0
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596-6290	W2300-00-048-0019-00 WESLACO ORIGINAL TOWNSITE BLK 48 LT 19 600 S KANSAS AVE	L: 21775 B: 0
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596-6218	W2300-00-049-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 & 2 BLK 49 0	L: 58200 B: 475228
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596-6218	W2300-00-049-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3 & 4 BLK 49 0	L: 58200 B: 274954
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596-6218	W2300-00-049-0005-00 WESLACO ORIGINAL TOWNSITE LOTS 5 - 8 BLK 49 0	L: 104400 B: 1805784
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596-6218	W2300-00-049-0007-00 WESLACO ORIGINAL TOWNSITE BLK 49 LTS 7-8 614 S KANSAS AVE	L: 40200 B: 732600
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596-6218	W2300-00-049-0009-00 WESLACO ORIGINAL TOWNSITE BLK 49 LTS 9-N 1/2-10 618 S KANSAS AVE	L: 43650 B: 0
DELGADO MARISA 620 S KANSAS AVE WESLACO TX 78596-6218	W2300-00-049-0010-00 WESLACO ORIGINAL TOWNSITE BLK 49 LTS S 1/2-10,N 1/2-11 620 S KANSAS AVE	L: 20100 B: 20446
MORALES SERGIO G 5211 S MCCOLL RD EDINBURG TX 78539-7834	W2300-00-049-0015-00 WESLACO ORIGINAL TOWNSITE LOTS 1 5-16 BLK 49 621 S TEXAS BLVD	L: 72000 B: 164750
GUERRA MARY LOU 405 S 15TH ST MCALLEN TX 78501-5103	W2300-00-049-0017-00 WESLACO ORIGINAL TOWNSITE LOT 17 BLK 49 615 S TEXAS BLVD	L: 39600 B: 98088
GUERRA MARY LOU 405 S 15TH ST MCALLEN TX 78501-5103	W2300-00-049-0018-00 WESLACO ORIGINAL TOWNSITE BLK 49 LT 18 613 S TEXAS BLVD	L: 39600 B: 15790

SEP 17, 2020

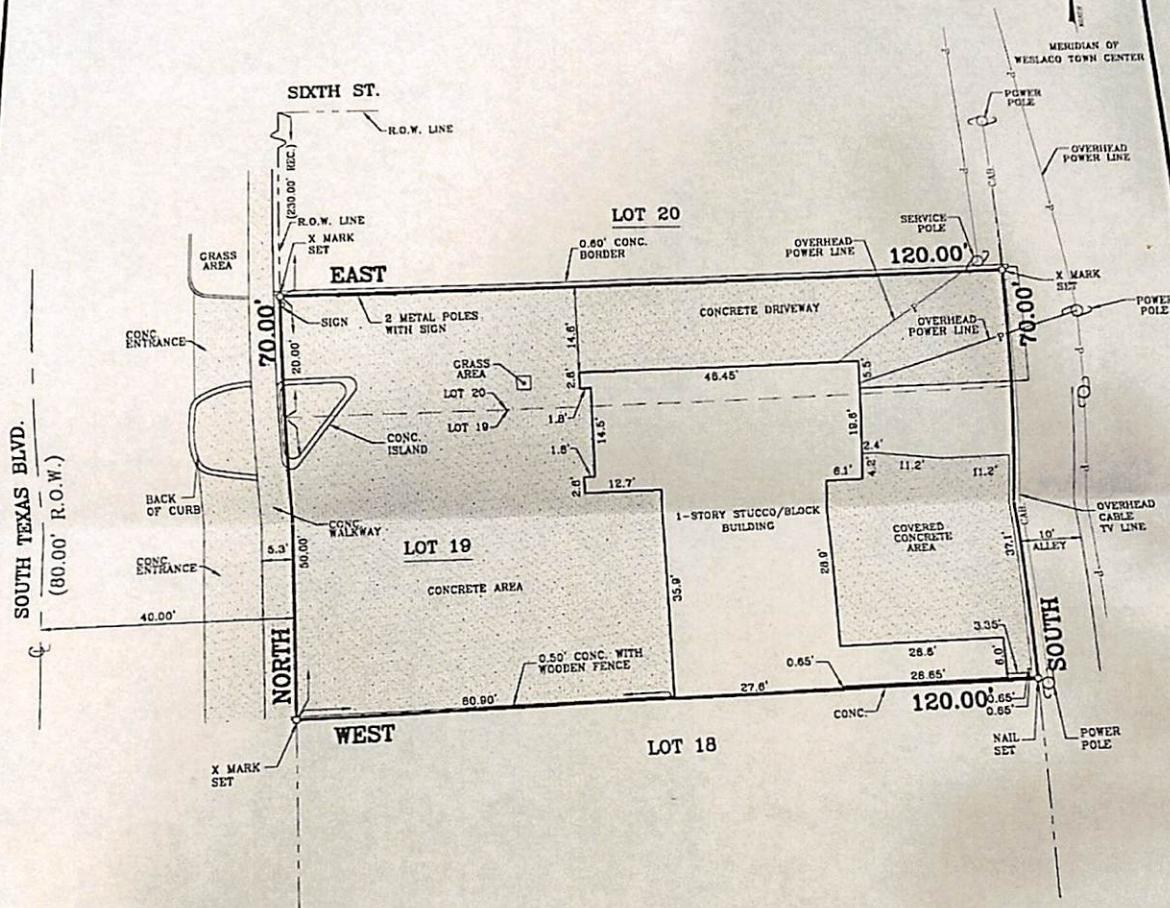
PANTERITA PROMOTIONS INC 1618 E 26ST WESLACO TX 78596-5485	W2300-00-049-0019-00 WESLACO ORIGINAL TOWNSITE BLK 49 LTS ALL 19-S20'-20 611 S TEXAS BLVD	L: 55440 B: 121786
DOLIFKA LAND COMPANY PO BOX 444 BRIGHTON CO 80601-0444	W2300-00-049-0020-00 WESLACO ORIGINAL TOWNSITE N30'-L OT 20 & ALL LOT 21 BLK 49 609 S TEXAS BLVD	L: 57600 B: 19159
KEEP IT REAL ENTERPRISES L PO BOX 3868 MCALLEN TX 78502-3868	W2300-00-049-0022-00 WESLACO ORIGINAL TOWNSITE BLK 49 LT 22 605 S TEXAS BLVD	L: 39600 B: 67811
1980 JTR ENTERPRISES LLC FRACCIONAMIENTO TANGAMANGA SAN LUIS POTOSI SLP 78269 MEXICO	W2300-00-049-0023-00 WESLACO ORIGINAL TOWNSITE BLK 49 LTS 23-24 601 S TEXAS BLVD	L: 72000 B: 113106
602 SOUTH CORPORATION PO BOX 579 MCALLEN TX 78505-0579	W2300-00-050-0001-00 WESLACO ORIGINAL TOWNSITE BLK 50 LTS 1,2 602 S TEXAS BLVD	L: 72000 B: 43459
IBC BANK PO BOX 579 MCALLEN TX 78505-0579	W2300-00-050-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3 -6 & 18-20 BLK 50 606 S TEXAS BLVD	L: 252000 B: 1060752
IBC BANK INTERNATIONAL BANK OF PO BOX 579 MCALLEN TX 78505	W2300-00-050-0006-00 WESLACO ORIGINAL TOWNSITE BLK 50 LT 6 610 S TEXAS BLVD	L: 39600 B: 0
TALBERT RICHARD S 612 S TEXAS BLVD WESLACO TX 78596-6222	W2300-00-050-0007-00 WESLACO ORIGINAL TOWNSITE BLK 50 LTS 7,8 612 S TEXAS BLVD	L: 72000 B: 111110
HOUSTON AMY 209 ORCHARD LN WESLACO TX 78596-5041	W2300-00-050-0009-00 WESLACO ORIGINAL TOWNSITE BLK 50 LT 9 614 S TEXAS BLVD	L: 39600 B: 32184
OLIVE KEY INVESTMENTS LLC 720 S NEBRASKA AVE WESLACO TX 78596-6926	W2300-00-050-0010-00 WESLACO ORIGINAL TOWNSITE BLK 50 LT 10 618 S TEXAS BLVD	L: 39600 B: 32119
FIRST BAPTIST CHURCH OF 600 S KANSAS AVE WESLACO TX 78596	W2300-00-048-0020-00 WESLACO ORIGINAL TOWNSITE LOT 2 0 BLK 48 0	L: 39000 B: 0
FIRST BAPTIST CHURCH OF 600 S KANSAS AVE WESLACO TX 78596	W2300-00-048-0021-00 WESLACO ORIGINAL TOWNSITE LOT 2 1 BLK 48 0	L: 39000 B: 0

SEP 17, 2020

FIRST BAPTIST CHURCH OF	W2300-00-048-0022-00	L: 39000
600 S KANSAS AVE	WESLACO ORIGINAL TOWNSITE LOT 22	B: 0
WESLACO TX 78596	BLK 48	
	0	
FIRST BAPTIST CHURCH OF	W2300-00-048-0023-00	L: 63050
600 S KANSAS AVE	WESLACO ORIGINAL TOWNSITE LOTS	B: 0
WESLACO TX 78596	23-24 BLK 48	
	0	

SUBJECT TO RESTRICTIONS:
RECORDED IN VOL. 120, PG. 20 DEED
RECORDS HIDALGO COUNTY CLERK

FLOOD INSURANCE RATE MAP OF
COMMUNITY PANEL NO.: 48349 0005 B
REVISED DATE: MARCH 4, 1990
ZONE: "C" AREAS OF MINIMAL FLOODING.
ADDRESS: 611 SOUTH TEXAS BLVD.
WESLACO, TEXAS 78596



PLAT OF SURVEY

LOT NINETEEN 19, AND SOUTH TWENTY FEET (20') OF
LOT 20, BLOCK FOURTY NINE (49), ORIGINAL TOWNSITE
OF WESLACO, HIDALGO COUNTY, TEXAS. AS PER MAP
OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 30,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

SURVEYED FOR: **BOBBI JEAN TAYLOR**
SCALE: 1" = 20'

"THE UNDERSIGNED HEREBY CERTIFIES
THAT THIS SURVEY, AS DESCRIBED HEREON,
WAS MADE ON THE GROUND ON 04/02/14
THAT THE ONLY IMPROVEMENTS ON THE
GROUND ARE AS SHOWN; THAT THERE ARE
NO VISIBLE ENCROACHMENTS, VISIBLE
OVERLAPINGS, APPARENT CONFLICTS, OR
VISIBLE EASEMENTS, EXCEPT AS SHOWN
HEREON."

THIS SURVEY IS DONE FOR THE EXCLUSIVE
USE OF THE OWNER AND IS NOT VALID AFTER
6 MONTHS WITHOUT AN ORIGINAL SEAL AND
SIGNATURE.

JUAN GARCIA JR. R.P.L.S. #4203



J N H



SURVEYING CO., LLC.
(956) 423-1702

JOB NO.: JN4851



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

COPY

ON-PREMISE PREQUALIFICATION PACKET

L-ON (9/2019)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.

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

LOCATION INFORMATION

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

☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number _____

☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number _____

2. Type of On-Premise License/Permit

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

3. Indicate Primary Business at this Location

- | | | |
|---|--|---|
| ☐ Restaurant | ☐ Sporting Arena, Civic Center, Hotel | ☐ Bar |
| ☐ Grocery/Market | ☐ Sexually Oriented | ☒ Miscellaneous <u>Drive-Thru</u> |

4. Trade Name of Location (Name of restaurant, bar, store, etc.)

Juan Botas Drive Thru

5. Location Address

611 S Texas Blvd.

City <u>Weslaco</u>	County <u>Hidalgo</u>	State <u>TX</u>	Zip Code <u>78596</u>
---------------------	-----------------------	-----------------	-----------------------

6. Mailing Address

102 Ranchitos St

City <u>Weslaco</u>	State <u>TX</u>	Zip Code <u>78596</u>
---------------------	-----------------	-----------------------

7. Business Phone No.

Alternate Phone No.

956 854 9295

E-mail Address

alan.hdocr@gmail.com

OWNER INFORMATION

8. Type of Owner

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

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)

Juan Botas Drive Thru LLC

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact phone and email are mandatory and must be active and updated regularly. If additional information is needed, it will be requested from this contact person. Delays in responding to requests may delay the processing and approval of your license/permit.

10. Contact Person: Alan C Hurtado

Relation to Business: Manager

Phone (mandatory): (956) 854 9295

Email (mandatory): alan.hdocr@gmail.com

TABC DATESTAMP

11. Are you, the applicant a veteran-owned business?				☐ Yes ☒ No
12. Are you, the applicant a Historically Underutilized Business (HUB)?				☐ Yes ☒ No
13. As Indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)				
Individual/Individual Owner		Limited Liability Company/All Officers or Managers		
Partnership/All Partners		Joint Venture/Venturers		
Limited Partnership/All General Partners		Trust/Trustee(s)		
Corporation/All Officers		City, County, University/Official		
Last Name	First Name	MI	Title	
Hurtado	Alan	C	Manager	
Last Name	First Name	MI	Title	
Last Name	First Name	MI	Title	

MEASUREMENT INFORMATION

Section 109.31 et seq.

14. Will your business be located within 300 feet of a church or public hospital?		☒ Yes ☐ No
NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.		
15. Will your business be located within 300 feet of any private/public school, day care or child care facility?		☒ Yes ☐ No
15.a If "YES," are the facilities located on different floors or stories of the building?		☐ Yes ☒ No
NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.		
NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.		
NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.		
16. Will your business be located within 1,000 feet of a private school?		☒ Yes ☐ No
17. Will your business be located within 1,000 feet of a public school?		☐ Yes ☒ No

60-DAY SIGN

18. If required under Section 11.391 and 61.381, enter the exact date the 60-Day sign was posted at your location.	Exact Date (MM/DD/YYYY) 09/07/20
--	-------------------------------------

ALL APPLICANTS

19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐
I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.

All required forms have been completed.	☒ Yes ☐ No
I have reviewed all forms to ensure they are complete.	☒ Yes ☐ No
I have obtained all required local and state certifications (pages 3-5).	☐ Yes ☐ No
All application packets have been notarized.	☐ Yes ☐ No
Phone numbers and email address for Contact Person are up to date.	☐ Yes ☐ No
All additional documentation as required by the application packets is attached	☐ Yes ☐ No
If required, out of state criminal history checks are attached (PHS #7).	☐ Yes ☐ No ☐ N/A
Certification of publication in local newspaper has been completed (page 5).	☐ Yes ☐ No ☐ N/A
A copy of the newspaper publication is attached (page 5).	☐ Yes ☐ No ☐ N/A

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:

Proprietorship
Partnership
Corporation
Limited Partnership
Limited Liability Partnership
Limited Liability Company

WHO MUST SIGN:

Individual Owner
Partner
Officer
General Partner
General Partner
Officer/Manager

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

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

PRINT
NAME

Juan Botas Drive Thru LLC

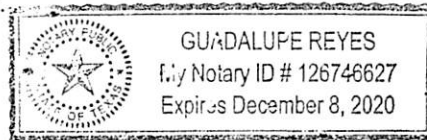
SIGN
HERE

TITLE

Before me, the undersigned authority, on this 16 day of 9, 2020, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE

NOTARY PUBLIC



SEAL

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

Section 11.37

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

SIGN

HERE

City Secretary/Clerk

City

_____, TEXAS

SEAL

CERTIFICATE OF CITY SECRETARY (FOR BG & BE)

Section 11.37 & 61.37

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

Election for given location was held for:

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

OR IF ABOVE DOES NOT APPLY:

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

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

AND EITHER:

- ☐ legal sale of mixed beverages

OR

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

SIGN

HERE

City Secretary/Clerk

City

_____, TEXAS

SEAL

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

Chapters 29 & 70 et seq.

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

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

SIGN

HERE _____

City Secretary/Clerk

City

_____, TEXAS

S E A L

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

Section 11.37

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

SIGN

HERE _____

County Clerk

_____, COUNTY

S E A L

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

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

Election for given location was held for:

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

OR IF ABOVE DOES NOT APPLY:

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

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

AND EITHER:

- ☐ legal sale of mixed beverages

OR

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

SIGN

HERE _____

County Clerk

_____, COUNTY

S E A L

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

Chapters 29 & 70 et seq

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

SIGN

HERE _____

County Clerk

COUNTY

S E A L

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

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

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN

HERE _____

FIELD OFFICE _____

S E A L

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

Section 11.39 and 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE <u>Hover over to see example</u>
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
S E A L		



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

OWNERSHIP INFORMATION
Continued for Prequalification Packet

L-OIC
(09/2019)

LOCATION INFORMATION

1. Trade Name of Location

2. Location Address

City

County

State

Zip Code

OWNER INFORMATION

3. Type of Owner

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

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

First Name

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First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3663
From: Rebekah De La Fuente		
Subject: Discussion and consideration after public hearing on behalf of Dominic A. Reyna to approve a Conditional Use Permit to obtain an On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours, Food & Beverage Certificate, Beverage Cartage Permit at 1901 Club de Amistad, also being West Tract 15.67 acres being Two Irrigation Tracts of Farm Tract 791 Golf Course, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours, Food & Beverage Certificate, Beverage Cartage Permit. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on September 21, 2020.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Conditional Use Permit at the Regular Meeting of October 7, 2020.		
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of the Conditional Use Permit		
Attachments, if any: CUP- 1901 Club de Amistad- Memo, 1901 CLUB DE AMISTAD - CUP- attachments,		

1901 Club de Amistad- CUP- Aerial
Responsibilities upon Approval: Staff will advise applicant.

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: CUP- 1901 Club de Amistad

DATE: October 20, 2020

The applicant is proposing to obtain an On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours, Food & Beverage Certificate, Beverage Cartage Permit at the Tierra Santa Club House. The applicant is changing the ownership of the TABC License and requesting additional permit types. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM



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 20-00012

PROPOSED PROJECT

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

Lot West Tract 15.67 BNG & IRR TRS Block ET 791 Golf Course

Subdivision Name Tierra Santa Golf Club & Community

Street Address 1901 Club De Amistad Weslaco, Texas 78596

Existing Zoning _____ Existing Land Use Club House

Purpose for the Conditional Use Permit Request Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food & Beverage Certificate, Beverage Cartage Permit

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

305.00 \$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 Dominic A. Reyna Phone (956) 968-2829

Address 702 W. Expressway 83 Fax: (956) 969-9634

City Weslaco State TX Zip Code 78599 E-Mail: dominicareyna@gmail.com

OWNER

Name Ezequiel Reyna Jr. Phone (956) 968-2829

Address 702 W. Expressway 83 Fax: (956) 969-9634

City Weslaco State TX Zip Code 78599 E-Mail: sericareynapop@gmail.com

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

Yes ☒

No ☐

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

Signature _____

Owner

Date

9/11/20

Signature _____

Applicant

Date

9/18/20

Signature _____

Authorized Agent

Date _____

Accepted By _____

CITY OF WESLACO
956-968-3181

Date Paid _____

Notice of Public Hearing
200' of Proposed

REC#: 02674566 9/22/2020 8:52 AM
OPER: NV TERM: 039
REF#: _____
PAID BY: _____

Date _____

P & Z Notice of Public Hearing

ACCT #: XXXX-XXXX-XXXX-2266
AUTH #: 696934
TRAN #: 000000002613
TYPE: PURCHASE

Date _____

City Commission Meeting
in Newspaper

TRAN: 202.0000 CONDITIONAL USE PERM
1901 CLUB DE AMISTAD
101-400-1026
CONDITIONAL USE PER 305.00CR

Date _____

Presented to P & Z
Approved _____

Date _____

Presented to City Commission
Approved _____

Date _____

TENDERED: 305.00 CREDIT CARD
APPLIED: 305.00-
CHANGE: 0.00

2:59

LTE



Government Payments - EZNETPAY

Inbox



payment 2:51 PM



to me

Hidalgo County - Tax Office (ACT)

PAYMENT RECEIPT

Transaction Details

Payment To	Hidalgo County - Tax Office (ACT)
Payment For	Property Taxes
Account Number	W380000791000000
Name	David Fuentes
Payment Date	09/18/2020
Payment Time	02:51:10 PM, CDT
Payment Type	Payment Card
	VISA - xxxxx094
Reference Number	3155708
Transaction ID:	6eg1hz5d
Payment Amount	\$34078.87

PLEASE NOTE:

The payment amount charged on your statement will be notated by the words: "Government Payments"

If you have any questions regarding this transaction, you may call Government Payments - EZNETPAY at 956-682-3466 during our business hours of 8:00 AM to 5:00 PM CST Monday through Friday.



me 2:51 PM



to Sonia

----- Forwarded message -----

From: <payment@eznetpay.net>

Date: Fri, Sep 18, 2020 at 2:51 PM

3:00

LTE



Government Payments - EZNETPAY



Inbox



payment Sep 16



to me

Hidalgo County - Tax Office (ACT)

PAYMENT RECEIPT

Transaction Details

Payment To	Hidalgo County - Tax Office (ACT)
Payment For	Property Taxes
Account Number	W380000791000000
Name	David Fuentes
Payment Date	09/16/2020
Payment Time	05:12:19 PM, CDT
Payment Type	Payment Card
	VISA - xxxxx094
Reference Number	3154772
Transaction ID:	1q4ez1ch
Payment Amount	\$20000.00

PLEASE NOTE:

The payment amount charged on your statement will be notated by the words: "Government Payments"

If you have any questions regarding this transaction, you may call Government Payments - EZNETPAY at 956-682-3466 during our business hours of 8:00 AM to 5:00 PM CST Monday through Friday.



me Sep 16



to Sonia

Receipt attached

----- Forwarded message -----

From: <payment@eznetpay.com>

Date: Wed, Sep 16, 2020 at 5:12 PM

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

September 25, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 7, 2020, at 5:30pm and the City Commission will also hold a public hearing on October 20, 2020 at 5:30 p.m. VIA ZOOM MEETING to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877 853 5247; Meeting ID:934 8984 3933

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Dominic A. Reyna is requesting a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours, Food & Beverage Certificate, Beverage Cartage Permit at 1901 Club de Amistad, also being West Tract 15.67 ac BNG 2 IRR TRS FT 791 Golf Course, Weslaco, Hidalgo County, Texas

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Engineering Department



SEP 23, 2020

LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0001-00 LAS VILLAS AT TIERRA SANTA LOT 1 BLK 2 0 LAS VILLAS	L: 10572 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0002-00 LAS VILLAS AT TIERRA SANTA LOT 2 BLK 2 0 LAS VILLAS	L: 10865 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0003-00 LAS VILLAS AT TIERRA SANTA LOT 3 BLK 2 0 LAS VILLAS	L: 8991 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0004-00 LAS VILLAS AT TIERRA SANTA LOT 4 BLK 2 0 LAS VILLAS	L: 16001 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0005-00 LAS VILLAS AT TIERRA SANTA LOT 5 BLK 2 0 LAS VILLAS	L: 16275 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0006-00 LAS VILLAS AT TIERRA SANTA LOT 6 BLK 2 0 LA PAZ	L: 10179 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0038-00 LAS VILLAS AT TIERRA SANTA LOT 3 8 BLK 2 0 LA LUZ	L: 11118 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0039-00 LAS VILLAS AT TIERRA SANTA LOT 3 9 BLK 2 0 LA LUZ	L: 13593 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0040-00 LAS VILLAS AT TIERRA SANTA LOT 4 0 BLK 2 0 LAS VILLAS	L: 13772 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0041-00 LAS VILLAS AT TIERRA SANTA LOT 4 1 BLK 2 0 LAS VILLAS	L: 12679 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0042-00 LAS VILLAS AT TIERRA SANTA LOT 4 2 BLK 2 0 LAS VILLAS	L: 12724 B: 0
REYNA, EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	T5438-01-006-0003-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 3 BLK 6 1610 VIDA GRANDE	L: 11939 B: 0

SEP 23, 2020

TENOPALA, EFRAIN 603 BUENA VISTA WESLACO TX 78596-8250	T5438-01-006-0004-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 4 BLK 6 - AMENDED 1614 VIDA GRANDE	L: 22031 B: 238257
WADOSO LTD 421 S INTERNATIONAL WESLACO TX 78596-9114	T5438-01-006-0005-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 5 BLK 6 4202 VIDA GRANDE	L: 19755 B: 0
GARCIA, JOE T 4026 SANTO CIELO ST WESLACO TX 78596-8514	T5438-01-02A-0001-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 1 BLK 2A 4026 SANTO CIELO	L: 15419 B: 179292
YOUNGGREN, WILLIAM E & ALI 4022 SANTO CIELO ST WESLACO TX 78596-8514	T5438-01-02A-0002-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 2 BLK 2A 4022 SANTO CIELO	L: 14549 B: 130074
VELA, RENE RUEBEN 11915 W JEFFERSON BLVD APT 14 CULVER CITY LOS ANGELES CA	T5438-01-02A-0037-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 37 BLK 2A 4009 SANTO CIELO	L: 10440 B: 135506
LEAL, JAIME & JOANNA L 4013 SANTO CIELO WESLACO TX 78596-8514	T5438-01-02A-0038-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 38 BLK 2A 4013 SANTO CIELO	L: 10440 B: 135716
VENTO, REYNA 4017 SANTO CIELO ST WESLACO TX 78596	T5438-01-02A-0039-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 39 BLK 2A & 0.07 AC 4017 SANTO CIELO	L: 19768 B: 157587
TANUS, ABRAHAM & ROCIO 1618 TIERRA SANTA DR WESLACO TX 78596-8567	T5438-02-004-0001-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 2 LOT 1 BLK 4 1618 TIERRA SANTA DR	L: 70247 B: 357704
RIVERA, ARTURO PO BOX 1402 WESLACO TX 78599-1402	T5438-02-004-0002-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 2 LOT 2 BLK 4 1610 TIERRA SANTA DR	L: 38382 B: 0



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

RECEIVED

SEP 21 2020

ON-PREMISE PREQUALIFICATION PACKET

L-ON (9/2019)

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

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

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

LOCATION INFORMATION

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

☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number _____

☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number _____

2. Type of On-Premise License/Permit

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

3. Indicate Primary Business at this Location

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

4. Trade Name of Location (Name of restaurant, bar, store, etc.)

Tierra Santa Golf Club

5. Location Address

1901 Club De Amistad "B"

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78596

6. Mailing Address	City	State	Zip Code
1901 Club De Amistad "B"	Weslaco	TX	78596

7. Business Phone No. (956) 968-2829	Alternate Phone No. (956) 968-2829	E-mail Address zeke@zreynalaw.com
---	---------------------------------------	--------------------------------------

OWNER INFORMATION

8. Type of Owner

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

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)

R - 5 ENTERPRISES TIERRA SANTA, LLC

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact phone and email are mandatory and must be active and updated regularly. If additional information is needed, it will be requested from this contact person. Delays in responding to requests may delay the processing and approval of your license/permit.

