



A REGULAR MEETING OF THE WESLACO CITY COMMISSION TUESDAY, JANUARY 19, 2021

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, Located at 255 South Kansas Avenue on Tuesday, January 19, 2021 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 January 19, 2021. A staff member will contact you with instructions via phone call to address your public comments.

I. CALL TO ORDER

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

II. PUBLIC COMMENTS

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

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 in compliance with the Consolidated Plan for Community Planning and Development (CDBG) Urban County Program Fiscal Year 34 (2021) Needs Assessment Plan. Attachment
- B. To solicit input on behalf of Tax Ranch, LLC to rezone 1630 Canyon Drive. Also being, Lot 171, Westgate Village Ph II, Weslaco, Hidalgo County, Texas from M-1 Mobile home subdivision district to a B-1 Neighborhood Business district
- C. To solicit input on behalf of Blake Box to rezone 515 S. Airport Drive. Also being 18.680 acres out of Farm Tract 21 & 22, West Tract Subdivision and out of an abandoned canal R.O.W., Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district.
- D. To solicit input on behalf of Jessica Aguilar to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 260 S. Texas Blvd. Suite 105, Also being a 98'x90' Tract, Block 18, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

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 Regular Meeting on January 5, 2021.
(Staffed by City Secretary Department.) Attached
- B. Approval on second and final reading of the following:
 - 1) Approval of Ordinance 2021-01 for a Budget Amendment on transfer of \$450,000 from the General Fund to the Economic Incentive Fund in accordance to the Memorandum dated November 09, 2020 and authorize the Mayor to execute any related documents. (First reading held January 5, 2021; staffed by Finance Department.) Attachment
- C. Approval to terminate a Mid Valley Airport Ground Lease Agreement with Tenant Roger Witaker for Hangar W-19 and approval of a Mid Valley Airport Ground Lease Agreement with Tenant Scott Fuller for Hangar W-19 and authorize the Mayor to execute any related documents. (Staffed by Airport Department.) Attachment
- D. Authorization to purchase Crime Scene Equipment for a Laser Scanner Focus 350 for

an amount not to exceed \$34,938.73 from FARO Technologies Inc, GSA Contract GS-07F-197GA with no reoccurring costs which will be reimbursable through Criminal Justice Program grant #4003001 and authorize the Mayor to execute any related documents (Staffed by Police Department.) Attachment

- E. Authorization to purchase ALPR (Automated License Plate Reader) Equipment for two units and purchase two ALPR trailers in the amount not to exceed \$149,890 under GSA Contract GS-07F-0031W which will be reimbursable under the Regional Law Enforcement Technology Assistance Initiative Grant #2020-RZ-BX-0018 with no reoccurring costs and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- F. Authorization for the Solicitation of Bids for the Construction of the Weslaco Mid Valley Airport's Corporate Hangars and Related Infrastructure Improvements. (Staffed by Airport Department.)

V. APPOINTMENTS

- A. Discussion and consideration on Resolution 2021-03 appointing members to the Tower of Honor Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment
- B. Discussion and consideration to approve Resolution 2021-04 confirming one appointment by the Chief Executive Officer to an expired term on the Weslaco Civil Service Commission as per Local Government Code §143.006 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment

VI. OLD BUSINESS

- A. Discussion and consideration on agreement with Custom Controls Unlimited LLC for Control System Reprogramming and SCADA Conversion materials and services for the Weslaco Water Treatment Plant and authorize the Mayor to execute any related documents. Possible action. (This item was tabled January 5, 2021; staffed by City Manager.)

VII. NEW BUSINESS

- A. Discussion and consideration on Interlocal Agreement between Hidalgo County and City of Weslaco to provide support for on-site emergency operations in response to a public health emergency and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Fire Department.) Attachment