10. Contact Person: Dominic A. Reyna	Relation to Business: Managing Member
Phone (mandatory): (956) 968-2829	Email (mandatory): dominicreyna@gmail.com

TABC DATESTAMP

11. Are you, the applicant a veteran-owned business? ☐ Yes ☒ No			
12. Are you, the applicant a Historically Underutilized Business (HUB)? ☐ Yes ☒ No			
13. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name Reyna	First Name Dominic	MI A.	Title Managing Member
Last Name Reyna III	First Name Ezequiel	MI	Title Managing Member
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION	
Section 109.31 et seq.	
14. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No	
<i>NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.</i>	
15. Will your business be located within 300 feet of any private/public school, day care or child care facility? ☐ Yes ☒ No	
15.a If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No	
<i>NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.</i>	
<i>NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.</i>	
<i>NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.</i>	
16. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No	
17. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No	
60-DAY SIGN	
18. If required under Section 11.391 and 61.381, enter the exact date the 60-Day sign was posted at your location.	Exact Date (MM/DD/YYYY) 04 / 27 /2020
ALL APPLICANTS	
19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐ I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.	
COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION	
Per Sec. 102.01 , a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.	
All required forms have been completed. I have reviewed all forms to ensure they are complete. I have obtained all required local and state certifications (pages 3-5). All application packets have been notarized. Phone numbers and email address for Contact Person are up to date. All additional documentation as required by the application packets is attached If required, out of state criminal history checks are attached (PHS #7). Certification of publication in local newspaper has been completed (page 5). A copy of the newspaper publication is attached (page 5).	☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☐ Yes ☐ No ☒ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:

Proprietorship
Partnership
Corporation
Limited Partnership
Limited Liability Partnership
Limited Liability Company

WHO MUST SIGN:

Individual Owner
Partner
Officer
General Partner
General Partner
Officer/Manager

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

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

PRINT
NAME

Dominic A. Reyna

SIGN
HERE

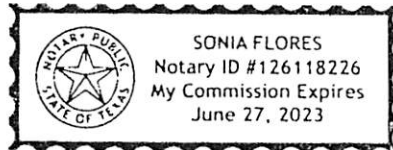
TITLE

Manager

Before me, the undersigned authority, on this 18th day of September, 2020, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE

Sonia Flores
NOTARY PUBLIC



SEAL

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

Section 11.37

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

SIGN
HERE

City Secretary/Clerk

City

TEXAS

SEAL

CERTIFICATE OF CITY SECRETARY (FOR BG & BE)

Section 11.37 & 61.37

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

Election for given location was held for:

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

OR IF ABOVE DOES NOT APPLY:

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

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

AND EITHER:

- ☐ legal sale of mixed beverages

OR

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

SIGN
HERE

City Secretary/Clerk

City

TEXAS

SEAL

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

Chapters 29 & 70 et seq.

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

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

SIGN

HERE _____, TEXAS

City Secretary/Clerk

City

S E A L

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

Section 11.37

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

SIGN

HERE _____ COUNTY

County Clerk

S E A L

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

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

Election for given location was held for:

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

OR IF ABOVE DOES NOT APPLY:

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

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

AND EITHER:

- ☐ legal sale of mixed beverages

OR

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

SIGN

HERE _____ COUNTY

County Clerk

S E A L

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

Chapters 29 & 70 et seq

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

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

SIGN

HERE _____

County Clerk

COUNTY _____

S E A L**COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE**

Section 11.46 (b) & 61.42 (b)

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

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN

HERE _____

FIELD OFFICE _____

S E A L**PUBLISHER'S AFFIDAVIT (FOR MB, LB, RM, BP, BG, BE, BL & V)**

Section 11.39 and 61.38

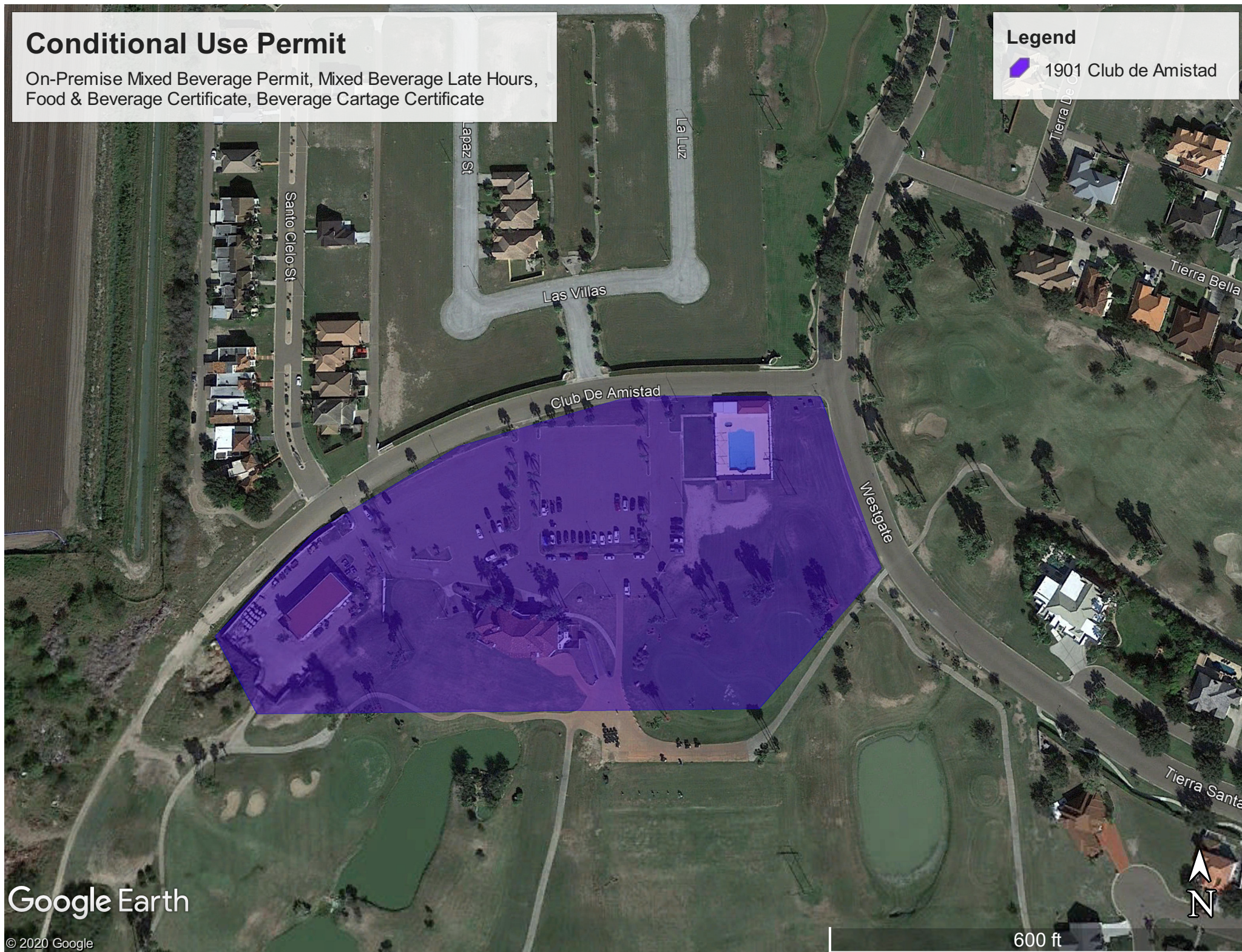
Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE Hover over to see example
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
S E A L		

Conditional Use Permit

On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours,
Food & Beverage Certificate, Beverage Cartage Certificate

Legend

 1901 Club de Amistad



Google Earth

© 2020 Google



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3664
From: Rebekah De La Fuente		
Subject: Discussion and consideration after public hearing on behalf of Ricardo Guerra to approve Ordinance 2020-32 a rezone request for 2606 N. Westgate. Also being Block 1, Lot 4, Sun Country Estates Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary and Highway business district and authorize the Mayor to execute any related documents. First reading on Ordinance 2020-32. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-2 Secondary and Highway business district. Twenty (20) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing Ordinance - First Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on September 21, 2020.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Rezone Request at the Regular Meeting of October 7, 2020.		
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of the Rezone Request		
Attachments, if any: Rezone- 2606 N Westgate- Memo, 2606 N WESTGATE - ATTACHMENTS, 2606 N Westgate- Rezone- Aerial, O2020-32 rezone 2606 N Westgate		

Responsibilities upon Approval:

Staff will advise applicant.

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

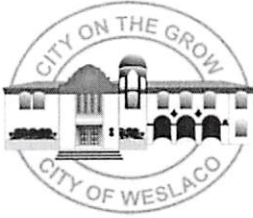
RE: Rezone- 2606 N Westgate Drive

DATE: October 20, 2020

The applicant is proposing to construction a commercial parking lot as part of an addition to an existing Meat Market. The proposed site was annexed into the City on 2005-08 as an existing business, now that the property is changing ownership and expanding to the North to include the proposed lot, the applicant is trying to get the property properly zoned. The 2040 Future Land Use Map does identify for this area to remain single family residential, however at there are already several existing businesses with this area

Thank you,

Rebekah de la Fuente, CFM



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

REZ
FILE NO. 20 00010

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 4 Block 1

Subdivision Name Sun Country Estates

Street Address 2606 N. Westgate

Existing Zoning Residential R-1 Existing Land Use N/A

Proposed Zoning commercial Proposed Land Use Parking lot B-2

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Ricardo R. Guerra Phone (956) 607-7487

Address 6700 N. Mile 3 1/2 W Fax: (956) 969-9674

City Weslaco State TX Zip Code 78599 E-Mail: n-quintanilla@yahoo.com

OWNER

Name Ricardo R Guerra Phone (956) 607-7487

Address 6700 N. Mile 3 1/2 W. Fax: (956) 969-9674

City Weslaco State TX Zip Code 78599 E-Mail: n-quintanilla@yahoo.com

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

Signature [Signature] Date 8-17-2020
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

CITY OF WESLACO

956-968-3181

REC#: 02665559 8/25/2020 8:36 AM
OPER: flor TERM: 040
REF#: 331
PAID BY:

TRAN: 204.0000 REZONING APPL FEE
2606 N WESTGATE
101-400-1027
REZONING APPLICATIO 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CHANGE: 0.00

2019 TAX STATEMENT



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

Certified Owner:
GUERRA RICARDO
2909 W IRIS AVE
MCALLEN, TX 78501-6225

Legal Description:
SUN COUNTRY ESTATES LOT 4 BLK 1

Account No: S6900-00-001-0004-00

Appr. Dist. No.: 291678

Legal Acres: .1377

Parcel Address: 2606 N WESTGATE

As of Date: 07/24/2020

Print Date: 07/24/2020

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$21,000	\$0	\$21,000	\$21,000	\$0	\$0	\$0	\$21,000

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	\$21,000		\$0.00	\$21,000	0.5750000	\$120.75
DRAINAGE DIST #1	\$21,000		\$0.00	\$21,000	0.1051000	\$22.07
CITY OF WESLACO	\$21,000		\$0.00	\$21,000	0.6967000	\$146.31
<i>Amount saved by additional sales tax revenue \$5.12</i>						
WESLACO ISD	\$21,000		\$0.00	\$21,000	1.0687000	\$224.43
SOUTH TEXAS ISD	\$21,000		\$0.00	\$21,000	0.0492000	\$10.33
SOUTH TEXAS COLLEGE	\$21,000		\$0.00	\$21,000	0.1733000	\$36.39

Total Tax: \$560.28
Total Tax Paid to date: \$560.28
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

07/31/2020 18 + up to 15%	08/31/2020 19 + up to 15%	09/30/2020 20 + up to 15%	11/02/2020 21 + up to 15%	11/30/2020 22 + up to 15%	12/31/2020 23 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02/01/2021 24 + up to 15%	03/01/2021 25 + up to 15%	03/31/2021 26 + up to 15%	04/30/2021 27 + up to 15%	05/31/2021 28 + up to 15%	06/30/2021 29 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

WESLACO ISD 2019 M&O 1.0487000 I&S .02000000 Total 1.0687000 2018 M&O 1.1397000 I&S .02000000 Total 1.1597000

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

4.1.69

Print Date: 07/24/2020

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



* S 6 9 0 0 0 0 0 0 1 0 0 0 4 0 0 *

S6900-00-001-0004-00

GUERRA RICARDO
2909 W IRIS AVE
MCALLEN, TX 78501-6225

AMOUNT PAID:

\$ _____

00002916780000000000

MEMORANDUM FOR THE RECORD

SUBJECT: [Illegible]

DATE: [Illegible]
BY: [Illegible]

[Illegible text block]

[Illegible text block]

[Illegible text block]

[Illegible text block]

APPROVED: [Illegible]

13-127

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

September 25, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 7, 2020, at 5:30pm and the City Commission will also hold a public hearing on October 20, 2020 at 5:30 p.m. VIA ZOOM MEETING to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877 853 5247; Meeting ID:934 8984 3933

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Ricardo Guerra is requesting to rezone 2606 N. Westgate. Also being Block 1, Lot 4, Sun Country Estates Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary and Highway business district.

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

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

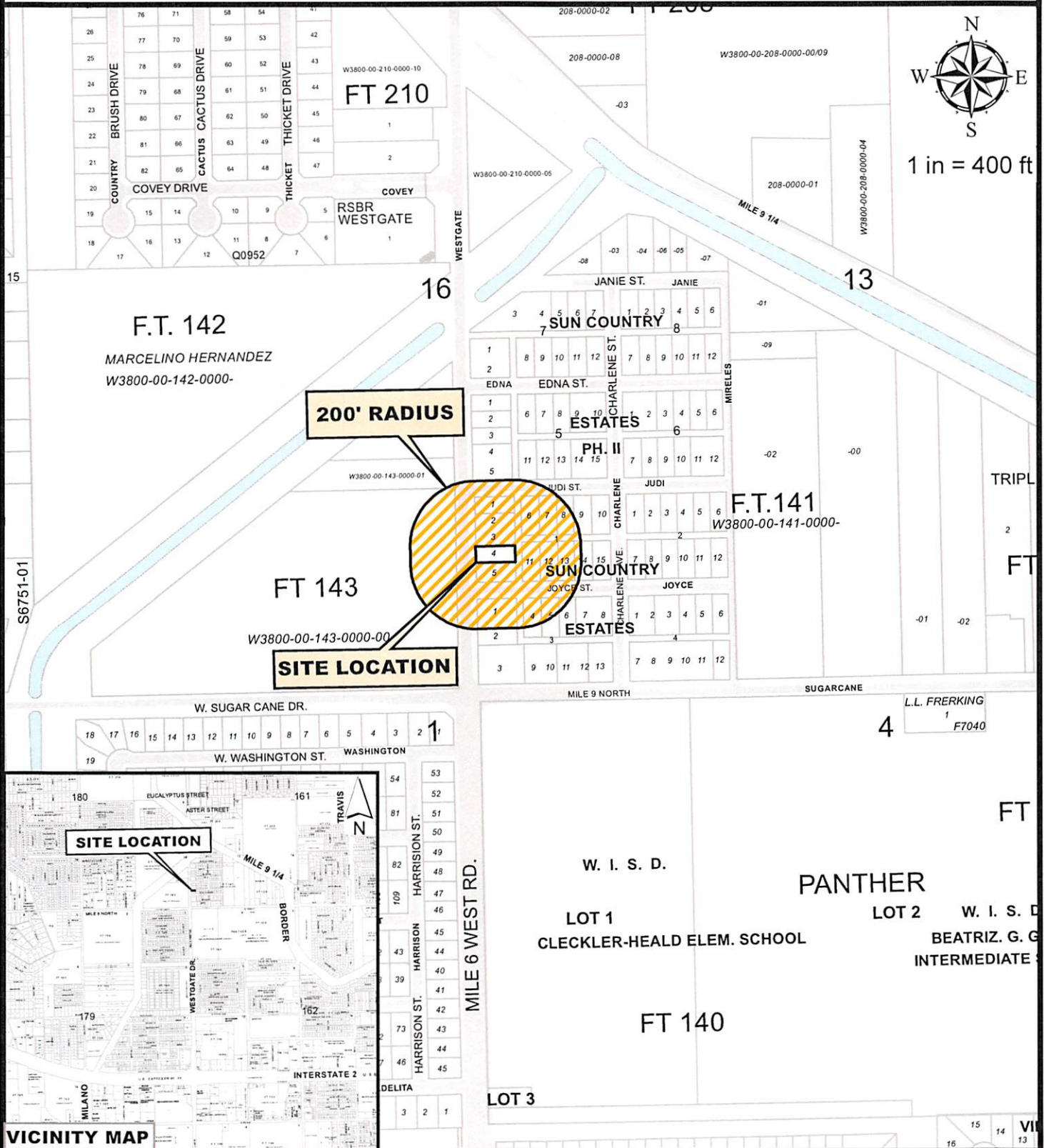
Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Ricardo R. Guerra

**2606 North Westgate
Sun Country Estates, Lot 4, Block 1
BLOCK 161, F.T. 141, LOT 13**

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Vacant Lot
Proposed zoning: B-2
Proposed land use: Parking Lot



SEP 15, 2020

LOZANO VIRGINA YOLANDA 1902 W MIMOSA DR WESLACO TX 78596	S6900-00-001-0001-00 SUN COUNTRY ESTATES LOT 1 & N1/2 OF LOT 2 BLK 1 0	L: 26100 B: 29421
RODRIGUEZ SOLEDAD G & MELBA PO BOX 142 PROGRESO TX 78579-0142	S6900-00-001-0002-00 SUN COUNTRY ESTATES S1/2 LOT 2 & ALL LOT 3 BLK 1 0	L: 24688 B: 40156
GUERRA RICARDO 2909 W IRIS AVE MCALLEN TX 78501-6225	S6900-00-001-0004-00 SUN COUNTRY ESTATES LOT 4 BLK 1 0	L: 21000 B: 0
GUERRA RICARDO 2909 W IRIS AVE MCALLEN TX 78501-6225	S6900-00-001-0005-00 SUN COUNTRY ESTATES LOT 5 BLK 1 0	L: 25200 B: 71253
AGUILAR ADAM A ETAL 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-001-0006-00 SUN COUNTRY ESTATES LOT 6 BLK 1 0	L: 23100 B: 34490
AGUILAR ALEXANDRA ETAL 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-001-0007-00 SUN COUNTRY ESTATES LOT 7 BLK 1 0	L: 23100 B: 59545
REYNA RAFAEL & MARIA CONSUELO 1605 JUDI ST WESLACO TX 78599-4069	S6900-00-001-0008-00 SUN COUNTRY ESTATES LOT 8 BLK 1 0	L: 14400 B: 15151
FARIAS MARIA S PROJECT 9 MILE LLC 1601 JUDI ST WESLACO TX 78599-4069	S6900-00-001-0009-00 SUN COUNTRY ESTATES LOT 9 BLK 1 1603 JUDI ST	L: 15840 B: 42319
MARTINEZ PATRICIA G 1610 JOYCE ST WESLACO TX 78599-3819	S6900-00-001-0011-00 SUN COUNTRY ESTATES LOT 11 BLK 1 0	L: 15840 B: 13921
JALOMO MARIA EVA 3312 ROSEWOOD DR WESLACO TX 78599-3625	S6900-00-001-0012-00 SUN COUNTRY ESTATES LOT 12 BLK 1 0	L: 15840 B: 52634
GONZALEZ JUAN MANUEL JR 1227 W CHEROKEE AVE PHARR TX 78577-4525	S6900-00-001-0013-00 SUN COUNTRY ESTATES LOT 13 BLK 1 1606 JUDI ST	L: 14400 B: 5245
RINCON ASENCION A 1604 JOYCE ST WESLACO TX 78599-3819	S6900-00-001-0014-00 SUN COUNTRY ESTATES LOT 14 BLK 1 0	L: 15840 B: 9960

SEP 15, 2020

GONZO ENTERPRISES LLC 1115 N 171ST E AVE TULSA OK 74116-4214	S6900-00-003-0001-00 SUN COUNTRY ESTATES LOTS 1 & 2 B LK 3 0	L: 58800 B: 221270
GONZO ENTERPRISES LLC 1115 N 171ST E AVE TULSA OK 74116-4214	S6900-00-003-0004-00 SUN COUNTRY ESTATES LOT 4 BLK 3 0	L: 15840 B: 7542
MONJARAS DANIEL ENRIQUE 1607 JOYCE ST WESLACO TX 78599-4068	S6900-00-003-0005-00 SUN COUNTRY ESTATES LOT 5 BLK 3 0	L: 15840 B: 70607
GOMEZ CESAR A & LUCINA G 1605 JOYCE ST WESLACO TX 78599-4068	S6900-00-003-0006-00 SUN COUNTRY ESTATES LOT 6 BLK 3 0	L: 14400 B: 37315
AGUILAR ELIZABETH 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-005-0004-00 SUN COUNTRY ESTATES UNIT NO. 2 L OTS 4 & 5 BLK 5 0	L: 30600 B: 39615
AGUILAR ADAM A ETAL 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-005-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 11 BLK 5 0	L: 15840 B: 6752
DE LEON JESUS PO BOX 8308 WESLACO TX 78599-8308	W3800-00-143-0000-00 WEST TRACT FT 143 13.79AC-15AC E XC 1.0-IMPS 12.37AC NET	L: 253585 B: 0
DE LEON JESUS PO BOX 8308 WESLACO TX 78599-8308	W3800-00-143-0000-01 WEST TRACT 1.0AC-15.79AC AN IRR TR-E534.40'-N91.86'-S721.07' FT	L: 20500 B: 27944

Rezone Request

R-1 to B-2

Legend

 2606 N Westgate

Google Earth

© 2020 Google

Westgate

Judi St

Joyce St

Charlene Ave

W Sugar Cane Dr

400 ft



ORDINANCE NO. 2020-32

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2606 N. WESTGATE. ALSO BEING BLOCK 1, LOT 4, SUN COUNTRY ESTATES SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS DISTRICT. BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-1 One-family dwelling district to B-2 Secondary and Highway business district being 2606 N. Westgate. Also being Block 1, Lot 4, Sun Country Estates Subdivision, 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 October 2020.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____ 2020.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3665	
From: Rebekah De La Fuente			
Subject: Discussion and consideration after public hearing on behalf of Ricardo Guerra to approve Ordinance 2020-33 a rezone request for 2720 N. Westgate. Also being Block 5, Lot 1 & 2, Sun Country Estates Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary and Highway business district and authorize the Mayor to execute any related documents. First reading on Ordinance 2020-33. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-2 Secondary and Highway business district. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on September 21, 2020.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Rezone Request at the Regular Meeting of October 7, 2020.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the Rezone Request			
Attachments, if any: Rezone- 2720 N Westgate- Memo, 2720 N WESTGATE- ATTACHMENTS, 2720 N Westgate- Rezone- Aerial, O2020-33 rezone 2720 N Westgate			

Responsibilities upon Approval:

Staff will advise applicant.

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Rezone- 2720 N Westgate Drive

DATE: October 20, 2020

The proposed site was annexed into the City on 2005-08 as an existing business, now that the property is changing ownership the applicant is trying to get the property properly zoned. The 2040 Future Land Use Map does identify for this area to remain single family residential, however at there are already several existing businesses with this area

Thank you,

Rebekah de la Fuente, CFM



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. REC 20-00011

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 and 2 Block 5

Subdivision Name Sun Country Estates

Street Address 2720 N. Westgate DR Weslaco, TX 78599

Existing Zoning Residential Existing Land Use Beauty Salon

Proposed Zoning Commercial Proposed Land Use Meat Market

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Ricardo R. Guerra Phone (956) 607-7487

Address 6700 N. Mile 3 1/2 W Fax: (956) 969-9674

City Weslaco State TX Zip Code 78599 E-Mail: n-quintanilla@yahoo.com

OWNER

Name Ricardo R. Guerra Phone (956) 607-7487

Address 6700 N. Mile 3 1/2 W Fax: (956) 969-9674

City Weslaco State TX Zip Code 78599 E-Mail: n-quintanilla@yahoo.com

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

Signature [Signature] Date 8-18-2020
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 Date _____

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

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

Ordinance No. _____

CITY OF WESLACO
956-968-3181

REC#: 02665560 8/25/2020 8:39 AM
OPER: floor TERM: 040
REF#: 233
PAID BY:

IRAN: 204.0000 REZONING APPL FEE
2720 N WESTGATE
101-400-1027
REZONING APPLICATIO 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CHANGE: 0.00

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

September 25, 2020

Legal Notice

Dear Occupant:

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Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

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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.

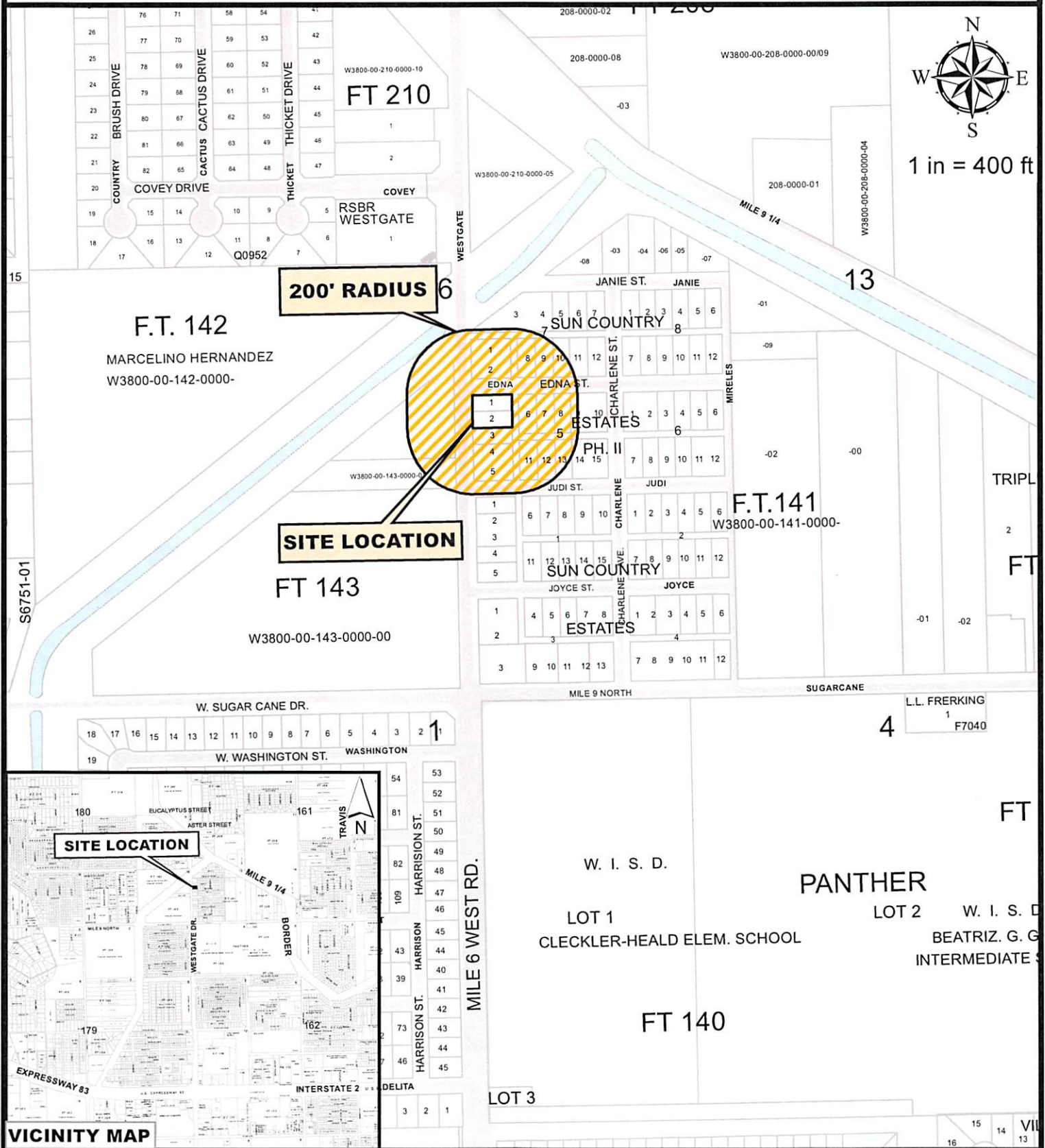
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

Engineering Department



Ricardo R. Guerra

**2720 North Westgate Dr.
Sun Country Estates, Lot 1 and Lot 2, Block 1
BLOCK 161, F.T. 141, LOT 13**

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Beauty Salon
Proposed zoning: B-2
Proposed land use: Meat Market



SEP 16, 2020

GUERRA HERMELINDA 6700 N MILE 3 1/2 W WESLACO TX 78596-1479	S6900-00-005-0001-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 1 BLK 5	L: 13320 B: 0
GUERRA HERMELINDA 2720 N WESTGATE DR WESLACO TX 78599-3875	S6900-00-005-0002-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 2 BLK 5	L: 21000 B: 12814
CARDOSA SILVIO HECTOR & 2710 N WESTGATE DR WESLACO TX 78599-3875	S6900-00-005-0003-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 3 BLK 5 0	L: 14400 B: 38459
AGUILAR ELIZABETH 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-005-0004-00 SUN COUNTRY ESTATES UNIT NO. 2 L OTS 4 & 5 BLK 5 0	L: 30600 B: 39615
SIFUENTES EMMA 1609 EDNA ST WESLACO TX 78599-4095	S6900-00-005-0006-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 6 BLK 5 0	L: 15840 B: 38290
SALINAS JESUS E & SAN JUANITA 1607 EDNA ST WESLACO TX 78599-4095	S6900-00-005-0007-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 7 BLK 5 0	L: 15840 B: 21048
GONZALEZ JAVIER & DALIA 1509 EDNA ST WESLACO TX 78599-4138	S6900-00-005-0008-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 8 BLK 5 0	L: 14400 B: 0
TYRAQ FAMILY LP 2228 MARTHA'S LN PALMHURST TX 78573-0176	S6900-00-005-0009-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 9 BLK 5 1201 EDNA ST	L: 15840 B: 0
TYRAQ FAMILY LP 2228 MARTHA'S LN PALMHURST TX 78573-0176	S6900-00-005-0010-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 10 BLK 5 1201 EDNA ST	L: 15840 B: 97160
AGUILAR ADAM A ETAL 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-005-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 11 BLK 5 0	L: 15840 B: 6752
CUELLAR GUADALUPE & ANTONIA 1608 JUDI ST WESLACO TX 78599-4070	S6900-00-005-0012-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 12 BLK 5 0	L: 15840 B: 13044
ROBLEDO JUAN 2629 GRANADA WESLACO TX 78599-4540	S6900-00-005-0013-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 13 BLK 5 0	L: 14400 B: 0

SEP 16, 2020

GARCIA ADELINA 900 W 7TH ST WESLACO TX 78596-6702	S6900-00-005-0014-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 14 BLK 5 1602 JUDI ST	L: 15840 B: 22370
GARCIA ADELINA 900 W 7TH ST WESLACO TX 78596-6702	S6900-00-005-0015-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 15 BLK 5 1602 JUDI ST	L: 15840 B: 5217
AGUILAR JUAN R ETAL 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-007-0001-00 SUN COUNTRY ESTATES UNIT NO. 2 L OTS 1 & 2 BLK 7 0	L: 50400 B: 40389
GUERRA SERGIO & DENYS 1609 JANIE ST WESLACO TX 78599-4182	S6900-00-007-0003-00 SUN COUNTRY ESTATES UNIT NO. 2 L OTS 3 & 4 BLK 7 0	L: 47040 B: 14045
REYNA ROSBEL & REYNA NELIA S 1610 EDNA ST WESLACO TX 78599-4155	S6900-00-007-0008-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 8 BLK 7 0	L: 15840 B: 19158
MARTINEZ LEONARDO & IRMA 1608 EDNA ST WESLACO TX 78599-4155	S6900-00-007-0009-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 9 BLK 7 0	L: 15840 B: 25909
HINOJOSA LORENZO 1604 EDNA ST WESLACO TX 78599-4155	S6900-00-007-0010-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 10 BLK 7 0	L: 14400 B: 14840
HINOJOSA LORENZO 1604 EDNA ST WESLACO TX 78599-4155	S6900-00-007-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 11 BLK 7 0	L: 15840 B: 0
DE LEON JESUS PO BOX 8308 WESLACO TX 78599-8308	W3800-00-143-0000-00 WEST TRACT FT 143 13.79AC-15AC E XC 1.0-IMPS 12.37AC NET	L: 253585 B: 0
DE LEON JESUS PO BOX 8308 WESLACO TX 78599-8308	W3800-00-143-0000-01 WEST TRACT 1.0AC-15.79AC AN IRR TR-E534.40'-N91.86'-S721.07' FT	L: 20500 B: 27944

2020 Notice of Appraised Value

HIDALGO COUNTY APPRAISAL DISTRICT
PO BOX 208
EDINBURG, TX 78540
www.hidalgoad.org
Phone: (956) 381-8466 Fax: (956) 289-2121

DATE OF NOTICE: April 17, 2020

Property ID: 291720
Ownership %: 100.00
Geo ID: S6900-00-005-0001-00
Legal: SUN COUNTRY ESTATES UNIT NO. 2 LOT 1 BLK 5
Legal Acres:
Situs: 2724 N WESTGATE DR WESLACO, TX
Owner ID: 733275
EFile PIN: GQRq8HsVGLXd

196431 1 AV 0.389*****AUTO**5-DIGIT 78596 5DGS 2 FT 1245



Property ID: 291720 - S6900-00-005-0001-00
GUERRA HERMELINDA
6700 N MILE 3 1/2 W
WESLACO TX 78599-1479

Dear Property Owner,
We have appraised the property listed above for the tax year 2020. As of January 1, our appraisal is outlined below.

Appraisal Information					Last Year - 2019		Proposed - 2020	
Improvements (Structures / Buildings, etc.) Market Value					1,407		4,081	
Market Value of Non Ag/Timber Land					13,320		19,425	
Market Value of Ag/Timber Land					0		0	
Market Value of Personal Property/Minerals					0		0	
Total Market Value					14,727		23,506	
Productivity Value of Ag/Timber Land					0		0	
Appraised Value					14,727		23,506	
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)					0		0	
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)								
2019 Exemption Amount	2019 Taxable Value	Taxing Unit	2020 Proposed Assessed Value	2020 Exemption Amount	2020 Taxable Value	2019 Tax Rate	2020 Estimated Taxes	FreezeYear and Tax Ceiling
0	14,727	CITY OF WESLACO	23,506	0	23,506	0.696700	163.77	
0	14,727	DRAINAGE DISTRICT #1	23,506	0	23,506	0.105100	24.70	
0	14,727	HIDALGO COUNTY	23,506	0	23,506	0.575000	135.16	
0	14,727	SOUTH TEXAS COLLEGE	23,506	0	23,506	0.173300	40.74	
0	14,727	SOUTH TEXAS SCHOOL	23,506	0	23,506	0.049200	11.56	
0	14,727	WESLACO ISD	23,506	0	23,506	1.068700	251.21	

The difference between the 2015 appraised value and the 2020 appraised value is 63.24%. This percentage information is required by Tax Code section 25.19(b-1).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials."

Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements. Any property previously omitted from the appraisal will be added as allowed by Section 25.21 of the Texas Property Tax Code. The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property's value. The taxing units will set tax rates later this year. If you wish to appeal, you must file a WRITTEN protest with the ARB by the deadline date:

* If you are age 65 or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on your home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. If you improved your property (by adding rooms or buildings) your school, county, city, or junior college ceiling may increase for these improvements. If you are a surviving spouse age 55 or older of a person that qualified for the age 65 or older exemption, you may retain the school, county, city, or junior college tax ceiling.

Deadline for filing a protest: **May 18, 2020**
Location of Hearings: **Appraisal District (Video Hearing)**
ARB will begin hearings: **May 26, 2020**

THIS IS NOT A BILL

A PROTEST FORM to send to the Appraisal District Office is on the back of this notice, if you intend to appear and present evidence before the ARB. A protest is sufficient if it includes the protesting property owner, account number, property address and reason for protesting. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest.

If you have any questions or need more information, please contact the appraisal district office at (956) 381-8466 or at the address shown above.

Sincerely,
Chief Appraiser

2014 TAX STATEMENT



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

Certified Owner:

GUERRA HERMELINDA
2720 N WESTGATE DR
WESLACO, TX 78599-3875

Legal Description:

SUN COUNTRY ESTATES LOT 2 BLK 5

Account No: S6900-00-005-0002-00

Appr. Dist. No.: 291721

Legal Acres: .1377

Parcel Address:

As of Date: 01/30/2015

Print Date: 01/30/2015

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$14,400	\$17,342	\$31,742	\$31,742	\$0	\$0	\$0	\$31,742
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
HIDALGO COUNTY		\$31,742		\$0.00	\$31,742	0.5900000	\$187.28
DRAINAGE DIST #1		\$31,742		\$0.00	\$31,742	0.0957000	\$30.38
EMS DIST #1		\$31,742		\$0.00	\$31,742	0.0165000	\$5.24
WESLACO ISD		\$31,742		\$0.00	\$31,742	1.1397000	\$361.76
SOUTH TEXAS ISD		\$31,742		\$0.00	\$31,742	0.0492000	\$15.62
SOUTH TEXAS COLLEGE		\$31,742		\$0.00	\$31,742	0.1850000	\$58.72

Total Tax: \$659.00

Total Tax Paid to date: \$0.00

Total Tax Remaining: \$659.00

Exemptions:**AMOUNT DUE IF PAID BY THE END OF:**

JAN 2015 0%	FEB 2015 7%	MAR 2015 9%	APR 2015 11%	MAY 2015 13%	JUN 2015 15%
\$659.00	\$705.13	\$718.31	\$731.49	\$744.67	\$757.85
JUL 2015 18 + up to 15%	AUG 2015 19 + up to 15%	SEP 2015 20 + up to 15%	OCT 2015 21 + up to 15%	NOV 2015 22 + up to 15%	DEC 2015 23 + up to 15%
\$894.26	\$901.84	\$909.42	\$917.00	\$924.58	\$932.15

School Information:

WESLACO ISD 2014 M&O 1.1397000 I&S .00000000 Total 1.1397000 2013 M&O 1.1397000 I&S .00000000 Total 1.1397000

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

4.1.53

Print Date: 01/30/2015

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



S6900-00-005-0002-00

GUERRA HERMELINDA
2720 N WESTGATE DR
WESLACO, TX 78599-3875

AMOUNT PAID:

\$ _____

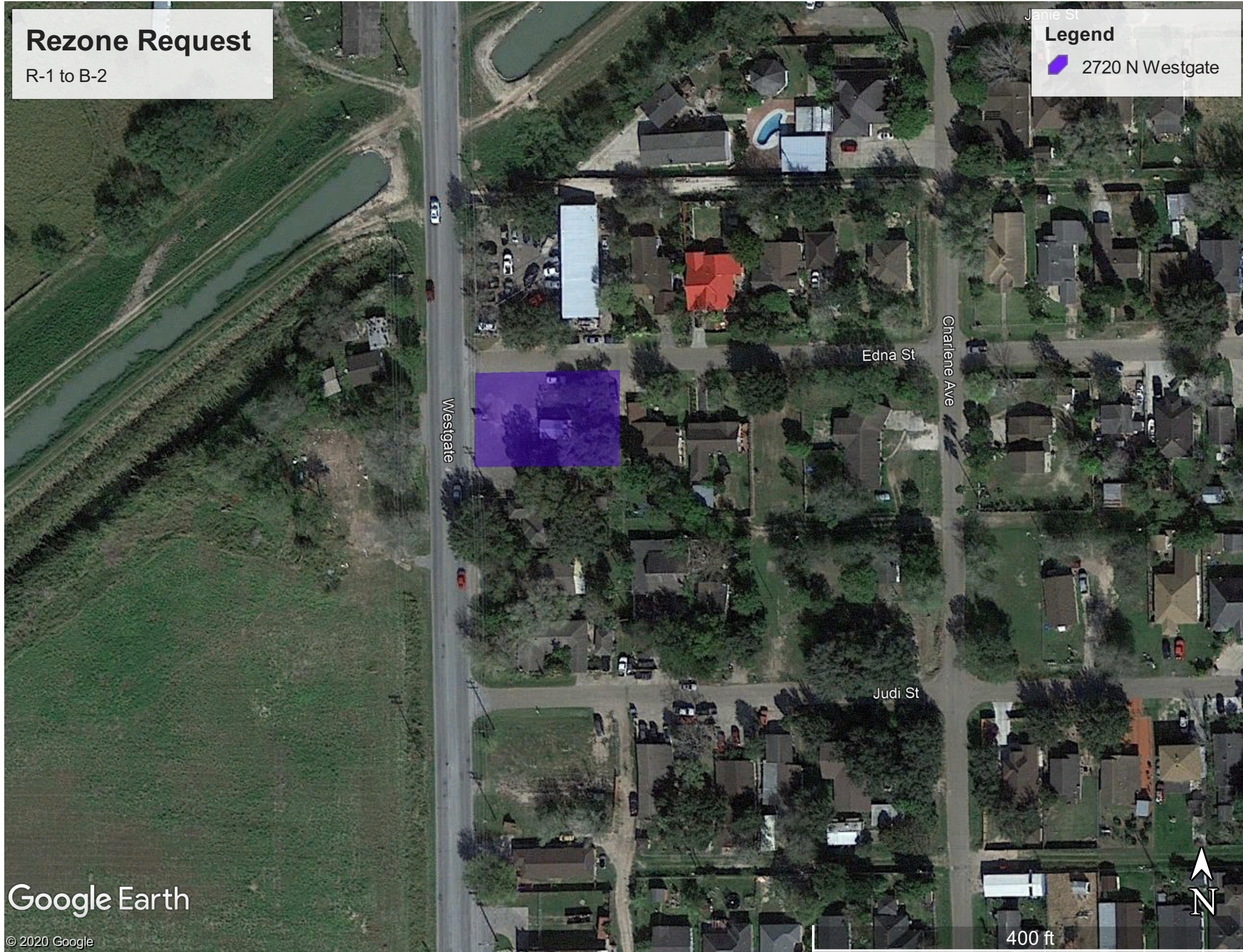
00002917210000065900

Rezone Request

R-1 to B-2

Legend

 2720 N Westgate



Google Earth

© 2020 Google

ORDINANCE NO. 2020-33

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2720 N. WESTGATE. ALSO BEING BLOCK 5, LOT 1 & 2, SUN COUNTRY ESTATES SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS DISTRICT. BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-1 One-family dwelling district to B-2 Secondary and Highway business district being 2720 N. Westgate. Also being Block 5, Lot 1 & 2, Sun Country Estates Subdivision, 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 October 2020.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2020.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3666	
From: Rebekah De La Fuente			
Subject: Discussion and consideration for the Final Plat for Freedom Storage– being a 2.409 acre being a part or portion out of Farm Tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 863' east of Pleasantview Dr. south of Business 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed two (1) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco services through a 6" sewer line. The property is within a Flood Zone "B". Applicant is requesting a setback variance.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the Final Plat at the Regular Meeting of October 7, 2020.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the Final Plat			
Attachments, if any: Freedom Storage- Final Plat- Memo, Freedom Storage -Application, Drainage Report, Freedom Storage- Aerial, Freedom Storage- Plats			
Responsibilities upon Approval: Staff will advise applicant.			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Freedom Storage

DATE: October 20, 2020

The proposed use for the 1-lot subdivision will be for self-storage units. The developer has complied with all departmental comments and is not requesting any variance. The proposed development is located along East Business 83 just East of Hawkins Funeral Home. The developer was granted a rezone of the property in April of 2020.

Thank you,

Rebekah de la Fuente, CFM



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. _____

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: FREEDOM STORAGE SUBDIVISION

Location: 2732 E. Business 83

Legal Description: 2.409 acres being a part or prtion out of Farm Tract 710, Blk. 136, West & Adams Tract S/D

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: B-2

Existing Land Use: Open Proposed Land Use: Commercial

Number of Lots Proposed: 1 Gross Acreage: 2.409

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: 3 BU Family Limited Partnership Telephone: c/o 381-0981

Address: 3120 Center Pointe Dr. Fax: c/o 381-1839

City: Edinburg, State: TX Zip: 78539 E-mail: c/o mario@meldenandhunt.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. c/o Mario A. Reyna Telephone: 381-0981

Address: 115 W. McIntyre Street Edinburg, TX 78541 Fax: 381-1839

City: Edinburg State: TX Zip: 78541 E-mail: mario@meldenandhunt.com

☐ 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: 3BU Family Limited Partnership Telephone: c/o 381-0981
Address: 3120 Center Ponte Dr. Fax: c/o 381-1839
City: Edinburg State: TX Zip: 78539 E-mail: c/o mario@meldenandhunt.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: _____

Owner Signature: _____ Date: _____

Melden & Hunt, Inc. is the authorized agent

Authorized Agent Signature:  Date: 7-9-2020

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



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. _____

GENERAL INFORMATION

Name of Subdivision: FREEDOM STORAGE SUBDIVISION

Location: Approximately 800' feet east of the intersection of Plaeasnt View Drive & Business 83

Legal Description: A subdivision containing 2.409 acres being a part or portion o/o FarmTract 710, Block 136, West & Adams Tract

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:

Front Setback from 60 feet to 55 feet

☐ 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: 3BU Family Limited Partnership Telephone: c/o 381-0981
Address: 3120 Center Ponte Dr. Fax: c/o 381-1839
City: Edinburg State: TX Zip: 78539 E-mail: c/o mario@meldenandhunt.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: _____

Owner Signature: _____ Date: _____

Melden & Hunt, Inc. is the authorized agent

Authorized Agent Signature:  Date: 7-9-2020

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

FIRM NAME: MELDEN & HUNT, INC. – #F1435
TITLE: FREEDOM STORAGE SUBDIVISION
PREPARED BY: MARIO A. REYNA, P.E
DATE: July 09, 2020
Revised Date: August 11, 2020



Mario A. Reyna
8-11-20

INDEX

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



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

Drainage Statement FREEDOM STORAGE SUBDIVISION Project #20117.00 Date: July 09, 2020 Revised Date: August 6, 2020

FREEDOM STORAGE SUBDIVISION A tract of land containing 2.409 acres situated in Hidalgo County, Texas, being a part or portion out of Farm Tract 710, Block 136, West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 2.409-acre tract was conveyed to 3BU Family limited partnership, by virtue of an Assumption Warranty Deed recorded under Document Number 2669990, Hidalgo County Official Records. This subdivision falls in "Zone B" according to FEMA FIRM Community-Panel number: 480349 0005 B. Zone "B" is defined as "areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one(1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood." The property is located approximately 800 feet east of the intersection of Pleasant View Drive & U.S. Expressway 83 (I2). The property is currently open with a proposed use of 1 commercial lots in the to City of Weslaco, Texas.

The soils in this area is (28) Hidalgo Sandy Clay Loam and (70) Willacy fine sandy loam, which are in Hydrologic Group "B". This soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

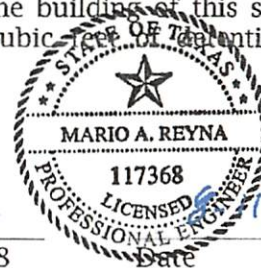
Existing runoff is in a northeasterly direction, with a runoff of 2.05 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 8.82 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 6.77 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from buildings onto the parking lot and green areas and sheet flow towards a proposed detention pond located with in lot. The drainage requirement for Dan and Tina Patel Subdivision for a 10 year storm is 11,735 cubic feet. Currnetly 12,177 cubic feet of detention is provided within their site and will outfall into the proposed detention pond for Freedom Storage Subdivision. Both drainage systems will outfall into an existing 24" storm pipe which ultimately flows into an existing drain ditch directly south of the proposed site.

In accordance with the City of Weslao drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required 20,494 cubic feet of detention will be provided within the Proposed Detention Pond.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
Hector Garcia 8/31/20	
H.C.D.D. NO. 1 DATE	

Mario A. Reyna, P.E. #117368



DRAINAGE REPORT

PROJECT NAME: **FREEDOM STORAGE SUBDIVISION**
 PROJECT NUMBER: **20117**
 DATE: **August 6, 2020**

I. Existing Condition-10 year

Ex. Area:	104,936.04 sf	Int. Coeff. "k"	0.213 Table 3-2
	2.41 ac	K _p	3.28
Imp. Area:	- sf	Length	634 ft
% Imp. :	0.00	Velocity	0.270582 ft/sec
Slope :	0.15 %		
t _c :	39.05 min		
Rainfall Intensity (10yr)			4.263 in/hr
c factor			0.200
Q peak existing condition:			2.05 cfs

II. Future Condition-50 year

Future area:	104,936.04 sf		
	2.41 ac		
Estimated Imp. Area:	150,330 sf		
% Imp. :	1.43		
Slope :	15.00%		
t _c :	38.50 min		
Rainfall Intensity (50yr)			5.476 in/hr
c factor			0.669
Q future cond. = Aci = i *	=	8.82 *	0.67
		1.611621 i	

time min.	time hour	i in/hr	Q _{in} cfs	V _{in} cf	Q _{out} cfs	V _{out} cf	REQ'D V cf
5	0.08	13.57	21.87	6561	2.05	2681	3880
10	0.17	10.83	17.45	10467	2.05	2989	7479
15	0.25	9.10	14.67	13202	2.05	3297	9905
20	0.33	7.91	12.74	15294	2.05	3605	11689
25	0.42	7.03	11.32	16982	2.05	3913	13069
30	0.50	6.34	10.22	18401	2.05	4221	14179
35	0.58	5.80	9.34	19619	2.05	4529	15090
40	0.67	5.35	8.62	20693	2.05	4837	15856
45	0.75	4.98	8.02	21652	2.05	5145	16507
50	0.83	4.66	7.51	22521	2.05	5454	17067
60	1.00	4.14	6.68	24043	2.05	6070	17973
90	1.50	3.16	5.10	27536	2.05	7918	19617
120	2.00	2.60	4.18	30123	2.05	9767	20356
180	3.00	1.95	3.14	33958	2.05	13464	20494
240	4.00	1.59	2.56	36830	2.05	17162	19668

Storage Required: 20,494 cf
 Storage Required: 0.470 Ac.-Ft.
 w/ release rate of: 2.05 cfs
 Storage / Ac. Development: 0.195 Ac.Ft. per Ac.