- B. Discussion and consideration to approve Ordinance 2021-02 reducing the size of an existing 15-foot utility easement along the south property line of Lot 14 Block A Pecan Grove Subdivision Phase I to a 10-foot utility easement and authorize the Mayor to execute any related documents. First reading on Ordinance 2021-02. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- C. Discussion and consideration after public hearing on behalf of Tax Ranch, LLC on Ordinance 2021-03 to rezone 1630 Canyon Drive also being, Lot 171, Westgate Village Ph II, Weslaco, Hidalgo County, Texas from M-1 Mobile home subdivision district to a B-1 Neighborhood Business districts and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-03. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- D. Discussion and consideration after public hearing on behalf of Blake Box on Ordinance 2021-04 to rezone 515 S. Airport Drive also being 18.680 acres out of Farm Tract 21 & 22, West Tract Subdivision and out of an abandoned canal R.O.W., Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-04. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- E. Discussion and consideration after public hearing on behalf of Jessica Aguilar to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 260 S. Texas Blvd. Suite 105, Also being a 98'x90' Tract, Block 18, 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
- F. Discussion and consideration for the Final Plat for Sierra Estates – being 25.00 acre of lot 15 & 16 Block 147, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northwest corner of Mile 4 West and Mile 12 North. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- G. Discussion and consideration for the Final Plat for Emily Villarreal Subdivision – being 4.00 acre out of Farm Tract 711, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northeast corner of Mile 5 North Rd and Midway Rd. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- H. Discussion and consideration for six-month extension for the Final Plat for San Jacinto Estates No.10. Phase II Subdivision – being 13.49-acre tract of land out of Farm Tract 94, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately on the Northwest corner of Mile 10 North Road and Mile 4 West Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning &

Code Enforcement Department.) Attachment

- I. Discussion and consideration for six-month extension for the Final Plat for San Pedro Estates Subdivision – being 20 acre tract of land out of Farm Tract 647, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately 2,964 ft. North of the Intersection of 18th and Milanos Rd. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- J. Discussion and consideration on Resolution 2021-05 to authorize the Transfer of Authority of the Weslaco Foreign Trade Zone No. 156 to the Hidalgo County Regional Foreign Trade Zone and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment

VIII.

EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;

(B) reasonable attorney fees and court costs; and

(C) at the discretion of the trier of fact, exemplary damages.

(b) An offense under Subsection (a)(1) is a Class B misdemeanor.

(c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection (a)(2) that:

(1) the defendant had good reason to believe the disclosure was lawful; or

(2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.)

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- B. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Attorney 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. 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.
- E. 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.
- 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.
- G. Legal Consultation -- Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.
- H. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of real property located at Mid Valley Airport, 1901 Joe Stephens relating to Hanger B as authorized by section §551.072 of the Texas Government Code.
- I. Real Property – Consultation with City Attorney on the acquisition of real property located North of Industrial Park, North East of Mile 9 and International Blvd. and Adams Tract FT 1026 as authorized by §551.072 of the Texas Local Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 14th day of January 2021 at 4:00 p.m. and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ 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: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2020-3790	
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. Pastor Tom Murray from Grace Episcopal Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any: Pledge & Mission 2020 updated			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

The Pledge of Allegiance to the Flag

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

The Pledge of Allegiance to the State Flag

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

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

Preamble to the Constitution of the United States of America

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

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

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



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3943	
From:			
Subject: To solicit input in compliance with the Consolidated Plan for Community Planning and Development (CDBG) Urban County Program Fiscal Year 34 (2021) Needs Assessment Plan.			
Background: In compliance with the Consolidated Plan for Community Development Block Grant (CDBG), City of Weslaco is conducting a public hearing to solicit input from interest parties on the City needs under the Urban County Program Fiscal Year (34) FY 2021. Primary goals are to enable the City to provide decent housing, to establish and maintain a suitable living environment, and to expand economic opportunities for every citizen, particularly for low income persons.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notices were posted on the following locations: On January 11, 2021; 255 S. Kansas Ave. (City Hall) and 525 S. Kansas Ave. (Library).			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Sonia Flores		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends to solicit public comments.			
Attachments, if any: UCP 2021 - PH Notice for Pct 1 CITIES			
Responsibilities upon Approval:			

HIDALGO COUNTY - PRECINCT NO. 1 RESIDENTS
PUBLIC HEARING NOTICE
HIDALGO COUNTY - URBAN COUNTY PROGRAM
Publication Date: Wednesday, January 13, 2021

In compliance with the Consolidated Plan for Community Planning & Development (CDBG), the **Cities listed below** will conduct a public hearing to solicit input from interested parties on the **Cities** needs under the **Urban County Program Fiscal Year 34 (2021)**.

The overall goals for the Consolidated Plan are to strengthen partnerships with jurisdiction, to extend and strengthen partnerships among all levels of government and the private sector, including profit and nonprofit organizations, to enable them to provide decent housing, to establish and maintain a suitable living environment, and to expand economic opportunities for every citizen, particularly for very low income persons.