Mario A. Reyna
 E-11-20

H.C.D.D. No. 1 "c" values for Rational Method	
Type of Drainage Area	Runoff Coefficient "c"
Residential	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.3
Single Family (Lots greater than 1/2 acre)	0.25
Multi-Family (Less than 20 DU / AC)	0.45
Multi-Family (Greater than 20 DU / AC)	0.55
Business Districts:	0.7
Industrial	
Light areas	0.5
Heavy areas	0.6
Railroad yard areas	0.2
Parks, cemeteries	0.1
Unimproved Areas	
Bare Surface	0.3
Grassland	0.25
Cultivated	0.2
Woodlands	0.15
Streets	
Asphalt	0.7
Concrete	0.75
Drives and walks	0.75

$$C_w = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots C_n A_n) / A_{total}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35		0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.75	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Roofs	0.75	43405	0.996	0.747
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.15	23655.04	0.543	0.081
Grassland	0.25	0	0.000	0.000
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Asphalt	0.7	0	0.000	0.000
Concrete	0.9	37733	0.866	0.780
Drives and walks	0.9	143	0.003	0.003
Total:		104,936	2.409	1.611
Weighted "c":			0.669	

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

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

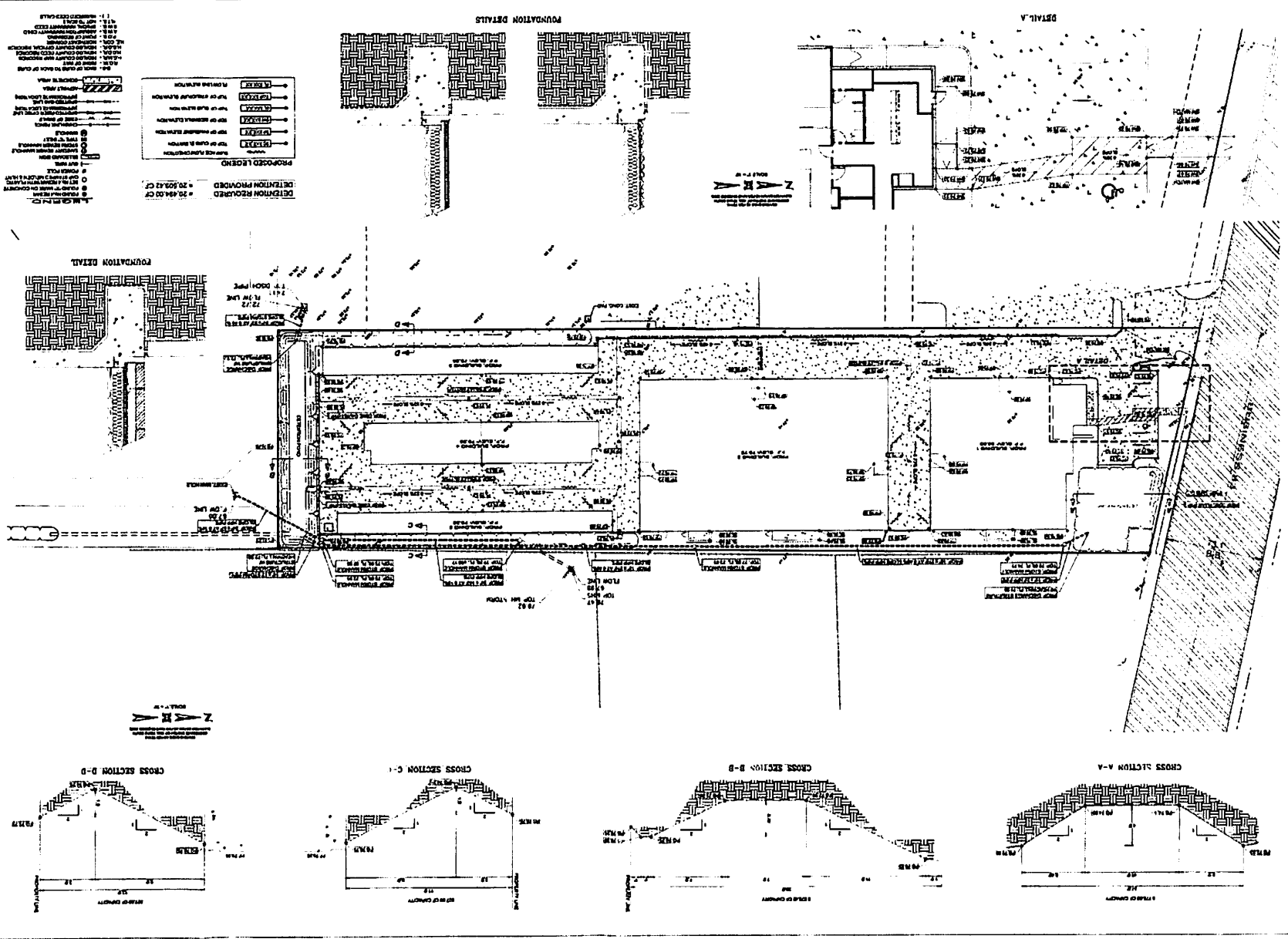
PAVING & GRADING PLAN

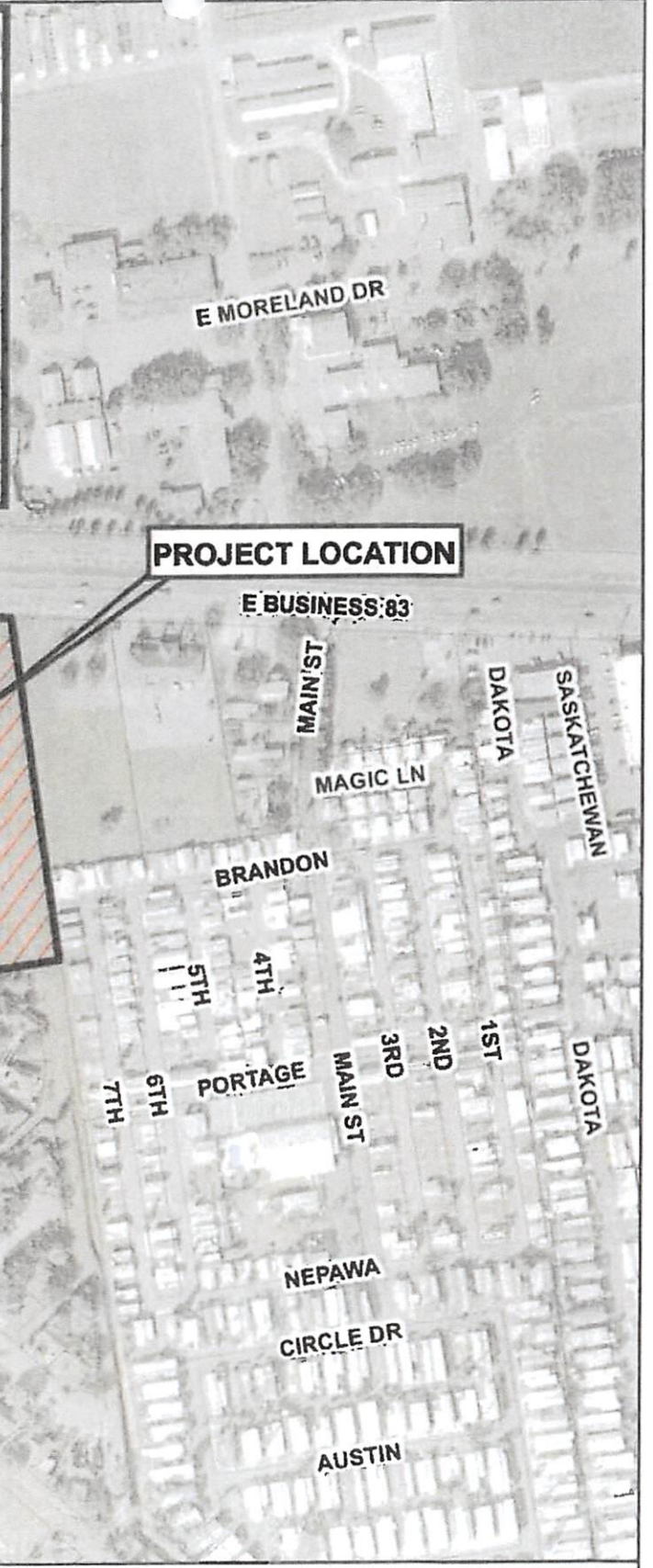
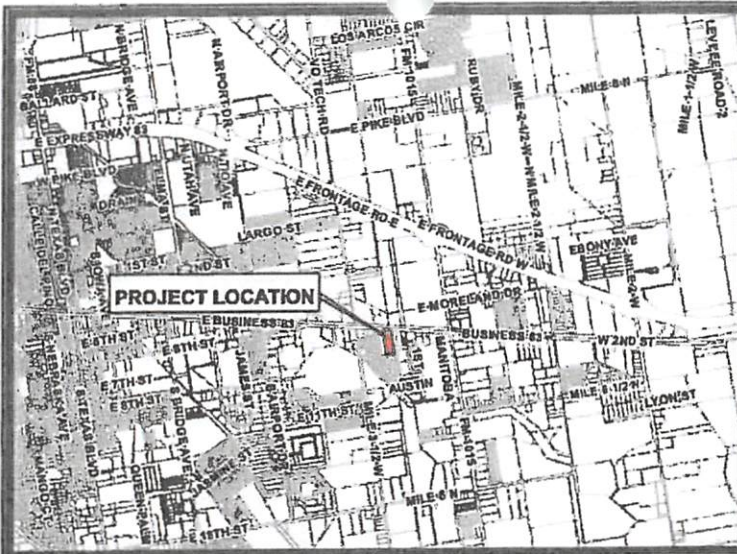
FREEDOM STORAGE SUBDIVISION
WISLACO, TEXAS

PROJECT NO.	10123
DATE	10/1/17
BY	AS SHOWN

20117.00

10123

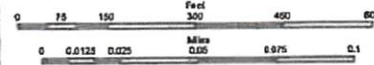




STATE
OF
TEXAS

HIDALGO
COUNTY

1 Inch = 300 feet



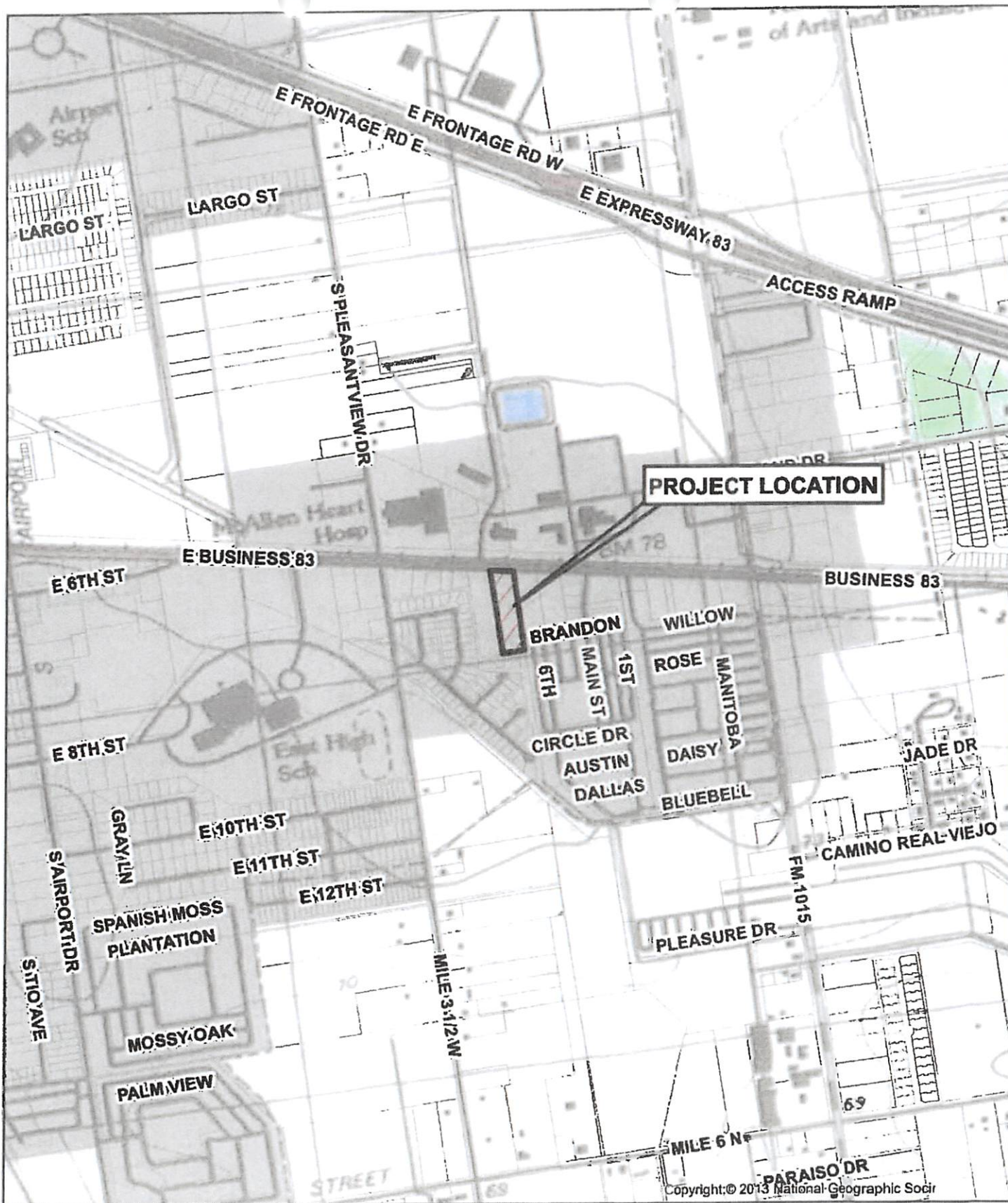
CITY OF WESLACO
HIDALGO COUNTY, TEXAS
PROJECT LOCATION MAP

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

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DATE: 08-26-2008
JOB NO: 2007-10
DRAWN BY: J. BLOCH

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HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

1	12.626	14.283	16.353	17.386
2	11.721	13.281	15.215	16.210
3	10.950	12.426	14.244	15.204
4	10.286	11.687	13.405	14.333
5	9.706	11.042	12.671	13.570
6	9.194	10.472	12.023	12.895
7	8.740	9.966	11.447	12.294
8	8.334	9.512	10.930	11.755
9	7.968	9.103	10.464	11.268
10	7.636	8.732	10.042	10.825
11	7.334	8.394	9.656	10.421
12	7.058	8.084	9.303	10.051
13	6.804	7.799	8.978	9.710
14	6.569	7.536	8.678	9.395
15	6.353	7.293	8.400	9.102
16	6.151	7.067	8.142	8.831
17	5.964	6.856	7.902	8.577
18	5.789	6.659	7.677	8.340
19	5.625	6.475	7.466	8.117
20	5.472	6.302	7.268	7.908
21	5.327	6.139	7.082	7.711
22	5.191	5.985	6.906	7.525
23	5.062	5.840	6.740	7.349
24	4.941	5.703	6.583	7.183
25	4.825	5.572	6.434	7.025
26	4.716	5.449	6.293	6.875
27	4.612	5.331	6.158	6.732
28	4.513	5.220	6.030	6.596
29	4.419	5.113	5.908	6.467
30	4.329	5.011	5.792	6.343
31	4.244	4.914	5.680	6.224
32	4.161	4.821	5.574	6.111
33	4.083	4.732	5.472	6.002
34	4.008	4.646	5.374	5.897
35	3.935	4.564	5.280	5.797

TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

36	3.866	4.486	5.189	5.701
37	3.799	4.410	5.103	5.608
38	3.735	4.337	5.019	5.519
39	3.673	4.267	4.939	5.433
40	3.614	4.199	4.861	5.350
41	3.557	4.134	4.786	5.270
42	3.501	4.071	4.714	5.193
43	3.448	4.010	4.644	5.118
44	3.396	3.951	4.577	5.046
45	3.346	3.895	4.511	4.976
46	3.298	3.840	4.448	4.908
47	3.251	3.786	4.387	4.843
48	3.206	3.735	4.328	4.779
49	3.162	3.685	4.270	4.717
50	3.120	3.636	4.215	4.658
51	3.078	3.589	4.161	4.600
52	3.038	3.543	4.108	4.543
53	2.999	3.499	4.057	4.488
54	2.962	3.456	4.007	4.435
55	2.925	3.414	3.959	4.383
56	2.889	3.373	3.912	4.333
57	2.854	3.333	3.867	4.284
58	2.821	3.295	3.822	4.236
59	2.788	3.257	3.779	4.189
60	2.756	3.220	3.737	4.144
61	2.724	3.185	3.696	4.099
62	2.694	3.150	3.656	4.056
63	2.664	3.116	3.617	4.014
64	2.635	3.083	3.578	3.973
65	2.607	3.050	3.541	3.933
66	2.579	3.019	3.505	3.894
67	2.552	2.988	3.469	3.855
68	2.526	2.958	3.435	3.818
69	2.500	2.928	3.401	3.781
70	2.475	2.899	3.368	3.745

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

71	2.451	2.871	3.335	3.710
72	2.427	2.844	3.303	3.676
73	2.403	2.817	3.272	3.642
74	2.380	2.790	3.242	3.610
75	2.358	2.765	3.212	3.577
76	2.336	2.739	3.183	3.546
77	2.314	2.715	3.155	3.515
78	2.293	2.690	3.127	3.485
79	2.272	2.667	3.099	3.455
80	2.252	2.643	3.073	3.426
81	2.232	2.620	3.046	3.398
82	2.213	2.598	3.020	3.370
83	2.193	2.576	2.995	3.342
84	2.175	2.555	2.970	3.315
85	2.156	2.533	2.946	3.289
86	2.138	2.513	2.922	3.263
87	2.121	2.492	2.899	3.238
88	2.103	2.472	2.876	3.213
89	2.086	2.453	2.853	3.188
90	2.069	2.434	2.831	3.164
91	2.053	2.415	2.809	3.140
92	2.037	2.396	2.788	3.117
93	2.021	2.378	2.767	3.094
94	2.005	2.360	2.746	3.072
95	1.990	2.342	2.726	3.050
96	1.975	2.325	2.706	3.028
97	1.960	2.308	2.686	3.007
98	1.946	2.291	2.667	2.986
99	1.931	2.275	2.648	2.965
100	1.917	2.258	2.629	2.944
101	1.904	2.242	2.610	2.924
102	1.890	2.227	2.592	2.905
103	1.876	2.211	2.574	2.885
104	1.863	2.196	2.557	2.866
105	1.850	2.181	2.540	2.847

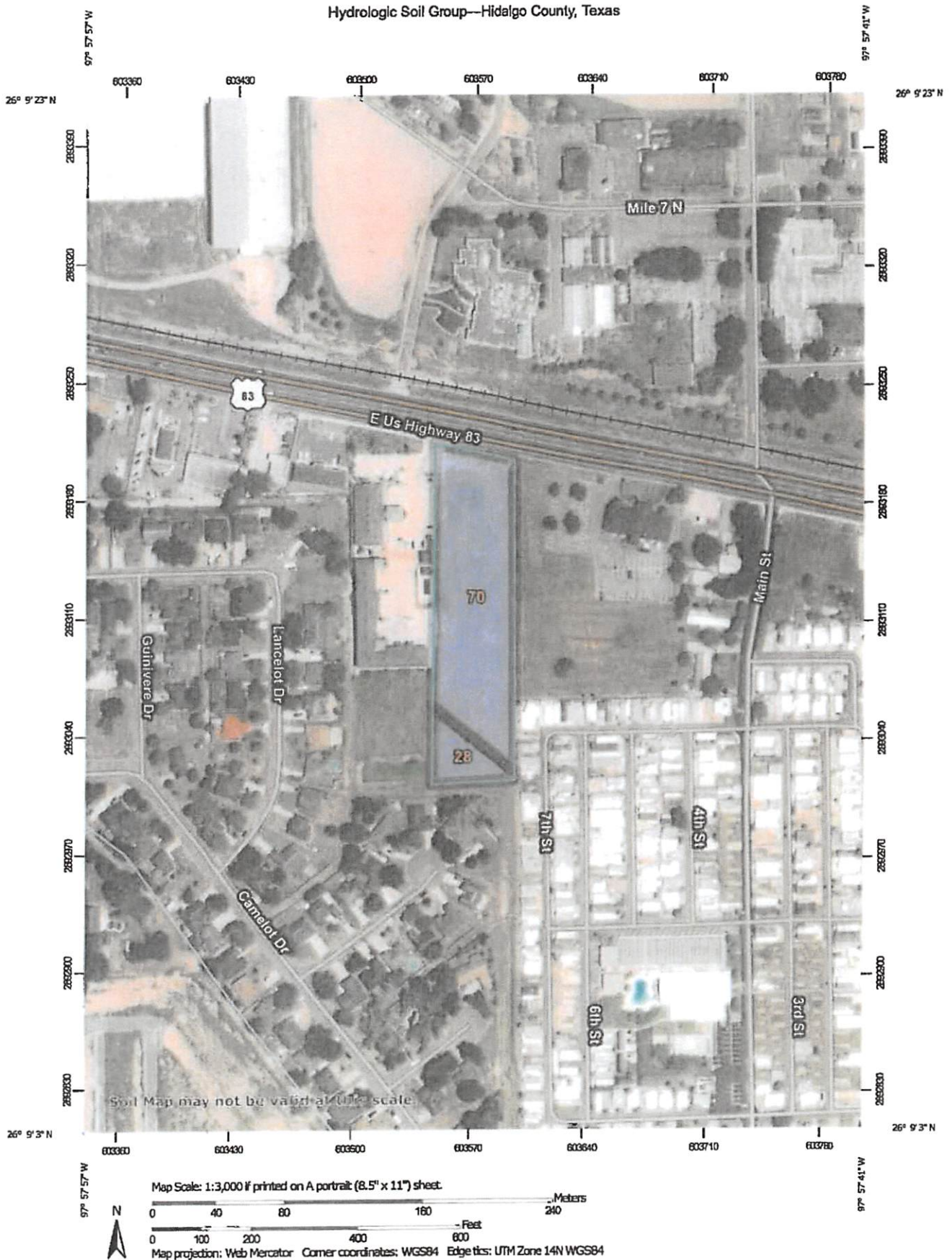
TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

106	1.838	2.166	2.523	2.829
107	1.825	2.152	2.506	2.811
108	1.813	2.137	2.489	2.793
109	1.800	2.123	2.473	2.775
110	1.788	2.109	2.457	2.757
110	1.788	2.109	2.457	2.757
112	1.765	2.082	2.426	2.723
113	1.753	2.069	2.410	2.707
114	1.742	2.056	2.395	2.690
115	1.731	2.043	2.380	2.674
116	1.720	2.030	2.366	2.658
117	1.709	2.018	2.351	2.642
118	1.698	2.006	2.337	2.626
119	1.688	1.993	2.323	2.611
120	1.677	1.981	2.309	2.596
125	1.628	1.924	2.242	2.523
130	1.581	1.870	2.180	2.455
135	1.537	1.819	2.122	2.391
140	1.496	1.771	2.067	2.331
145	1.457	1.727	2.015	2.274
150	1.421	1.684	1.966	2.220
155	1.386	1.644	1.919	2.169
160	1.354	1.606	1.876	2.121
165	1.323	1.570	1.834	2.075
170	1.293	1.536	1.794	2.032
175	1.265	1.504	1.757	1.990
180	1.239	1.473	1.721	1.951
185	1.213	1.443	1.686	1.913
190	1.189	1.415	1.654	1.877
195	1.166	1.388	1.622	1.842
200	1.144	1.362	1.592	1.809
210	1.102	1.313	1.536	1.747
220	1.063	1.268	1.484	1.690
230	1.028	1.227	1.436	1.637
240	0.995	1.189	1.392	1.587

Appendix 3.0
Street Velocities and Capacities Flowing Curb Full
Manning's $n = 0.018$

	Local Street $w = 30'$		Local Street $w = 40'$		Collector Street $w = 44'$		Secondary Street (half-section) $w = 24'$		Primary Street (half-section)	
Slope %	$c = 4"$ $wp = 31.16$ $A = 12.45$ $r = 0.40$	Q cfs	$c = 4"$ $wp = 41.17$ $A = 16.67$ $r = 0.405$	Q cfs	$c = 5"$ $wp = 45.17$ $A = 16.50$ $r = 0.365$	Q cfs	$c = 6"$ $wp = 24.66$ $A = 7.92$ $r = 0.32$	Q cfs	$c = 9"$ $wp = 28.32$ $A = 8.12$ $r = 0.28$	Q cfs
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12
0.20	2.00	24.90	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70

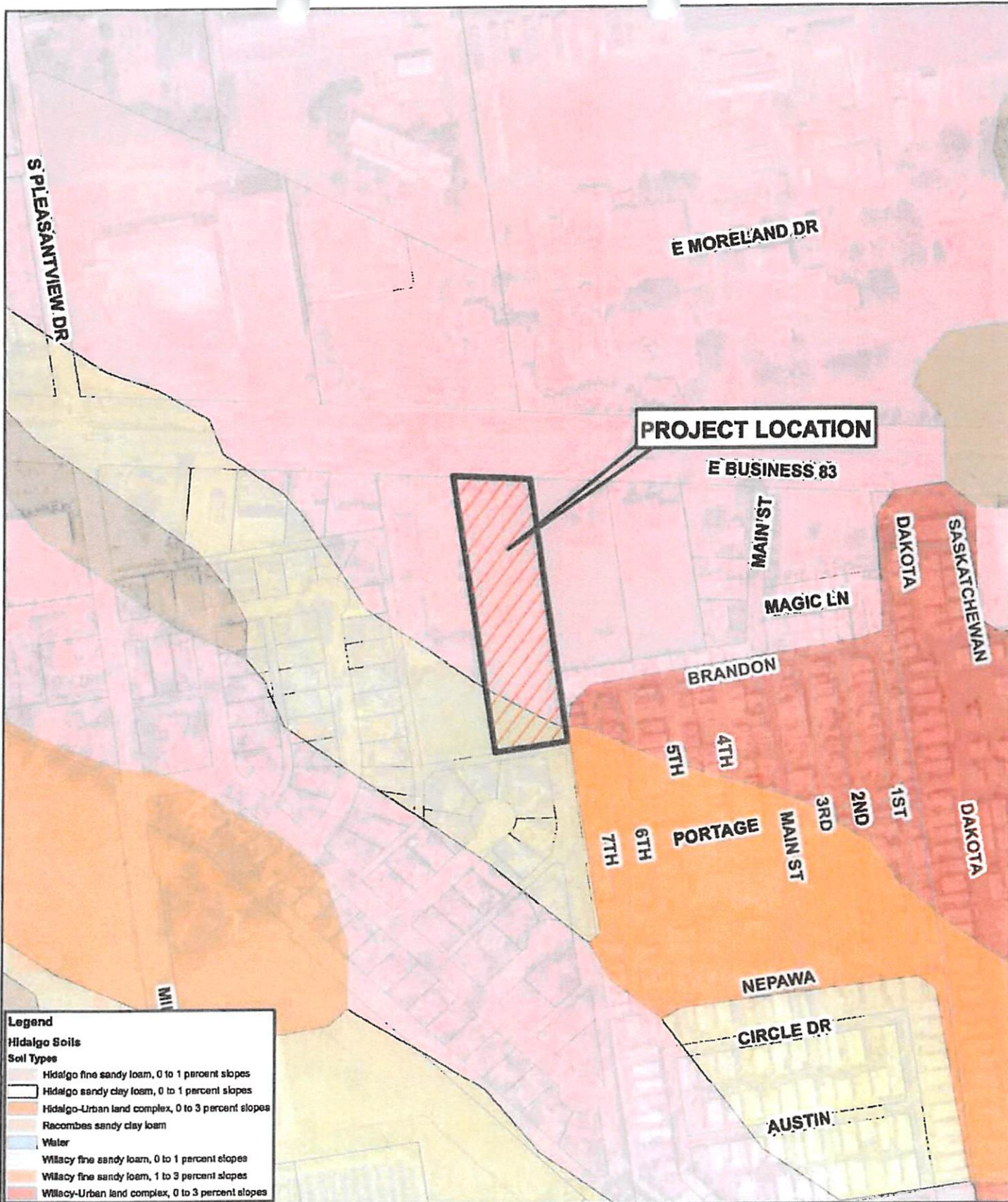
Hydrologic Soil Group—Hidalgo County, Texas



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/26/2020
Page 1 of 4

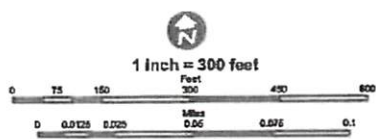
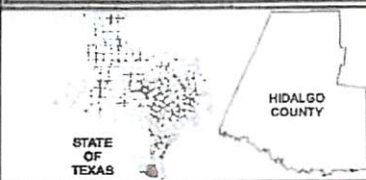


Legend

Hidalgo Soils

Soil Types

- Hidalgo fine sandy loam, 0 to 1 percent slopes
- Hidalgo sandy clay loam, 0 to 1 percent slopes
- Hidalgo-Urban land complex, 0 to 3 percent slopes
- Recombes sandy clay loam
- Water
- Willacy fine sandy loam, 0 to 1 percent slopes
- Willacy fine sandy loam, 1 to 3 percent slopes
- Willacy-Urban land complex, 0 to 3 percent slopes



CITY OF WESLACO
HIDALGO COUNTY, TEXAS
SOIL MAP

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DATE: MAY 2021
 JOB NO: 2010-0001
 DRAWING NO: 1001

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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas
 Survey Area Data: Version 18, Sep 12, 2019

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	0.3	13.2%
70	Willacy fine sandy loam, 0 to 1 percent slopes	B	2.1	86.8%
Totals for Area of Interest			2.4	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

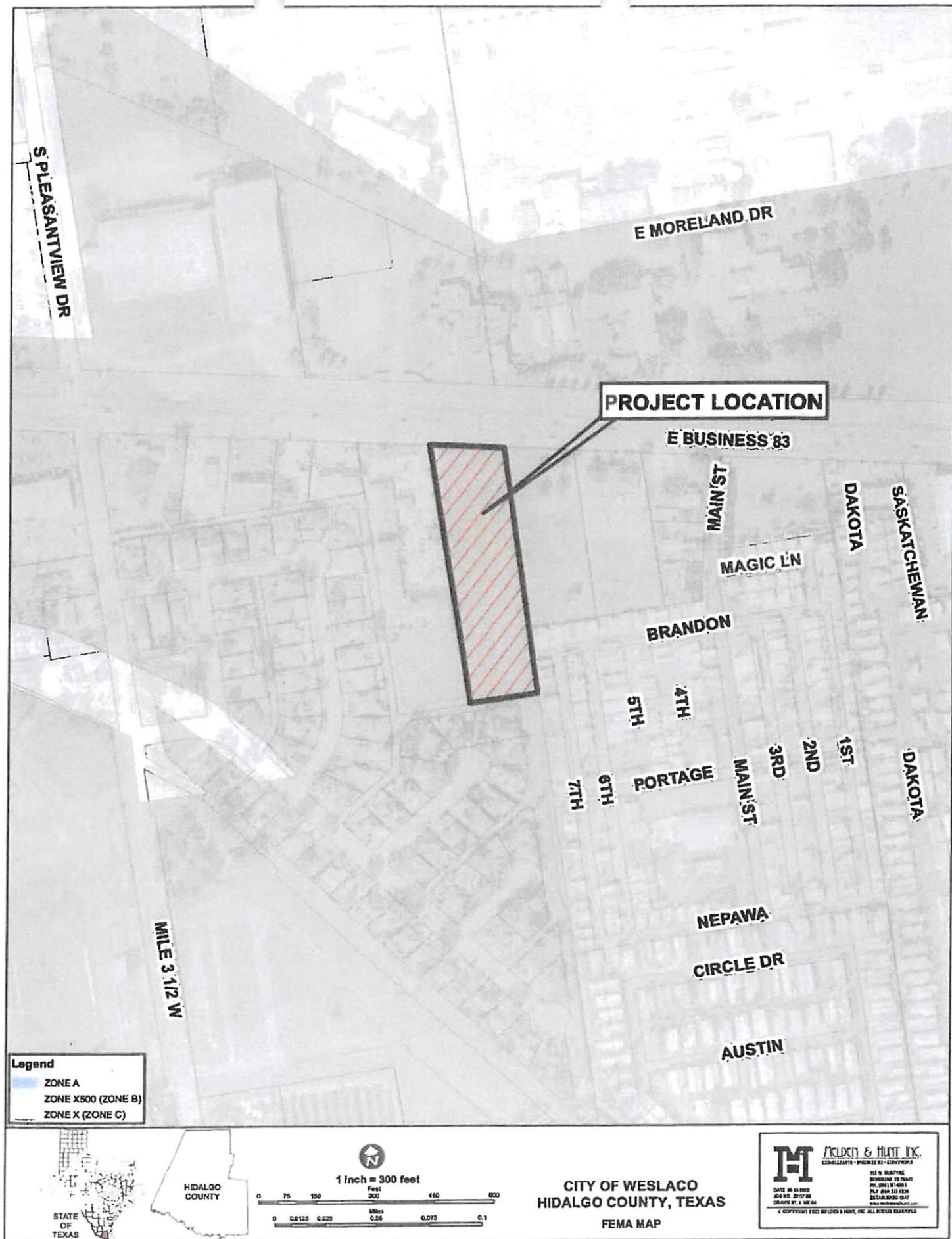
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

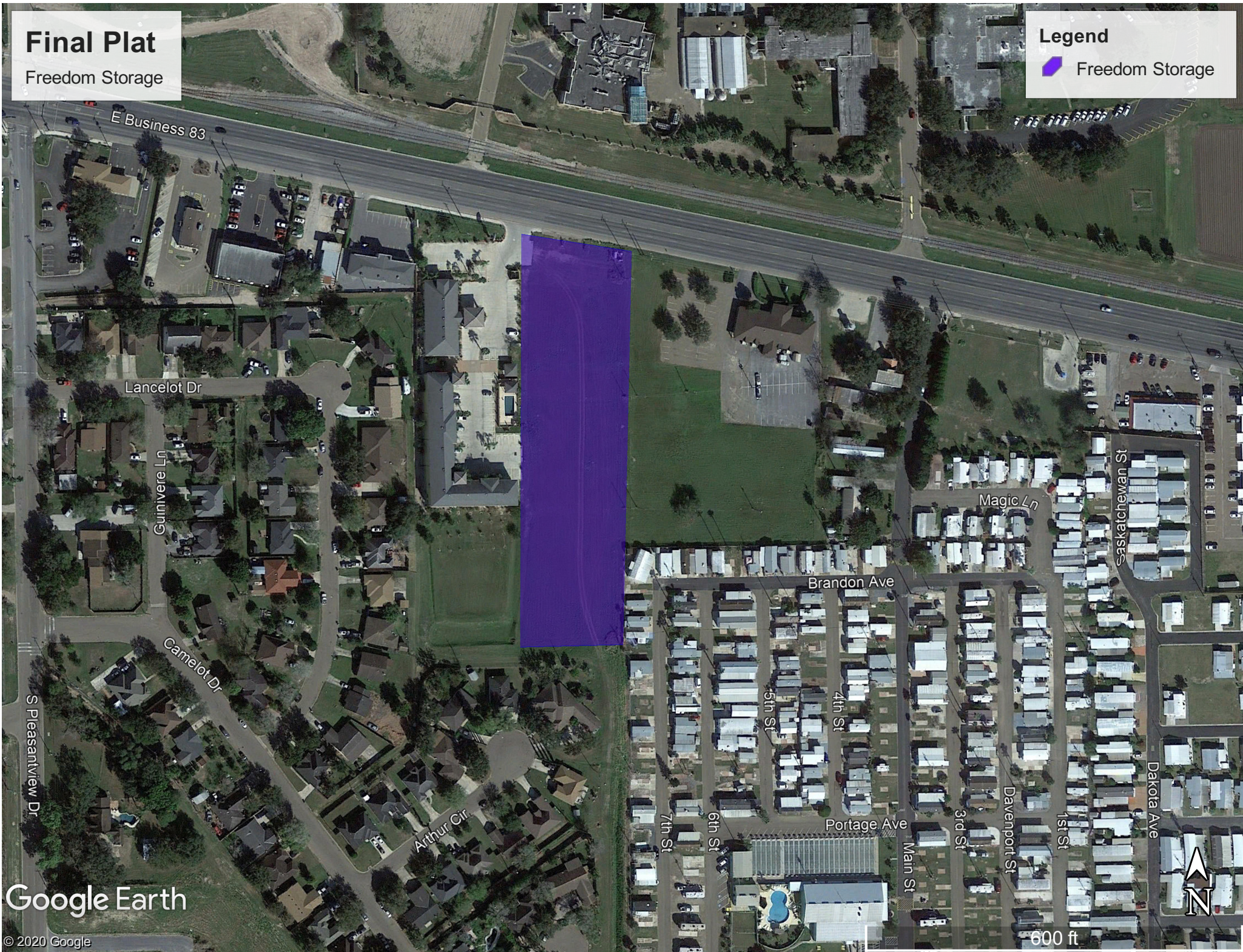


Final Plat

Freedom Storage

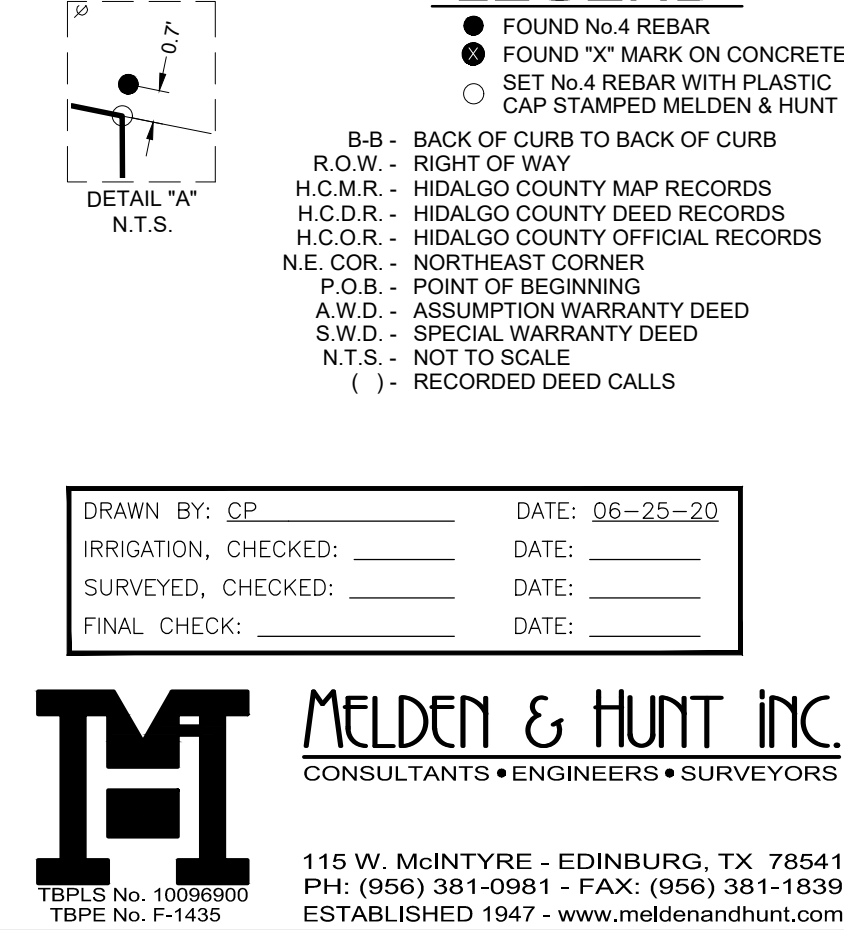
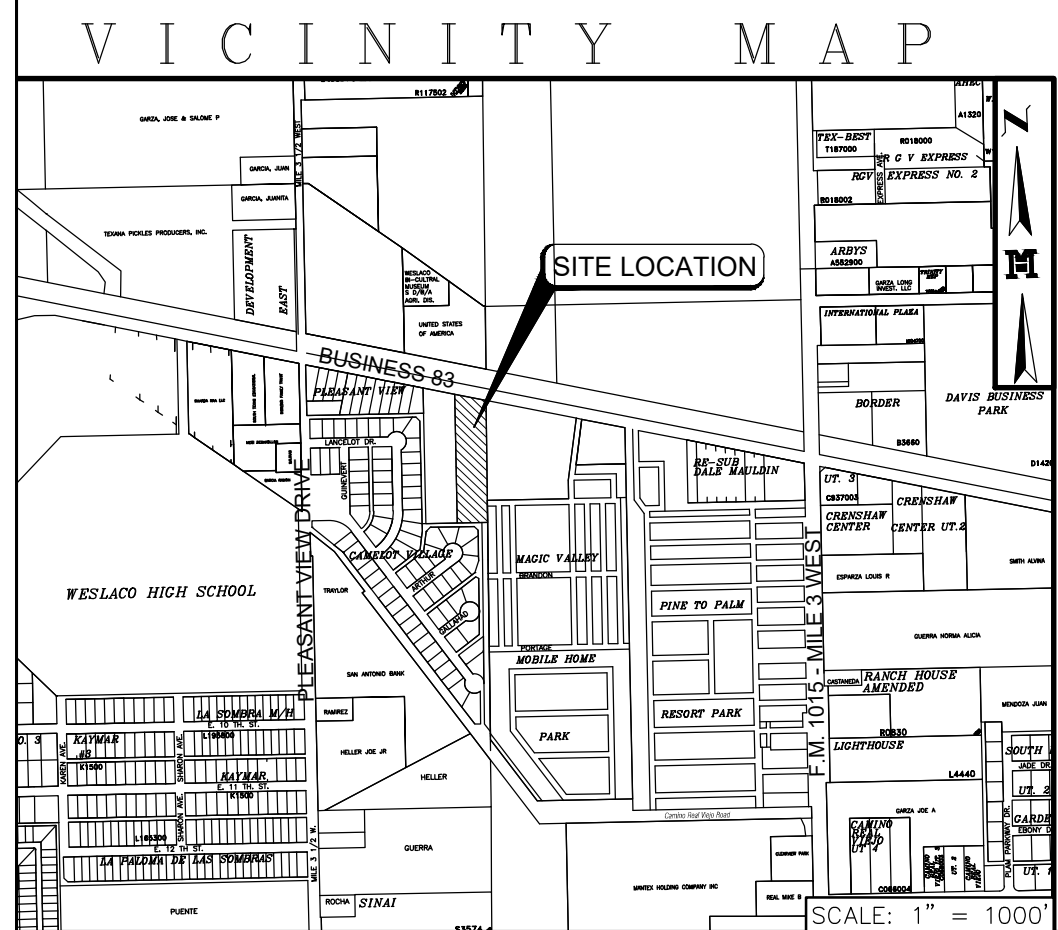
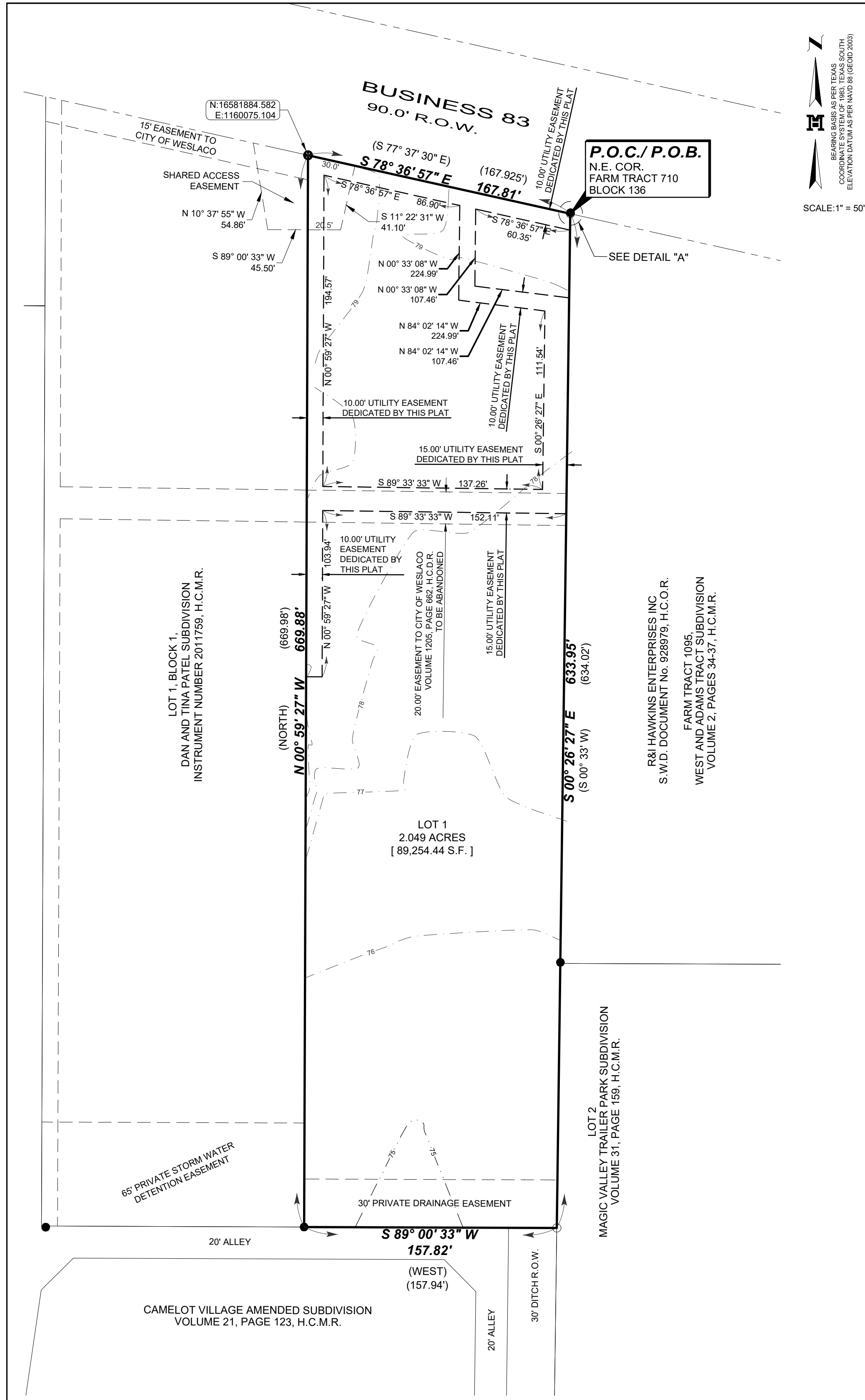
Legend

 Freedom Storage



Google Earth

© 2020 Google



MAP OF FREEDOM STORAGE SUBDIVISION

A SUBDIVISION CONTAINING 2.409 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACT 710, BLOCK 136, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "B".
ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
COMMUNITY-PANEL NUMBER: 480349 0005 B
EFFECTIVE DATE: MARCH 4, 1980
- MINIMUM FINISH FLOOR ELEVATION MUST BE HIGHER THAN 12" ABOVE TOP OF CURB IN FRONT CENTER OF LOT.
- MINIMUM SETBACKS SHALL BE AS FOLLOWS :
FRONTAGE-CORRIDORS IDENTIFIED ON THE HIDALGO COUNTY THOROUGHFARE MAP. THE MINIMUM DEPTH OF A FRONT YARD ONE FOOT BACK FROM PROPERTY LINE FOR EACH TWO FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER
SIDE: 5' OR EASEMENT, WHICH EVER IS GREATER
REAR: 10' OR EASEMENT, WHICH EVER IS GREATER
- THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 20,494 C.F. OF STORM SEWER RUNOFF AS PER APPROVED DRAINAGE REPORT. EACH LOT IS REQUIRED TO DETAINED AS FOLLOWS:
- BENCH MARK: SET "X" MARK ON CONCRETE LOCATED ON THE NORTH WEST SIDE OF THIS LOT AT THE FOLLOWING COORDINATE AND ELEVATION:
N: 16581884.582, E: 1160075.104 AT ELEVATION = 78.65
- NO BUILDING IS ALLOWED OVER ANY EASEMENT.
- A 5 FT. WIDE SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF U.S. EXPRESSWAY 83 DURING THE BUILDING PERMIT PROCESS.
- DRAIN SWALE(S) ARE TO BE MAINTAINED BY PROPERTY OWNER.
- STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
- A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.
- LANDSCAPING TO BE PROVIDED, AS PER CITY ORDINANCE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.

METES AND BOUNDS DESCRIPTION:

A SUBDIVISION CONTAINING 2.409 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACT 710, BLOCK 136, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.409-ACRE TRACT WAS CONVEYED TO 3BU FAMILY LIMITED PARTNERSHIP, BY VIRTUE OF AN ASSUMPTION WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2669990, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.409 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET ON THE NORTHEAST CORNER OF SAID FARM TRACT 710, BLOCK 136, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 00° 26' 27" E (S 00° 33' W DEED CALL) ALONG THE EAST LINE OF SAID FARM TRACT 710, BLOCK 136, A DISTANCE OF 633.95 FEET (634.02 FEET DEED CALL) TO A NO. 4 REBAR SET ON THE SOUTHERNMOST NORTHEAST CORNER OF CAMELOT VILLAGE AMENDED SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 123, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 89° 00' 33" W (WEST DEED CALL) ALONG A NORTH LINE OF SAID CAMELOT VILLAGE AMENDED SUBDIVISION, A DISTANCE OF 157.82 FEET (157.94 FEET DEED CALL) TO A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, DAN AND TINA PATEL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2011759, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 00° 59' 27" W (NORTH DEED CALL) ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, DAN AND TINA PATEL SUBDIVISION, A DISTANCE OF 669.98 FEET (669.98 FEET DEED CALL) TO AN "X" MARK ON CONCRETE FOUND [NORTHING: 16581884.582, EASTING: 1160075.104] ON THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, DAN AND TINA PATEL SUBDIVISION, THE NORTH LINE OF SAID FARM TRACT 710, BLOCK 136 AND THE SOUTH RIGHT-OF-WAY LINE OF BUSINESS 83, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 78° 36' 57" E (S 77° 37' 30" E DEED CALL) ALONG THE NORTH LINE OF SAID FARM TRACT 710, BLOCK 136 AND THE SOUTH RIGHT-OF-WAY LINE OF BUSINESS 83, A DISTANCE OF 167.81 FEET (167.925 FEET DEED CALL) TO THE POINT OF BEGINNING AND CONTAINING 2.409 ACRES OF LAND, MORE OR LESS.

MAP OF

FREEDOM STORAGE SUBDIVISION

A SUBDIVISION CONTAINING 2.409 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACT 710, BLOCK 136, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE "FREEDOM STORAGE SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

ARTURO ORTEGA, MEMBER
3BU FAMILY LIMITED PARTNERSHIP
3120 CENTER POINTE DR
EDINBURG, TEXAS 78539

DATE: _____

STATE OF TEXAS COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 2018.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 06/26/20
ENGINEERING JOB # 20117.00

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9.

DATED THIS _____ DAY OF _____, 2018.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.C.I.D. #9 RIGHTS-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER 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 STORM/DRAINAGE OR DELIVERY TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.
- 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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE: _____

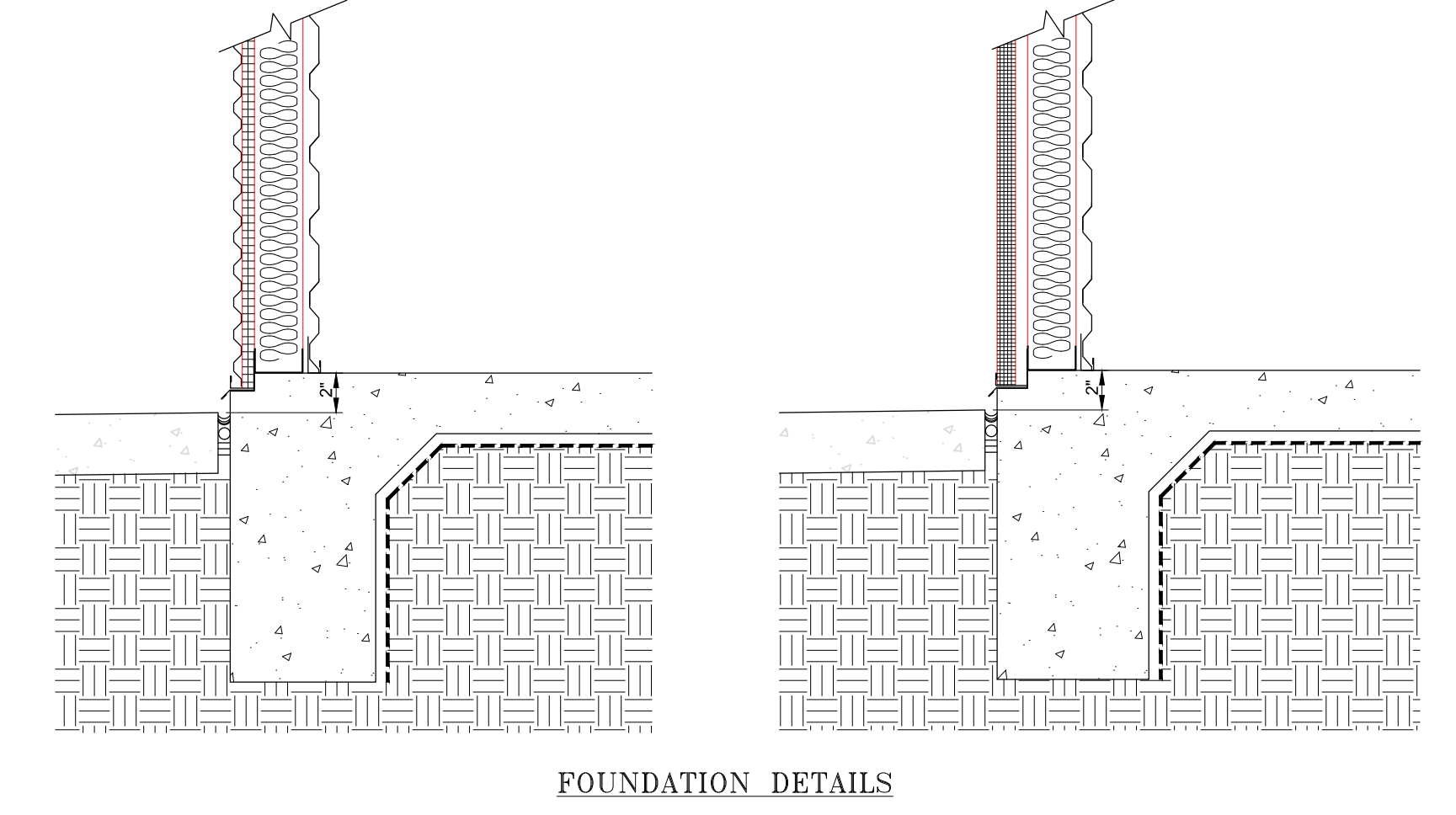
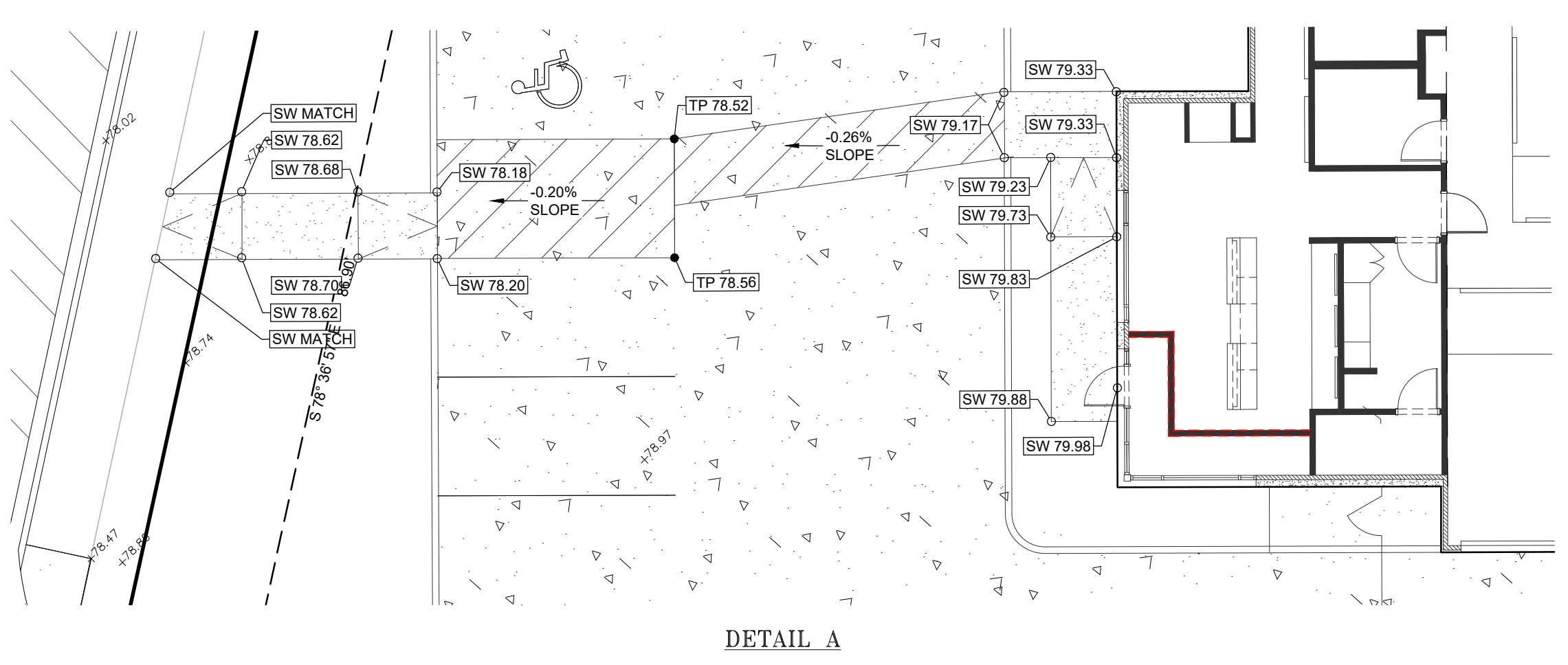
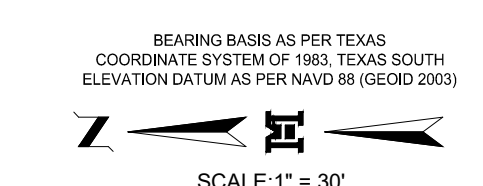
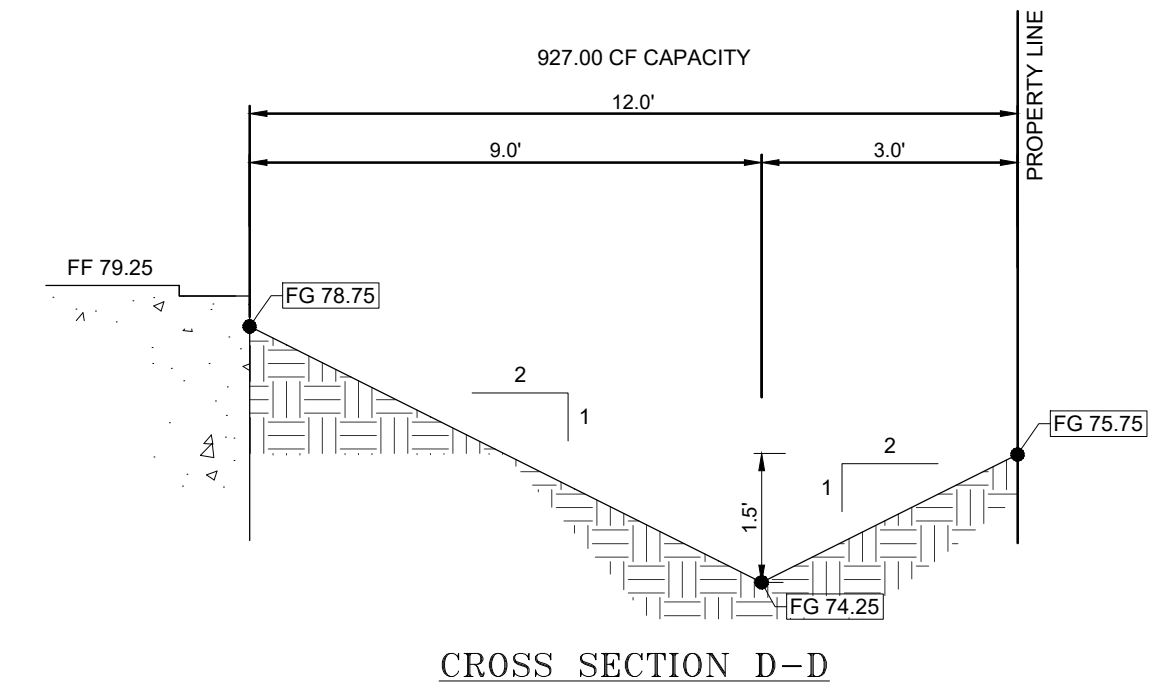
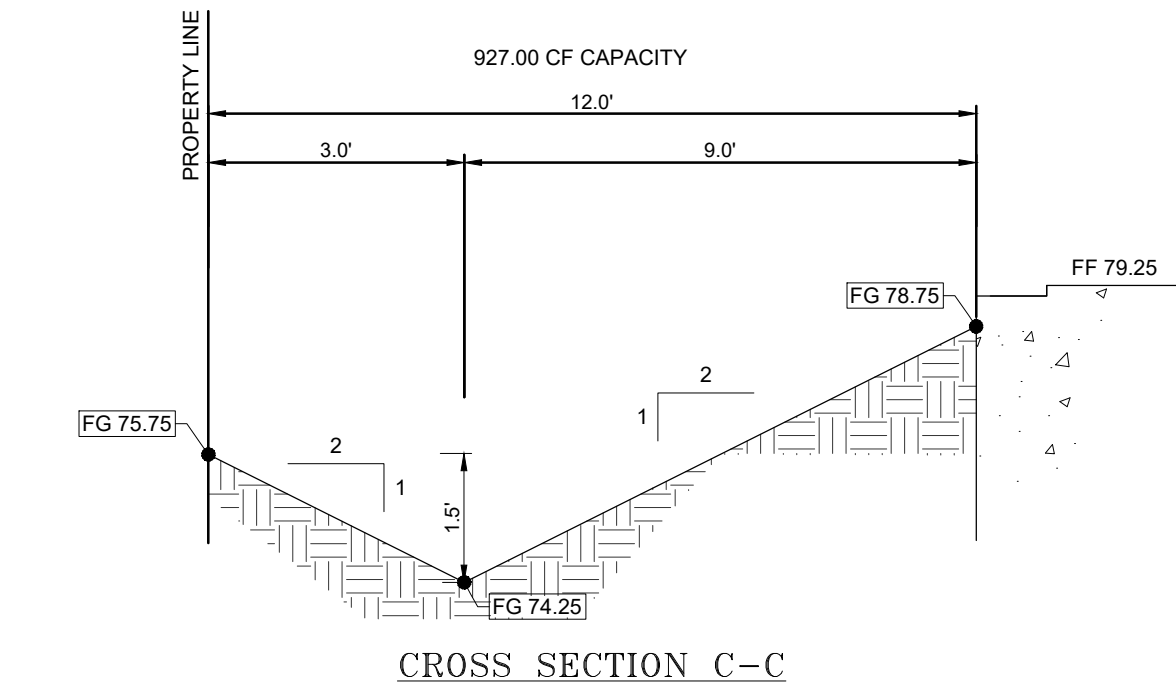
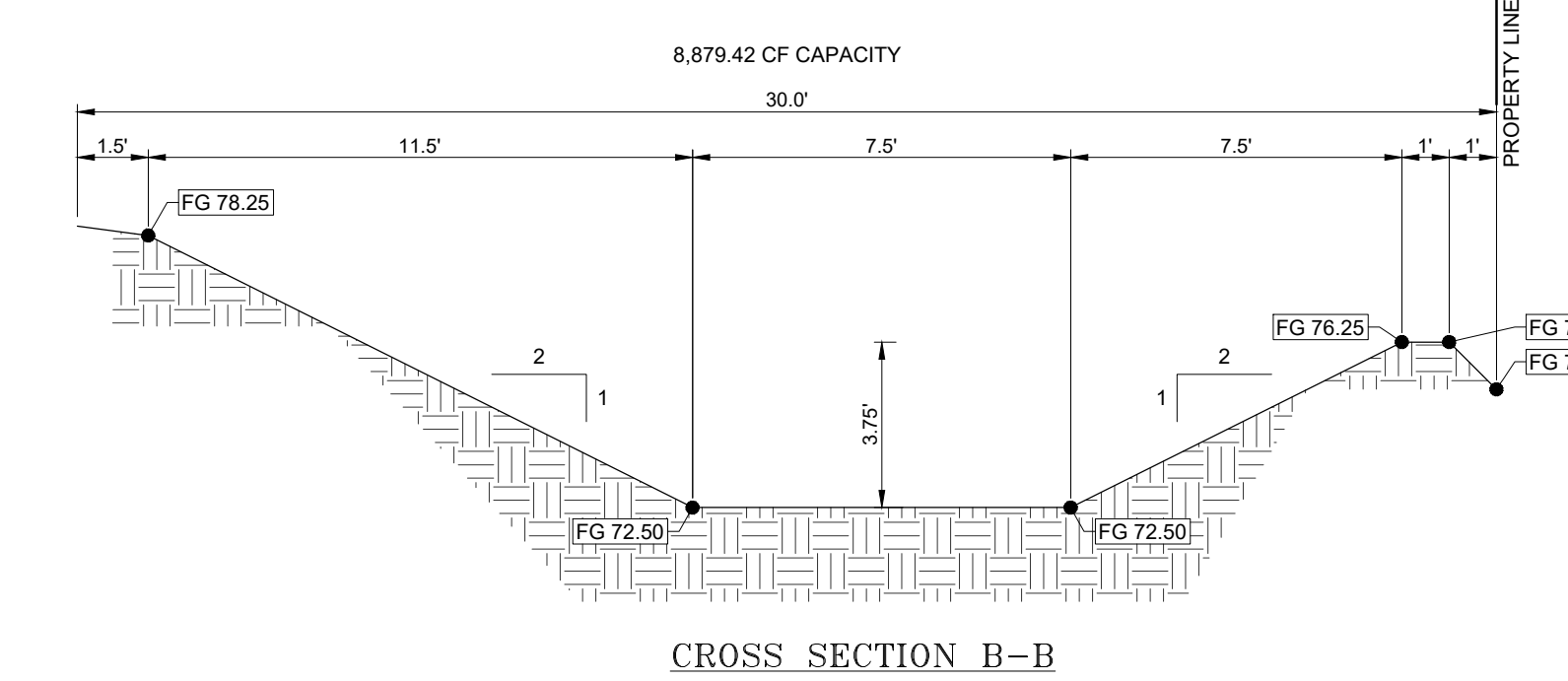
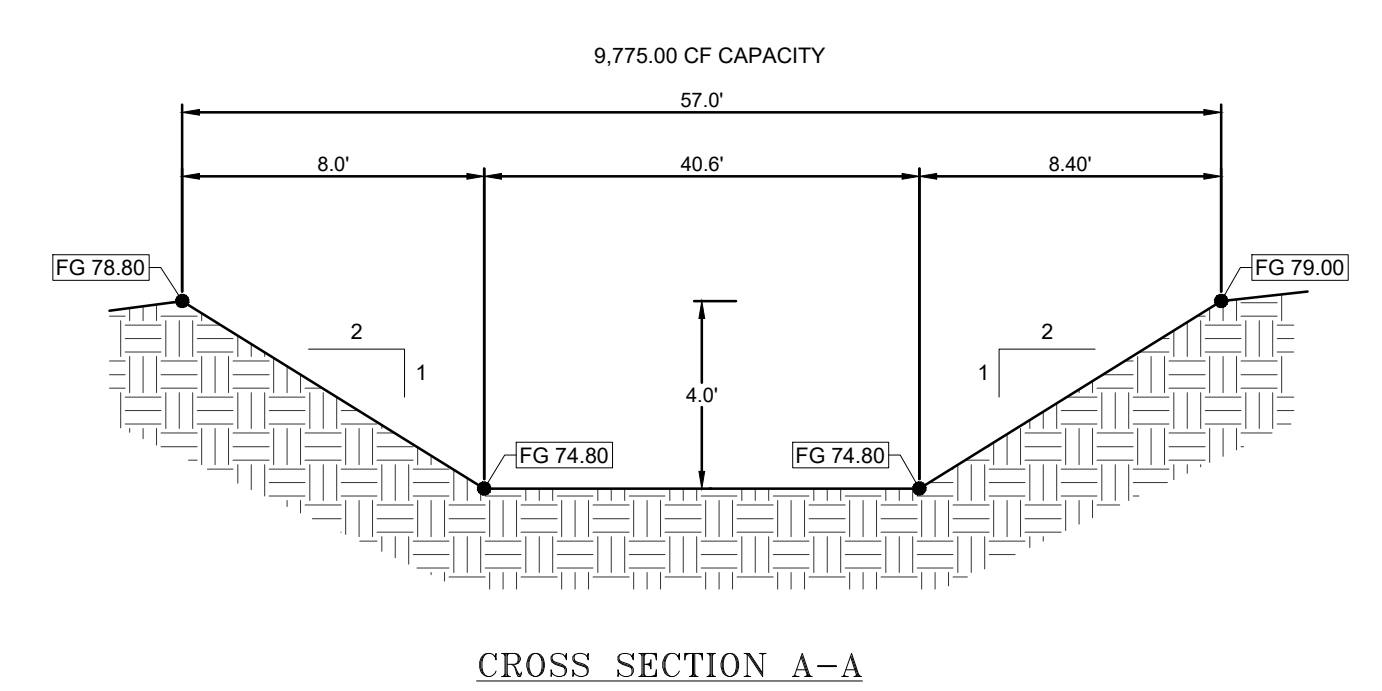
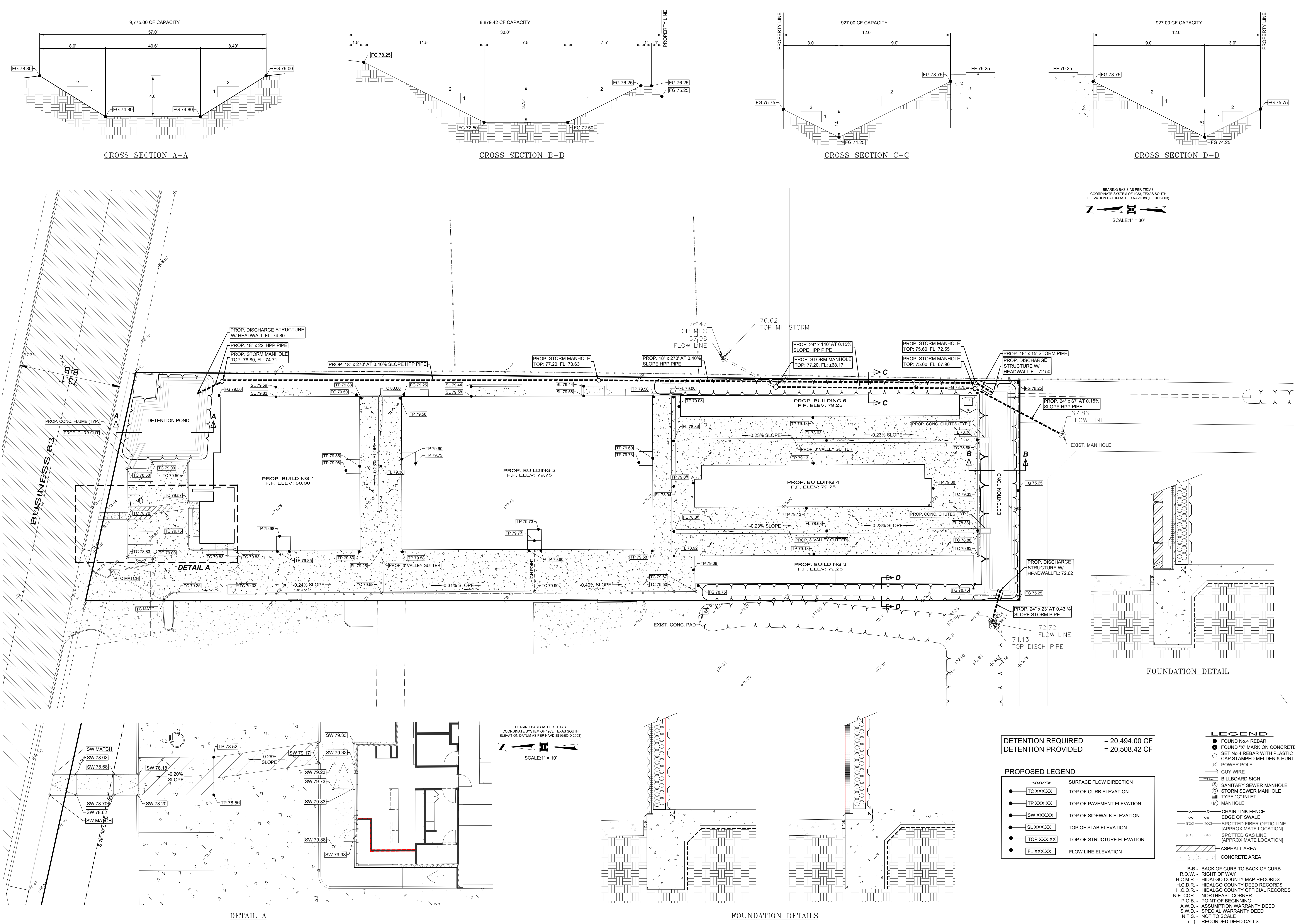


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



DETENTION REQUIRED	= 20,494.00 CF
DETENTION PROVIDED	= 20,508.42 CF

PROPOSED LEGEND	
TC XXX.XX	SURFACE FLOW DIRECTION
TP XXX.XX	TOP OF CURB ELEVATION
TP XXX.XX	TOP OF PAVEMENT ELEVATION
SW XXX.XX	TOP OF SIDEWALK ELEVATION
SL XXX.XX	TOP OF SLAB ELEVATION
TOP XXX.XX	TOP OF STRUCTURE ELEVATION
FL XXX.XX	FLOW LINE ELEVATION

- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND "X" MARK ON CONCRETE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - POWER POLE
 - GUY WIRE
 - BILLBOARD SIGN
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - TYPE "C" INLET
 - MANHOLE
 - CHAIN LINK FENCE
 - EDGE OF SWALE
 - SPOTTED FIBER OPTIC LINE [APPROXIMATE LOCATION]
 - SPOTTED GAS LINE [APPROXIMATE LOCATION]
 - ASPHALT AREA
 - CONCRETE AREA
- B-B - BACK OF CURB TO BACK OF CURB
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
A.W.D. - ASSUMPTION WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
N.T.S. - NOT TO SCALE
() - RECORDED DEED CALLS

JOB No.
20117.04

REVISION

DATE

BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

ENG. TECH.

PROJECT ENG.

T-BOOK

PG.

1. RELEASE DATE

2. RELEASE DATE

3. RELEASE DATE

SCALE

AS SHOWN

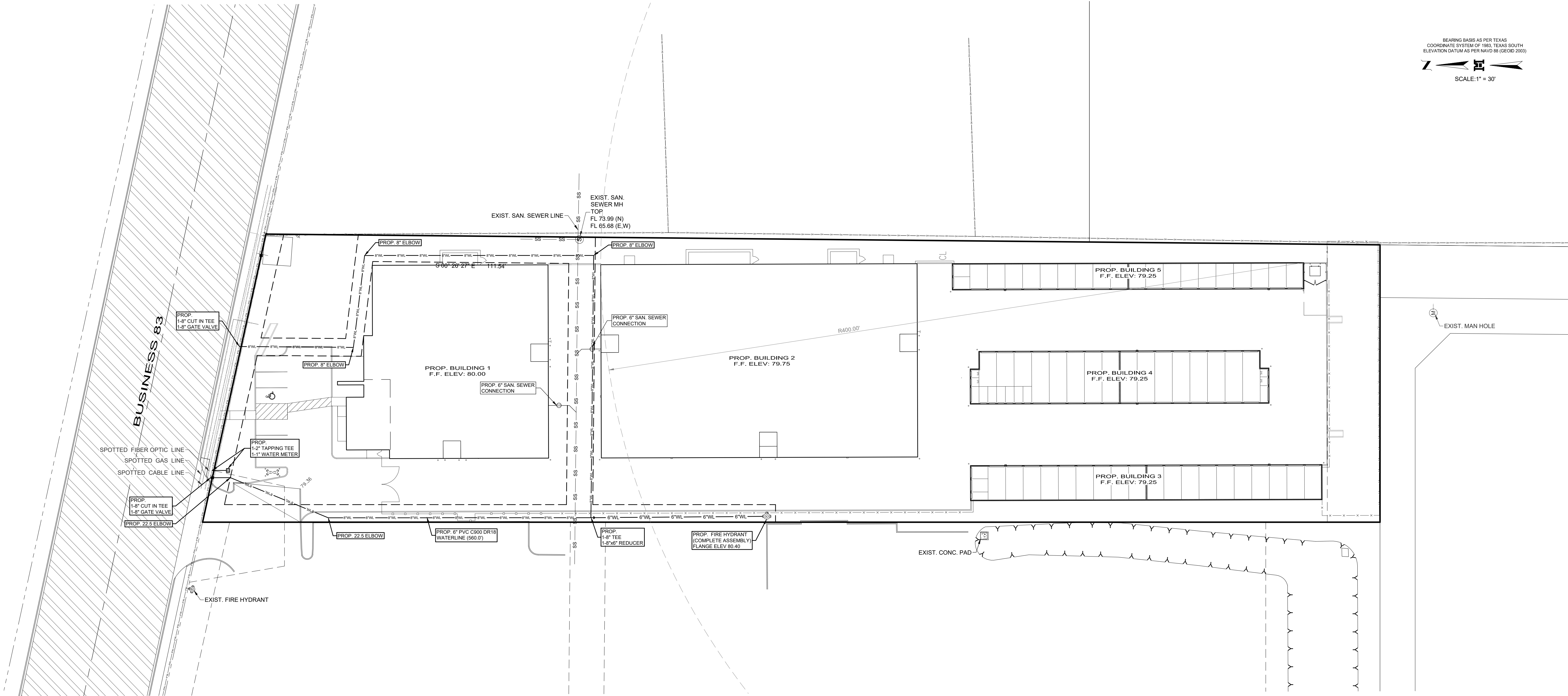
FREEDOM STORAGE
SUBDIVISION
CITY OF WESLACO
HIDALGO, COUNTY

PAVING & GRADING PLAN

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File Name: XXXXXXXXXX

SHEET 1 OF 1



BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH
ELEVATION DATUM AS PER NAVD 83 (GEOID 2003)

SCALE: 1" = 30'

JOB No.		20117.04		
		REVISION	DATE	BY
		MELDEN & HUNT, INC.		
		CONSULTANTS • ENGINEERS • SURVEYORS		
		1115 W. MCINTYRE - EDINBURG, TX 78541		
		PH: (956) 381-0981 - FAX: (956) 381-1839		
		ESTABLISHED 1947 - www.meldenandhunt.com		
		BRL'S No. 103859003		
ENG. TECH. EM				
PROJECT ENG. M.A.R.				
T-BOOK: JRG				
1. RELEASE DATE:				
2. RELEASE DATE:				
3. RELEASE DATE:				
SCALE:		AS SHOWN		
FREEDOM STORAGE SUBDIVISION CITY OF WESLACO HIDALGO, COUNTY				
UTILITY LAYOUT				
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File Name: XXXXXXXXXXXX				
SHEET 1		OF 1		



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3667	
From: Rebekah De La Fuente			
Subject: Discussion and consideration for a six-month extension of the Final Plat for Pleasant View Heights Subdivision— being a 20.33 acres out of Re- Subdivision of Lots 3 & 4, Rev M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas located approximately 1500 ft. South of Interstate 2 along Pleasantview Dr. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed twenty-five (25) lot subdivision is inside the City of Weslaco city limits. The previous six-month extension is set to expire on October 23, 2020. The development is still under construction and is pending approval from HCCID #9.			
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: The Final Plat for Pleasantview Heights Subdivision was approval by the City Commission in April 2019. The City Commission previously approved a Six-month Extension on May 19 2020.			
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 Six Month Extension at the Regular Meeting of October 7, 2020.			
Kayla Arevalo		Created/Initiated	
Rebekah De La Fuente		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the Six-month Extension			
Attachments, if any: Pleasant View Heights- Memo, PLEASANT VIEW HEIGHTS 2ND EXT Letter			
Responsibilities upon Approval: Staff will advise applicant.			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Pleasant View Heights

DATE: October 20, 2020

The proposed subdivision was previously approved by the City Commission in April 2019. The City Commission previously approved a Six-month Extension on May 19, 2020. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. The subdivision is still currently under construction and was cleared by the Hidalgo & Cameron Counties Irrigation District #9 on October 12, 2020 to continue with the installation of the discharge pipe. Once the discharge pipe is installed staff will be able to conduct the Final Inspection of the subdivision and proceed with recording.

Thank you,

Rebekah de la Fuente, CFM

Memo

To: Rebekah De La Garza, City of Weslaco, Planning Department (Via Email Only 10/01/20)
From: David Omar Salinas, P.E., R.P.L.S. 
CC: n:\subdivisionplats\pleasantviewheights\rebecca.memo.005.100120
Date: 10/1/2020
Re: Pleasant View Heights Subd. Request for 2nd. 6-Month Extension

Please accept this memo as a request to grant from the developer for a 2nd. 6 month extension to complete the improvements to Pleasant View Heights Subd. Pending are improvements to the drainage system into the adjacent ditch. Thank-you.

2221 Daffodil Ave., McAllen, Texas 78501
(956) 682-9081/(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3672	
From:			
Subject: Discussion and consideration on request from Weslaco Boys & Girls Club for funding under the CARES Act and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)			
Background: The Boys & Girls Club of Weslaco is requesting consideration of funding from the City's CARES ACT funding for modifications made to the building to mitigate the spread of germs, viruses and bacteria due to COVID. Amount requested is \$13,492.70.			
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 Omar Rodriguez Antonio Lopez Vidal Roman Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: These items have been purchased by the BGCW and equipment has been installed. If funds are available and request is an eligible expense under the Cares Act guidelines, staff recommends submitting expense to County for reimbursement.			
Attachments, if any: Boys & Girls Club of Weslaco request for COVID funds			
Responsibilities upon Approval:			

Subject: Request for COVID-19 Sanitation supplement via CDBG



Oct. 2,2020

Mayor Mr. David Suarez

The Boys & Girls Club of Weslaco Inc. (BGCW) serves over 7,000 children through afterschool programming, summer camp, sports and through outreach activities. In order to have a clean and safe environment for the youth we serve in Weslaco, BGCW is requesting to be considered to receive the following items. These items will assist us in continuing service to the children in the Weslaco.

Items	Quantity	Cost	Total
Weslaco Glass Door Entrance Divider	Glass Sneeze Guards Security Glass Doors	4570.00	4570.00
32 oz hand sanitizer refill	6	22.95	137.70
Plussen Automatic Hand sensor dispensers	8	\$24.16 ea.	193.28
Germ Guardian HEPA	1 office	\$59.99	\$59.99
Honeywell Professional series True HEPA Air Purifier	2 (Gym Area)	\$599.00 ea.	\$1,199.98
Blueair Pure 411 Air Purifier	4 rooms	\$115.70	462.80
Floor Markers	75	8.00	600.00
Tables	20 small folding tables	\$62.99	1,259.80
Rio Grande Plumbing Supply Inc.	2-Fountain bottle refill Adaptors, 2-Sensor faucets, Sensor Toilet		5009.15
Total			13,492.70

The items above will help diminish the exposure to COVID-19 for our members, parents, community members, employees and volunteers. Please contact me if you have any questions. My email is [bgcclopez@hotmail.com](mailto:bggcclopez@hotmail.com) and my phone number is (956) 650-2707. Thank you for taking us into consideration, to help us have a safe environment for the youth we serve.

Thank you,
Mary Gallardo
Mary Gallardo
C.E.O.



Standardized Agenda Request Form

Date of Meeting: October 20, 2020	Agenda Item No. (to be assigned by CSO): 2020-3639
From:	
Subject: Discussion and consideration of adopting Resolution No. 2020-29 electing to become eligible to participate in Tax Abatement; adopting policy; establish guidelines and criteria for Tax Abatement Agreements; providing an effective date and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)	
Background: The purpose of this policy is to establish the position of the City of Weslaco with respect to the use of abatement for private development within the City. This policy shall be used as a guide in the application for review and consideration of any requests for abatement assistance. The City of Weslaco shall consider abatement for projects that serve to accomplish the City's goals for economic development as they may change over time. The goals include facilitating projects that would result on the creation of quality jobs (i.e. stable employment and/or attractive wages and benefits) and the attraction, retention, expansion of business in the City and future tax base. The City is granted the power to utilize tax abatement financing by Chapter 312 of the Texas Tax Code. Tax abatement in the context is a rebate of taxes, rather than an exemption from paying taxes. It is the intent of the City to provide the minimum tax abatement at the shortest term required for the project on a case by case basis, taking into consideration established policies, project criteria, and demand on city services in relation to the potential benefits from the project. Meeting policy criteria does not guarantee the award of tax abatement to the project. Approval or denial of one project is not intended to set precedent for approval or denial of another project. The City reserves the right to approve or reject projects on a case by case basis, taking into consideration established policies, project criteria, and demand on City services in relation to the potential benefits from the project. The outline of the plan covers the following: • Purpose • Objectives • Qualification Standards • Evaluation Criteria • Administration • Other Policy Issues A copy of the plan is attached for your review.	

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	
Andrew Muñoz	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Memo Tax Abatement Policy to Commission_10.13.20, Tax Abatement Policy, Guidelines criteria tax abatement_Revised 10.12.20, R2020-29 Tax Abatement_		
Responsibilities upon Approval: Proceed with Texas State Comptroller's guidelines for tax abatement policies as well as begin defining a Reinvestment Zone.		

Memo

To: Mayor and City Commissioners

From: Andrew Munoz, Asst. City Manager / Aviation Director

cc: Mike R. Perez, City Manager

Date: 10/13/2020

Re: Tax Abatement Policy and Guidelines

The purpose of the policy and guidelines are to establish the position of the City of Weslaco with respect to the use of abatement for private development within the City. The policy and guidelines shall be used as a guide in the application process for review and consideration of any requests for abatement assistance.

The City of Weslaco shall consider abatement for projects that serve to accomplish the City's goals for economic development as they may change over time. The goals include facilitating projects that would result on the creation of quality jobs (i.e. stable employment and/or attractive wages and benefits) and the attraction, retention, expansion of business in the City and future tax base within a designated Reinvestment Zone.

The City is granted the power to utilize tax abatement financing by Chapter 312 of the Texas Tax Code. Tax abatement in the context is a rebate of taxes, rather than an exemption from paying taxes. It is the intent of the City to provide the minimum tax abatement at the shortest term required for the project on a case by case basis, taking into consideration established policies, project criteria, and demand on city services in relation to the potential benefits from the project. Meeting policy criteria does not guarantee the award of tax abatement to the project. Approval or denial of one project is not intended to set precedent for approval or denial of another project.

The City reserves the right to approve or reject projects on a case by case basis, taking into consideration established policies, project criteria, and demand on City services in relation to the potential benefits from the project.

The tax abatement is set for as follows:

PROPERTY TAX ABATEMENT

<u>PERCENT OF VALUE TIME TO BE ABATED</u>	<u>CAPITAL COST OF THE PROJECT</u> OR	<u>NO. OF NEW FULL PERMANENT JOBS CREATED</u>
0%	0 – 1,000,000	0 - 25
25%	1,000,000 – 2,500,000	26 - 50
50%	2,500,001 – 5,000,000	51 – 75
75%	5,000,001 – 10,000,000	76 – 100
100%	OVER – 10,000,000	OVER – 100

or for smaller Investment projects:

Year 1	100 % (One Hundred percent)
Year 2	80% (Eighty percent)
Year 3	60 % (Sixty percent)
Year 4	40% (Forty percent)
Year 5	20% (Twenty percent)
Year 6	0% (Zero percent)

Copies of the policy and guidelines are attached for your review.

Recommendation:

Staff recommends approval.

City of Weslaco Tax Abatement Policy

PURPOSE

The purpose of this policy is to establish the position of the City of Weslaco with respect to the use of abatement for private development within the City. This policy shall be used as a guide in the application for review and consideration of any requests for abatement assistance.

The City of Weslaco, along with the Weslaco Economic Development Corporation (EDC) , shall consider abatement for projects that serve to accomplish the City's goals for economic development as they may change over time. The goals include facilitating projects that would result on the creation of quality jobs (i.e. stable employment and/or attractive wages and benefits) and the attraction, retention, expansion of business in the City and future tax base.

The City is granted the power to utilize tax abatement financing by Chapter 312 of the Texas Tax Code. Tax abatement in the context is a rebate of taxes, rather than an exemption from paying taxes. It is the intent of the City and the EDC to provide the minimum tax abatement at the shortest term required for the project on a case by case basis, taking into consideration established policies, project criteria, and demand on city services in relation to the potential benefits from the project. Meeting policy criteria does not guarantee the award of tax abatement to the project. Approval or denial of one project is not intended to set precedent for approval or denial of another project.

The City reserves the right to approve or reject projects on a case by case basis, taking into consideration established policies, project criteria, and demand on City services in relation to the potential benefits from the project.

OBJECTIVES

As a matter of adopted policy, the City and the EDC will consider using Tax Abatement to assist private development projects that will achieve one or more of the following objectives:

1. To enhance, diversify, or increase the City of Weslaco's economic base.
2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
3. To secure projects that provide value in the forms of needed transportation and other utility infrastructure improvements that would be completed on conjunction with the project.
4. To encourage additional unsubsidized private development in the area, either directly or indirectly through "spin off" development.
5. To facilitate the development process and to achieve development on sites which would not otherwise be developed but-for the use of Tax Abatement.
6. To remove blight and/or encourage redevelopment of commercial and industrial areas in the City that result in high quality redevelopment and private reinvestment.
7. To offset the costs of redevelopment (i.e. contaminated site clean-up) over and above the costs normally incurred in development.

8. To create opportunities for affordable housing.
9. To secure projects that improve the quality of life in the City by providing a desirable good or service and address an unmet demand in the community.

QUALIFICATION STANDARDS

A. Minimum Required Standards

All new abatement project considered by the City and the EDC must meet the following minimum qualifications. Project will be evaluated based on their ability to meet the desired qualification for assistance. However, it should not be presumed that a project meeting any or all the qualifications will automatically be approved. All developers/businesses receiving tax abatement assistance from the City shall be subject to the provisions and requirements set forth by the laws of the State of Texas.

Abatement assistance shall be provided to private developers on a “pay-as-you-go” basis which means any assistance is contingent upon prior receipt of taxes paid by the developer to the City. Request for “up front” financing where the abatement is used to pay a bond will not be considered as part of this policy and may be inquired as a TIF (Tax Increment Financing) project.

1. The project shall meet one or more of the objectives outlined in the Objectives of this policy.
2. The Developer shall provide any requested market and financial feasibility studies, appraisals, private lender commitment, business plan, and/or other information the City or its financial consultant may require in order to process the request for assistance.
3. The developer may be required to provide adequate financial guarantees to ensure the completion of the project. These may include, but not limited to, assessment agreements, letter of credit, personal deficiency guarantees, maximum const contract, etc.
4. The project shall comply with all provisions set forth in the Texas Tax Code.
5. No property tax abatement agreements shall be allowed on a parcel if the abatement will occur while the parcel is in a tax increment financing district.
6. The abatement request must be approved prior to any new construction or improvements being made to the proposed property. The abatement will only be calculated towards the improvement to the land.
7. Development creating a higher ration of property taxes paid before and after the redevelopment will receive priority consideration.
8. Duration an amount limits shall be for the minimum amount necessary to meet financial goals of the project.
9. Developer must be current on all property taxes on all properties located with the City.

EVALUATION CRITERIA

Evaluation of request:

1. Confirmation of the number of preferred qualifications met.
2. Examination of the number of preferred qualifications met.
3. Extra consideration will be given to existing businesses seeking to expand and grow within the City. The extra consideration is an effort to support existing local businesses.
4. Whether or not the proposed project provides services lacking in the City, or services which are needed.
5. The adequacy of the Developer's financial guarantees to ensure completion of the project including, but not limited to, assessment agreements, letters of credit, personal guarantees, or additional documentation as necessary.

ADMINISTRATION

A. Application

1. The City's abatement programs shall be administered by the EDC and the City Commission shall take action to approve/deny a financing request.
2. A completed, written application and a fee as required shall be paid to the City at the time of the submittal of the final application.

B. Approval Process

1. The approval process for a proposal may take anywhere from three weeks to three months including any required public hearings. Public Hearings shall require a minimum of 30 days for public comment.
2. The typical process is as follows:
 - a. EDC staff reviews the application on a preliminary basis; request additional information as needed.
 - b. Completion of a preliminary application form submitted to EDC Executive Director.
 - c. City Staff review completed application as to the feasibility of the project. City staff prepare a preliminary recommendation to the City Commission regarding:
 1. The completeness of the application.
 2. Whether the application meets the goals of this policy.
 3. Whether the application complies with the criteria established in the policy.
 - d. The preliminary recommendation shall be placed on the City Commission agenda for Concept Review. The applicant may make a formal presentation of the project.
 - e. If the preliminary Concept Review is positive, the applicant may file a final application accompanied by an application fee.
 - f. If Planning Commission action is required, it will be necessary for the applicant at this time, to make application to the Commission for Concept Review.
 - g. A public hearing will be set at which the City will consider a final recommendation related to the final application. Following the necessary financial analysis and

preparation of detailed plans, the City shall act on the project as required in Tax Abatement Statutes. If approved, the City will prepare a development agreement and/or business Subsidy agreement based upon the terms approved.

- h. If a redevelopment plan or zoning action is required, the Planning Commission and City Commission shall take the appropriate action at the same time the redevelopment agreement is considered for approval.

OTHER POLICY ISSUES

A. Public Use of Tax Abatement

The City shall follow applicable state laws in terms of potential public improvement financing with abatements. It shall be the general policy of the City to identify public improvements at the time of adoption or amendment to the abatement.

B. Assignment of Agreement

The abatement shall not be assigned to a third party without prior written approval by the City Commission.

PASSED AND DULY ADOPTED this 20th day of October 2020 by the City of Weslaco.

David Suarez, Mayor

ATTEST:

Norma A. Cantu, City Secretary

GUIDELINES AND CRITERIA GOVERNING TAX ABATEMENT AGREEMENTS

Pursuant to Section 312.002 of the Texas Tax Code and to the extent permitted by law, the City hereby establishes the following guidelines and criteria, described in paragraphs 2 through 5 below, governing any and all tax abatement agreements entered into by the City effective for two (2) years from the date of the adoption of Resolution 2020-29 on October 20, 2020.

1. To qualify for tax abatement, and to continue to qualify for tax abatement for the five (5) year period described in paragraph 5 of this Resolution, a business, whether a sole proprietorship, a partnership, or a corporation, must meet the following criteria:
 - (i) The business must be engaged in the active conduct of a trade or business in the Reinvestment Zone;
 - (ii) At least twenty-five (25%) of the business' employees in the Reinvestment Zone must be residents of the Reinvestment Zone or "Economically Disadvantaged Individuals," as defined in paragraph 4 below, and
 - (iii) If the business is already active within the Reinvestment Zone at the time this Resolution is adopted and operates continuously after such date, the business must hire residents of the Reinvestment Zone or economically disadvantaged workers after the adoption of this Resolution so that those individuals constitute at least twenty-five percent (25%) of the business employees in the Reinvestment Zone.
 - (iv) The businesses must give job priority and consideration as follows: residents of the City of Weslaco, Weslaco Independent School District and then Hidalgo County.
2. In addition to meeting all of the criteria described in paragraph 2 above, to qualify for tax abatement such businesses and/or improvements made by such businesses must:
 - (i) Be located wholly within the Reinvestment Zone;
 - (ii) Be qualified under one of the following:
 - (a) To qualify for twenty-five percent (25%) tax abatement, a business must invest between \$1,000,000 and \$2,500,000 in capital investment in the Zone or create between 26 to 50 full time permanent jobs; or
 - (b) To qualify for fifty percent (50%) tax abatement, a business must invest between \$2,500,001 and \$5,000,000 in capital investment in the Zone or create between 51 to 75 full time permanent jobs; or
 - (c) To qualify for seventy-five percent (75%) tax abatement, a business must invest between \$5,000,001 and \$10,000,000 in capital investment in the Zone or create between 76 to 100 full time permanent jobs; or
 - (d) To qualify for one hundred percent (100%) tax abatement, a business must invest over \$10,000,000 in capital investment in the Zone or create over 100 full time permanent jobs.
 - (e) Or to qualify meet the requirements for smaller projects as described in Section 4.

- (iii) Be and remain current on the payment of any and all taxes, of any nature, owed to the City, the County of Hidalgo, and the Weslaco Independent School District;
 - (iv) Conform to the requirements of the City's zoning ordinances and all other applicable laws and regulations of both the City and the County of Hidalgo; and
 - (v) The improvements and/or site work of the same must not begin until after designation of the Enterprise Zone by the Texas Comptroller's Office.
 - (vi) Submit a written application and a fee as required at the time of the submittal of the final application.
3. "Economically Disadvantaged Individual" is defined as an individual with a business meeting the criteria set forth in paragraph 2 above, was unemployed or received public assistance benefits, such as welfare payments and food stamp payments, based on need and intended to alleviate poverty. An individual is unemployed if the individual is not employed and has exhausted all unemployment benefits, whether or not the individual is actively seeking employment.
4. If a business meets all of the guidelines and criteria described in paragraph 2 above, and such business and/or improvements made such business meet the guidelines and criteria described in paragraph 3 above, the City may enter into tax abatement agreements with such businesses, after appropriate consideration of an action on each such agreement as required by law, pursuant to which the City may exempt from taxation for a period of five (5) years from twenty-five percent (25%) to one hundred percent (100%) of the increase in value of taxable existing real property of such business in the City over the same existing real property's value in the year in which such tax abatement agreement is executed according to the below property Tax Abatement Schedule:

PROPERTY TAX ABATEMENT

<u>PERCENT OF VALUE TIME TO BE ABATED</u>	<u>CAPITAL COST OF THE PROJECT</u> OR	<u>NO. OF NEW FULL PERMANENT JOBS CREATED</u>
0%	0 – 1,000,000	0 - 25
25%	1,000,000 – 2,500,000	26 - 50
50%	2,500,001 – 5,000,000	51 – 75
75%	5,000,001 – 10,000,000	76 – 100
100%	OVER – 10,000,000	OVER – 100

or for smaller Investment projects:

Year 1	100 % (One Hundred percent)
Year 2	80% (Eighty percent)
Year 3	60 % (Sixty percent)
Year 4	40% (Forty percent)
Year 5	20% (Twenty percent)
Year 6	0% (Zero percent)

RESOLUTION NO. 2020-29

THE STATE OF TEXAS	§	A RESOLUTION ELECTING TO PARTICIPATE
COUNTY OF HIDALGO	§	IN TAX ABATEMENTS; ADOPTING POLICY
CITY OF WESLACO		AND GUIDELINES AND CRITERIA GOVERNING
		TAX ABATEMENT AGREEMENTS

WHEREAS, stimulation of business and commercial activity and creation and retention of job opportunities within the City of Weslaco (the “City”) and within the City of Weslaco’s Extra Territorial Jurisdiction (ETJ) is of the highest priority; and

WHEREAS, new business plan and commercial activity, new jobs, and new investments will benefit the City of Weslaco by bolstering the economy within the City, providing employment opportunities in the City, strengthening the real estate market withing the City, and generation tax revenue to support City services; and

WHEREAS, the abatement of property taxes, as authorized by Chapter 312 of the Texas Tax Code, when offered to retain or expand primary employment or to attract investment, has proven to be an effective method of contributing to the economic development within a city; and

WHEREAS, the City Commission of the City of Weslaco finds that it is in the best interests of the City to provide as an incentive to encourage the development of a productive business environment tax abatement to businesses that meet certain criteria;

WHEREAS, Chapter 312 of Texas Tax Code authorizes the city to abate taxes in a property in a reinvestment zone and under Section 312.002 states a taxing unit must establish guidelines and criteria governing tax abatement agreements and are hereby attached and adopted; and

WHEREAS, the guidelines and criteria under Section 312.002 of the Tax Code are effective for two (2) years from the date adopted unless during that period they are amended or repealed by a vote of at least three-fourths of the members of the governing body of the taxing unit;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO that the City of Weslaco elects to participate in tax abatement and establish policy guidelines and criteria as attached pursuant to Chapter 312 of the Texas Tax Code.

PASSED AND APPROVED this 20th day of October 2020.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3674
From:		
Subject: Discussion and consideration amending Professional Services Agreement AIA G802-2017 with ERO Architects for the increase in Budget for the Cost of Work for the New Police Station and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)		
Background: The original agreement between the City and ERO stated the budget for the Cost of Work for the Fire Station is \$2,500,000 and the Police Station is \$4,200,000. Based on City Commission approval on October 6, 2020, the amendment is for the Budget for the Cost of Work increase for the Police Station to \$8,300,000. The amendment is to reflect the increase in the Cost of Work.		
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: October 6, 2020		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Aida Vega Andrew Muñoz Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Memo Amendment No 1 ERO Cost of Work_10.14.2020, Weslaco NTP for SD Phase of Police Station, Program 19087 20 1009 Initial Police Department Program MEP, Weslaco Public Safety Building Site Plan Option 2 , G802-2017 - Amendment to the Professional Services Agreement		
Responsibilities upon Approval: Execute Agreement and submit to ERO.		

Memo

To: Mayor and City Commissioners

From: Andrew Munoz, Asst. City Manager / Aviation Director

cc: Mike R. Perez, City Manager

Date: 10/14/2020

Re: Professional Services Agreement AIA G802-2017 with ERO Architects

The purpose of the agenda item is to amend the original agreement between the City and ERO. As stated under the terms of the original agreement, the budget for the Cost of Work for the Fire Station is \$2,500,000 and the Police Station is \$4,200,000.

Based on City Commission approval on October 6, 2020, the amendment is for the Budget for the Cost of Work increase for the Police Station to \$8,300,000.

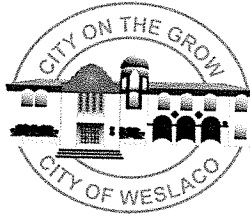
The amendment is to reflect the increase in the Cost of Work.

Recommendation:

Staff recommends approval.

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

October 9, 2020

Eli R. Ochoa, AIA, PE
ERO
300 S. 8th St.
McAllen, TX 78501

NOTICE TO PROCEED WITH SCHEMATIC DESIGN AND ENGINEERING SERVICES FOR THE WESLACO POLICE STATION WITH MUNICIPAL COURT

Dear Eli,

This letter serves as your Notice to Proceed (NTP) for Schematic Design and Engineering Services to address the Police Station with Municipal Court. The Scope of Work shall be in accordance with the Executed Agreement, dated May 19, 2020, as amended October 7, 2020 regarding change in Scope.

The total authorized amount for this NTP is \$8,300,000.00. You are not allowed to exceed this amount unless additional authorization is received from this office. Additionally, the City Commission has selected Option 2 for the location of the Police and Fire Department facilities.

If you require additional information, please contact me at (956) 969-0291 or via email at amunoz@weslacotx.gov.

Respectfully,

Andrew Munoz
Asst. City Manager / Aviation Director

Enclosure:

Mike R. Perez, City Manager
Albert Adana, City Engineer

City of Weslaco Police Station

		Quantity	Sq. Ft.)
1.00	Public Entrance/Lobby		
1.01	Vestibule Public Entry	1	80
1.02	Lobby/Waiting/Reception	1	950
1.03	Public Toilet Mens	1	200
1.04	Public Toilet Womens	1	200
1.05	Interview Room	1	80
1.06	Sub-Total Net Square Feet (NSF)		
1.07	Department Burden Factor		
1.08	Sub-total Department Gross Square Feet (DGSF)		
2.00	Community		
2.01	Community Meeting/Training Room/Community Policing	1	1,000
2.02	Furniture Storage	1	150
2.02	Captain Office - Private	2	168
2.02	Lieutenant Office - Private	1	144
2.03	Sergants Office	3	64
2.04	Sub-Total Net Square Feet (NSF)		
2.05	Department Burden Factor		
2.06	Sub-total Department Gross Square Feet (DGSF)		
3.00	Records Division		
3.01	Public/Police Information Center	1	100
3.02	Office/Work Area	4	64
3.03	Active File	1	200
3.04	Archives	1	200
3.05	Sub-Total Net Square Feet (NSF)		
3.06	Department Burden Factor		
3.07	Sub-total Department Gross Square Feet (DGSF)		
4.00	Administration		
4.01	Chief of Police	1	270
4.02	Assistant Chief's Office	1	168
4.03	Administrative Service Coordinator	1	120
4.04	Administrative Office	1	200
4.05	Support Service Aide	1	100
4.06	File Storage	1	120
4.07	Conference Room	1	500
4.08	Office Supplies	1	100
4.09	Sub-Total Net Square Feet (NSF)		
4.10	Department Burden Factor		
4.11	Sub-total Department Gross Square Feet (DGSF)		

5.00	Community Outreach		
5.01	Community Policing	0	550
5.02	Storage Closet	0	150
5.03	Bike Room	0	0
5.04	Volunteer Office	0	100
5.05	Resource Center	0	116
5.06	Sub-Total Net Square Feet (NSF)		
5.07	Department Burden Factor		
5.08	Sub-total Department Gross Square Feet (DGSF)		
6.00	Training Division		
6.01	Training Room #2	0	1,200
6.02	Training Room #3	0	1,500
6.03	Quarter Master Storage	1	500
6.03	Armory/Storage	1	400
6.04	Training Records	1	100
6.05	Sub-Total Net Square Feet (NSF)		
6.06	Department Burden Factor		
6.07	Sub-total Department Gross Square Feet (DGSF)		
7.00	Criminal Investigations Divisions		
7.01	CID Captain	1	168
7.02	CID Lieutenant	1	100
7.03	CID Sergeant	1	100
7.04	CID Detective's Work Room	14	64
7.05	Storage Room	1	80
7.06	Interview Rooms	2	100
7.07	Interrogation Rooms	2	100
7.08	Audio/Video Enhancement Closed Circuit	1	140
7.09	Juvenile Investigator Offices	1	144
7.10	Crime Analyst	0	120
7.11	Juvenile Secured File Room	1	80
7.11	Prosecutor Office	0	150
7.12	Conference Room	1	300
7.13	Sub-Total Net Square Feet (NSF)		
7.14	Department Burden Factor		
7.15	Sub-total Department Gross Square Feet (DGSF)		
8.00	Evidence and Property		
8.01	Evidence Receiving	0	150
8.02	Evidence Processing	0	150
8.03	Supervisors Office	0	144

8.04	Bulk Evidence Storage	0	2,500
8.05	Chemical Processing Room	0	100
8.06	Narcotic Storage	0	120
8.07	Vehicle Processing (Secure Garage)	0	450
8.08	Sub-Total Net Square Feet (NSF)		
8.09	Department Burden Factor		
8.10	Sub-total Department Gross Square Feet (DGSF)		
9.00	Prisoner Processing		
9.01	Sally Ports	1	800
9.02	Juvenile Interview	1	100
9.03	Juvenile Processing	1	100
9.04	Juvenile Cells	4	40
9.05	Storage	1	60
9.06	Sub-Total Net Square Feet (NSF)		
9.07	Department Burden Factor		
9.08	Sub-total Department Gross Square Feet (DGSF)		
10.00	Jail - Designed per National Jail Accreditation Standards		
10.01	Male Cells	4	40
10.02	Male Cells Groups (4 person)	2	94
10.03	Male Intoxication Cell	8	40
10.04	Unisex Shower	1	48
10.05	Female Cells	2	40
10.06	Female Cells Groups (4 person)	2	94
10.07	Female Intoxication Cell	8	40
10.08	Female Shower	0	48
10.09	Prisoner Booking and Processing	1	200
10.09	Livescan Fingerprinting	0	70
10.10	Medical Cell - Unisex	1	40
10.11	Interview Room	1	100
10.12	Jail Visitation Area	1	120
10.13	Intoxilyzer	1	60
10.14	Meal Prep	0	120
10.15	Break Room	1	100
10.16	General Storage	1	100
10.17	Jail Office	0	100
10.18	Sub-Total Net Square Feet (NSF)		
10.19	Department Burden Factor		
10.20	Sub-total Department Gross Square Feet (DGSF)		
11.00	Social Services		

11.01	Waiting Room	0	100
11.02	Investigators	0	64
11.03	Interview Room (Multipurpose Room)	0	169
11.04	Storage Room	0	100
11.05	First Offender Program and Crime Victims Liason Suite	0	1,300
11.06	Sub-Total Net Square Feet (NSF)		
11.07	Department Burden Factor		
11.08	Sub-total Department Gross Square Feet (DGSF)		
12.00	Patrol Functions		
12.01	Patrol Captain	1	168
12.02	Patrol Lieutenant	3	64
12.03	Patrol Sergeants	4	64
12.04	Accident Investigation/Traffic Officer	0	144
12.05	Briefing/Roll Call	1	800
12.06	Report Preparation	6	64
12.07	Debriefing	1	500
12.08	Patrol Storage	1	200
12.09	Sub-Total Net Square Feet (NSF)		
12.10	Department Burden Factor		
12.11	Sub-total Department Gross Square Feet (DGSF)		
13.00	Weslaco Municipal Court		
13.01	Court Room	1	660
13.02	Judge's Chamber	1	168
13.03	Court Offices	3	64
13.04	Court Administrator	1	168
13.05	Court Lobby	0	0
13.06	Court Room Storage	1	200
13.07	Court Room Records	1	125
13.08	Sub-Total Net Square Feet (NSF)		
13.09	Department Burden Factor		
13.10	Sub-total Department Gross Square Feet (DGSF)		
14.00	General Services		
14.01	Work Out	0	1,000
14.02	Male Locker Room	1	1,300
14.03	Female Locker Room	1	325
14.04	Break Room	1	420
14.05	General Storage	1	200
14.06	Custodial Office & Bulk Supply Storage	1	120
14.07	Building Receiving	1	143
14.08	Janitorial Closets	1	120

14.09	Sub-Total Net Square Feet (NSF)		
14.10	Department Burden Factor		
14.11	Sub-total Department Gross Square Feet (DGSF)		
15.00	Computer Network Server and Office		
15.01	Computer Network Server (MDF)	1	224
15.02	Workspace for IT Equipment	1	168
15.03	IT Closet (IDF)	1	120
15.04	Sub-Total Net Square Feet (NSF)		
15.05	Department Burden Factor		
15.06	Sub-total Department Gross Square Feet (DGSF)		
16.00	Mechanical		
16.01	Boiler Room	1	0
16.02	HVAC Equipment	1	0
16.03	Emergency Generator (Exterior Enclosure)	1	0
16.04	Fire Suppression (Riser Room)	1	0
16.05	Electrical Service Room	1	0
16.06	Rooms/Telephone Equipment	1	0
16.07	Sub-Total Net Square Feet (NSF)		
16.08	Department Burden Factor		
16.09	Sub-total Department Gross Square Feet (DGSF)		
17.00	Internal Affairs		
17.01	Waiting Room	1	100
17.02	Investigators	2	64
17.03	Interview Room (Multipurpose Room)	1	169
17.04	Storage Room	1	100
17.05	Sub-Total Net Square Feet (NSF)		
17.06	Department Burden Factor		
17.07	Sub-total Department Gross Square Feet (DGSF)		
18.00	Narcotics		
18.01	Supervisor	0	168
18.02	Investigators	0	64
18.03	Storage	0	100
18.04	Sub-Total Net Square Feet (NSF)		
18.05	Department Burden Factor		
18.06	Sub-total Department Gross Square Feet (DGSF)		
19.00	Fire Administration		
19.01	Fire Chief	1	192
19.02	Assistant Fire Chief	1	168

19.03	Deputy Fire Chief	1	144
19.04	Fire Marshall	1	168
19.05	Assisstant Fire Marshal	1	144
19.06	Secretary	2	64
19.07	Lobby/Waiting Room	1	100
19.08	Administration Fire Captain	1	168
19.09	EMS Training Captain	1	168
19.10	EMS Compliance Officer	1	144
19.11	Public Education Officer	1	144
19.12	Investigator/Open Office	4	64
19.13	File Room - Records	1	100
19.13	Plan Room/Conference Room	1	250
19.14	Break Room	1	126
19.15	Sub-Total Net Square Feet (NSF)		
19.16	Department Burden Factor		
19.17	Sub-total Department Gross Square Feet (DGSF)		
20.00	Total Gross Department Area		
20.01	Building Grossing Factor	15%	
20.02	Total Building Area		

Needed		
Ft.)	Burden	Total
80	20	100
950	238	1,188
200	50	250
200	50	250
80	20	100
1,510	25%	1,888
1,000	250	1,250
150	38	188
336	84	420
144	36	180
192	48	240
1,822	25%	2,278
100	25	125
256	64	320
200	50	250
200	50	250
756	25%	945
270	68	338
168	42	210
120	30	150
200	50	250
100	25	125
120	30	150
500	125	625
100	25	125
1,578	25%	1,973

0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	25%	0
0	0	0
0	0	0
500	125	625
400	100	500
100	25	125
1,000	25%	1,250
168	42	210
100	25	125
100	25	125
896	224	1,120
80	20	100
200	50	250
200	50	250
140	35	175
144	36	180
0	0	0
80	20	100
0	0	0
300	75	375
2,408	25%	3,010
0	0	0
0	0	0
0	0	0

0	0	0
0	0	0
0	0	0
0	0	0
0	25%	0
800	200	1,000
100	25	125
100	25	125
160	40	200
60	15	75
1,220	25%	1,525
160	40	200
188	47	235
320	80	400
48	12	60
80	20	100
188	47	235
320	80	400
0	0	0
200	50	250
0	0	0
40	10	50
100	25	125
120	30	150
60	15	75
0	0	0
100	25	125
100	25	125
0	0	0
2,024	25%	2,530

0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	25%	0
168	84	252
192	48	240
256	64	320
0	0	0
800	200	1,000
384	96	480
500	125	625
200	50	250
2,500	25%	3,167
660	165	825
168	42	210
192	48	240
168	42	210
0	0	0
200	50	250
125	31	156
1,513	25%	1,891

0	0	0
1,300	325	1,625
325	81	406
420	105	525
200	50	250
120	30	150
143	36	179
120	30	150

2,628	25%	3,285
224	56	280
168	42	210
120	30	150
512	25%	640
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	25%	0

100	25	125
128	32	160
169	42	211
100	25	125
497	25%	621
0	0	0
0	0	0
0	0	0
0	25%	0
192	48	240
168	42	210

144	36	180
168	42	210
144	36	180
128	32	160
100	25	125
168	42	210
168	42	210
144	36	180
144	36	180
256	64	320
100	25	125
250	63	313
126	32	158
2,400	25%	3,000
		28,002
	4,200	32,202

Comments
1300 sq ft per updated program 200 sq ft per updated program 200 sq ft per updated program
12' x 14' 12' x 12' 8' x 8' workstations
8' x 8' workstations
15'x18' 12' x 14' 10' x 12' 10'x10' 10'x12' Includes coat closet and storage closet
Last owner program = 1,400 sqft

Refer to 2.01
Refer to 2.02
Moved to metal building

Training room is located in 2.01

Includes 8'x8' workstation

10' x 10'

12'x14'
10' x 10'
10' x 10'
8' x 8' workstations, (8) stations per walk thru

10' x 10', sound proof
10' x 10', sound proof

12' x 12' with 2 workstations

Lockers, counter, (3) work stations
Victim Photography and Patrol Evidence Processing
12'X12'

Based off programming diagram
Included in Vehicle Sally Port 9.01

Not included in program. Pre-Engineered Metal Building On Site

10' x 10'

Regular hollow metal doors, frames and hardware

1 accessible cell - ADA

Detox
1 accessible cell - ADA

Detox
Includes (26) 18"Wx18"Dx12"H lockers for inmate property

10' x 10'
10' x 12', include refridgerator and sink
provided for (2) guards only
10' x 10'
10' x 10'

10' x 10'
8' x 8' workstations
13' x 13'
10 storage cabinets

12'X14'
8'x8' workstations
8'x8' workstations
12'x12'
Includes Debriefing Function
8'x8' workstations

Accomadates Growth

Adjusted number to make 1,600 work.
12'x14'
8'x8' workstations
12'x14'
Included in 1.02

Includes Staff Restroom
Includes Staff Restroom - 25% of male
10 people @ 42sf per person, includeds kitchen

14'x16'

12'x14'

10' x 10'

8' x 8' workstations

13' x 13'

10 storage cabinets

12' x 14'

8' x 8' workstations

12' x 16'

12' x 14'

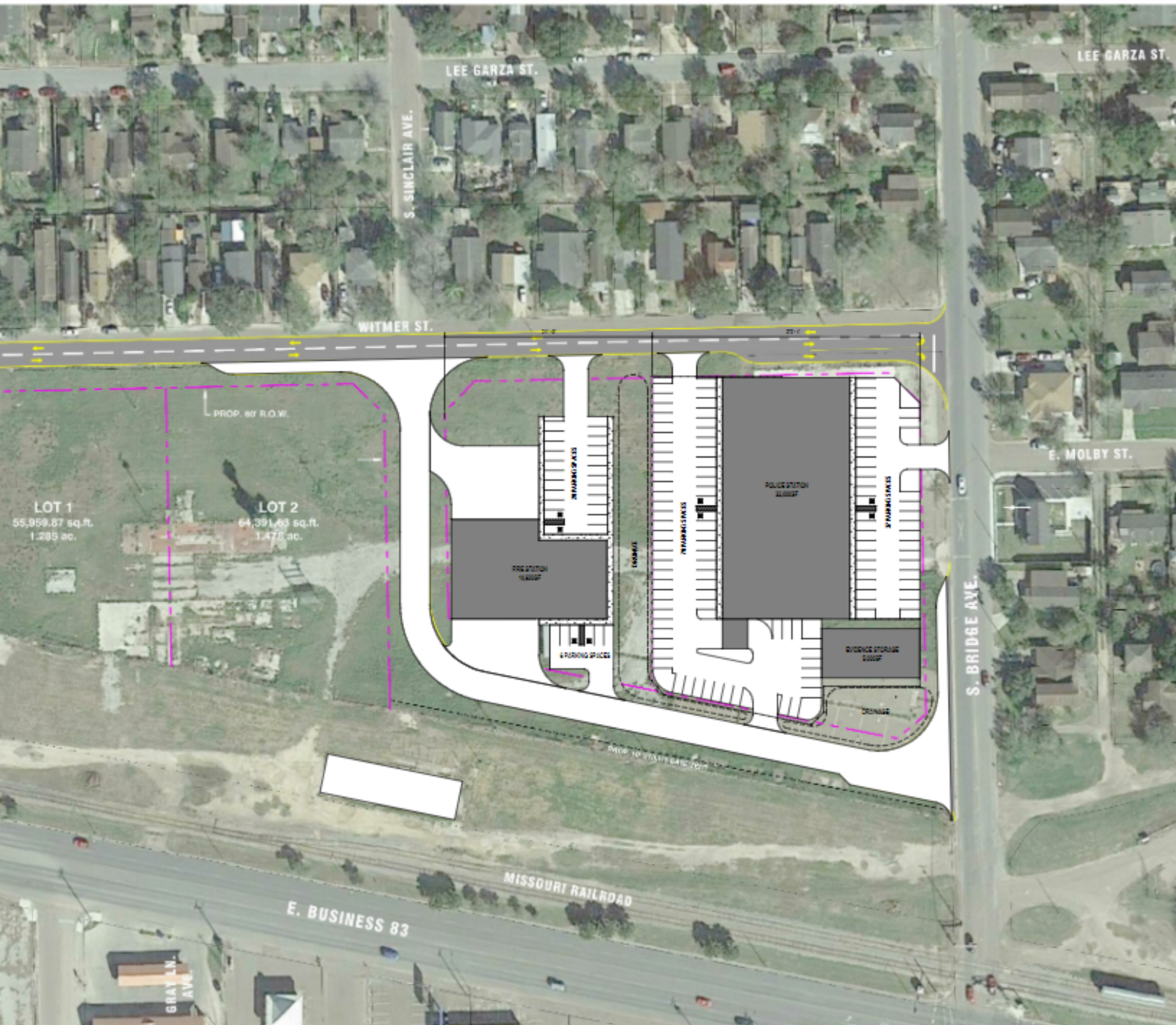
12' x 12'
12' x 14'
12' x 12'

12' x 14'
12 'x 14'
12' x 12'
12' x 12'

8' x 8' workstations, Open Office



Does not include 5,000 sf allocated for Evidence and Storage in Metal Building



OF WESLACO FUTURE POLICE AND FIRE DEPARTMENT DEVELOPMENT

ING DEPARTMENT
X 78596

**AIA**[®]**Document G802™ – 2017*****Amendment to the Professional Services Agreement*****PROJECT:** *(name and address)*Weslaco Police Station with
Municipal/Judicial Court
302 South Bridge Ave.,
Weslaco, TX 78596-628**AGREEMENT INFORMATION:**

Date: May 19, 2020

AMENDMENT INFORMATION:

Amendment Number: 001

Date: October 9, 2020

OWNER: *(name and address)*City of Weslaco, Texas
255 S. Kansas Ave.
Weslaco, TX 78596-6285**ARCHITECT:** *(name and address)*ERO Architects
300 South 8th Street
McAllen, Texas 78501

The Owner and Architect amend the Agreement as follows:

AIA B101-2020 Agreement between Owner and Architect, Article 1.1.3., as defined in Section 6.1, states the Budget for Cost of the Work for Building 1, the Fire Station, is \$2,500,000. and for Building 2, the new Police Station, is \$4,200,000. Based on the approval of the City Commission on Tuesday, October 6, 2020 and the Notice to Proceed Letter dated October 9, 2020, the amendment is for the Budget for the Cost of Work increase for the new Police Station to \$8,300,000.

Under Article 13.2.3, Scope of Agreement, Exhibits:

Exhibit A can be the City of Weslaco Notice to Proceed Letter, dated October 9, 2020.

Exhibit B can be the Initial Police Department Program dated October 9, 2020 totaling 37,202 SF.

Exhibit C can be the Weslaco Public Safety Building Site Plan, Option 2.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Schedule Adjustment:

SIGNATURES:

ERO Architects

ARCHITECT *(Firm name)***OWNER** *(Firm name)*
SIGNATURE**SIGNATURE**

Brian Godinez, Principal

PRINTED NAME AND TITLE**PRINTED NAME AND TITLE**

October 9, 2020

DATE**DATE**



Standardized Agenda Request Form

Date of Meeting: October 20, 2020		Agenda Item No. (to be assigned by CSO): 2020-3677
From:		
Subject: Discussion and consideration amending Professional Services Agreement AIA G802-2017 #2 with ERO Architects for the increase in Compensation for the Architect for the New Police Station. Possible action. (Staffed by Airport Department.)		
Background: Under the current Agreement, ERO's compensation is \$485,000.00. Based on the recent increase in size/program (37,202) and the increase in the Cost of Work (\$8,300,000), as approved by the City Commission on October 6, 2020, ERO is requesting an increase due to the change and magnitude of the Project (Police Station). The Stipulated Sum is increased to \$781,840; an increase of \$296,920. The fee includes basic services as stated in the Agreement: architecture, structural engineering, MEP. civil engineering and landscape design.		
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):		
Norma Cantu Andrew Muñoz Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Memo Amendment No 2 ERO Cost of Work_10.14.2020, ERO - Weslaco Public Safety Building Letter of Proposal 10-06-20, G802-2017 - Amendment #2 to the Professional Services Agreement		
Responsibilities upon Approval:		

Memo

To: Mayor and City Commissioners

From: Andrew Munoz, Asst. City Manager / Aviation Director

cc: Mike R. Perez, City Manager

Date: 10/14/2020

Re: Professional Services Agreement AIA G802-2017 with ERO Architects

Under the current Agreement, ERO's compensation is \$485,000.00. Based on the recent increase in size/program (37,202) and the increase in the Cost of Work (\$8,300,000), as approved by the City Commission on October 6, 2020, ERO is requesting an increase due to the change and magnitude of the Project (Police Station).

The Stipulated Sum is increased to \$781,840; an increase of \$296,920. The fee includes basic services as stated in the Agreement: architecture, structural engineering, MEP, civil engineering and landscape design.

Recommendation:

Staff recommends approval.



October 6, 2020

Andrew Muñoz
Assistant City Manager
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596

RE: Weslaco Public Safety Building: Acknowledgement of Program and Cost of Work increase; and Additional Services Fee for ERO Architects – Job #19087

Dear Mr. Muñoz:

ERO Architects (ERO) appreciates the opportunity to serve the City of Weslaco as the Architect-of-Record for the Weslaco Public Safety Complex, which includes the new fire station and police station. We submit this letter to acknowledge the police station's new proposed Program, Budget for Cost of the Work, and Site Plan (pending City Commission approval).

Change of Scope for the New Police Station

We understand that the City increased the Budget for Cost of the Work for the police station from the original **\$4,200,000** to **\$8,300,000**. This increase is based on a revised program with a new total of **32,202** square feet and to include the additional structure outside the building for evidence, storage and management of **5,000** square feet for a total of **37,202** square feet. (*See attached Initial Police Department Program Update dated 9-11-2020*)

We request that ERO be provided written authorization by the City of Weslaco to increase the new police station's size and program (a total of **37,202** square feet), and the increase in Budget for Cost of the Work from **\$4,200,000** to **\$8,300,000**.

We also request in writing that the City accept the **Option 2** of the Proposed Weslaco Public Safety Buildings Site Plan as mentioned to us last week. (*See attached Weslaco Public Safety Buildings Site Plan Option 2*).

We also ask for an updated boundary survey of the property site.

Current Cost of Work and Compensation, Stipulated Sum

In the AIA B101-2020 Agreement between Owner and Architect, Article 1.1.3., the Budget for Cost of the Work for Building 1, the Fire Station, is **\$2,500,000**, and for Building 2, the new Police Station, is **\$4,200,000**.

Based on Article 11.1.1., Compensation, the Stipulated Sum to the Architect is **\$485,000** (Architect fee for basic services including Consultants, under Article 1.1.11.1). (*See attached AIA B101-2020 Agreement between Owner and Architect dated 5-19-2020*)



Cost of Work and Compensation Amendment to Agreement

We conclude that because of the increase in size/program (**37,202 SF**) and increase in the Cost of Work (**\$8,300,000**) for the Police Station, our professional services will increase because of the change and magnitude of the Project.

This is supported by Articles 4.2.1.1 Architect's Additional Services and 11.3 Compensation for Additional Services; services necessitated by a change in the Project including Size or Budget for Cost of the Work.

The new Budget for the Cost of Work should be amended under Article 1.1.3., the Budget for Cost of the Work for Building 1, the Fire Station, is **\$2,500,000**, and for Building 2, the new Police Station, and should reflect the increase, now **\$8,300,000**, for revised Cost of Work of **\$10,800,000**.

The Stipulated Sum for the Architect should be amended as well under Article 11.1.1., Compensation, the Stipulated Sum, and increased to **\$781,840**, based on a pro-rata basis. This an increase to the Stipulated Sum of **\$296,920**. This additional fee includes the basic services as stated in our Agreement: architecture, structural engineering, MEP, civil engineering and landscape design.

We hope this meets with your satisfaction. Please feel free to contact me should you have any questions or comments regarding the contents of this letter, and how we proceed regarding the new Weslaco Police Department Building's Program, Budget for Cost of the Work and Site Plan. I can be reached anytime at 956-655-4655.

Respectfully submitted,

Brian Godinez
Principal
ERO Architects

**AIA**[®]**Document G802™ – 2017*****Amendment to the Professional Services Agreement*****PROJECT:** *(name and address)*Weslaco Police Station with
Municipal/Judicial Court
302 South Bridge Ave.,
Weslaco, TX 78596-628**AGREEMENT INFORMATION:**

Date: May 19, 2020

AMENDMENT INFORMATION:

Amendment Number: 002

Date: October 12, 2020

OWNER: *(name and address)*City of Weslaco, Texas
255 S. Kansas Ave.
Weslaco, TX 78596-6285**ARCHITECT:** *(name and address)*ERO Architects
300 South 8th Street
McAllen, Texas 78501

The Owner and Architect amend the Agreement as follows:

Based on Article 11.1.1., Compensation, the Stipulated Sum to the Architect is \$485,000. Due to the increase in size/program (37,202 SF) and increase in the Cost of Work (\$8,300,000) for the Police Station, ERO total compensation should increase because of the change and magnitude of the Project based on Articles 4.2.1.1 Architect's Additional Services and 11.3 Compensation for Additional Services; services necessitated by a change in the Project including Size or Budget for Cost of the Work.

Under Article 11.1.1., Compensation, the Stipulated Sum is increased to \$781,840. This an increase to the Stipulated Sum of \$296,920. This additional fee includes the basic services as stated in the Agreement: architecture, structural engineering, MEP, civil engineering and landscape design. Please see attached Letter of Proposal to City of Weslaco from ERO dated September 29, 2020.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:
\$781,840.

Schedule Adjustment:

SIGNATURES:

ERO Architects

ARCHITECT *(Firm name)*

SIGNATURE

Brian Godinez, Principal

PRINTED NAME AND TITLE

October 9, 2020

DATE**OWNER** *(Firm name)***SIGNATURE****PRINTED NAME AND TITLE****DATE**