The public hearing for the **City of Alamo** will be held on **Tuesday, January 19, 2021 at 7:00 P.M.** at the following location: **Alamo City Hall located at 420 N. Tower Road, Alamo, Texas 78516**. For more information, please come by our city office or call **(956) 787-0006**. Written comments can be forwarded to: **Mayor Diana Martinez - City of Alamo: 420 N. Tower Road, Alamo, Texas 78516**. Expected allocation is **\$270,886.00**.

The public hearing for the **City of Donna** will be held on **Tuesday, January 19, 2021 at 6:00 P.M.** at the following location: **Donna Recreation Center located at 307 Miller Avenue, Donna, Texas 78537**. For more information, please come by our city office or call **(956) 464-3314**. Written comments can be forwarded to: **Mayor Ricardo Morales - City of Donna: 307 S. 12th Street, Donna, Texas 78537**. Expected allocation is **\$270,886.00**.

The public hearing for the **City of Edcouch** will be held on **Thursday, January 21, 2021 at 6:00 P.M.** at the following location: **Edcouch City Hall located at 211 Southern Avenue, Edcouch, Texas 78538**. For more information, please come by our city office or call **(956) 262-2140**. Written comments can be forwarded to: **Mayor Virginio Gonzalez, Jr. - City of Edcouch: P.O. Box 100, Edcouch, Texas 78538**. Expected allocation is **\$270,886.00**.

The public hearing for the **City of Elsa** will be held on **Tuesday, January 19, 2021 at 6:30 P.M.** at the following location: **Elsa City Hall located at 102 S. Diana Street, Elsa, Texas 78543**. For more information, please come by our city office or call **(956) 262-2127**. Written comments can be forwarded to: **Mayor Alonzo Perez - City of Elsa: P.O Box 427, Elsa, Texas 78543**. Expected allocation is **\$270,886.00**.

The public hearing for the **City of La Villa** will be held on **Thursday, January 28, 2021 at 6:30 P.M.** at the following location: **La Villa City Hall located at 916 S. Mike Chapa, La Villa, Texas 78562**. For more information, please come by our city office or call **(956) 262-2122**. Written comments can be forwarded to: **Mayor Alma Moron - City of La Villa: P.O. Box 60, La Villa, Texas 78562**. Expected allocation is **\$270,886.00**.

The public hearing for the **City of Mercedes** will be held on **Tuesday, January 19, 2021 at 6:00 P.M.** at the following location: **Mercedes City Hall located at 400 South Ohio Avenue., Mercedes, Texas 78570**. For more information, please come by our city office or call **(956) 565-3114**. Written comments can be forwarded to: **Mayor Oscar Montoya - City of Mercedes, 400 South Ohio Ave., Mercedes, TX 78570**. Expected allocation is **\$270,886.00**.

The public hearing for the **City of Progreso** will be held on **Tuesday, January 19, 2021 at 6:00 P.M.** at the following location: **Progreso City Hall located at 300 N. Business FM 1015, Progreso, Texas 78579**. For more information, please come by our city office or call **(956) 565-0241**. Written comments can be forwarded to: **Mayor Gerardo Alanis - City of Progreso, P.O. Box 699, Progreso, TX 78579**. Expected allocation is **\$270,886.00**.

The public hearing for the **City of Weslaco** will be held on **Tuesday, January 19, 2021 at 6:00 P.M.** at the following location: **Weslaco City Hall Legislative Chambers located at 255 S. Kansas Ave., Weslaco, Texas 78596**. For more information, please come by our city office or call **(956) 968-3181**. Written comments can be forwarded to: **Mayor David Suarez, City of Weslaco - 255 S. Kansas Ave., Weslaco, Texas 78596**. Expected allocation is **\$301,060.00**.

Listed below is a partial listing of eligible activities.

Public Facilities Needs	Child Care Services
Senior Centers	
Youth Centers	Accessibility
Neighborhood Facilities	
Parks and Recreation Facilities	Economic Development Needs
Health Facilities	Technical Assistance
Child Care Facilities	
Parking Facilities	Lead-Based Paint/Hazard Abatement
Infrastructure Improvement Needs	Code Enforcement
Flood Drain Improvements	
Water Improvements	Emergency Shelter Needs
Sewer Improvements	Housing Needs
Street Improvements	
Public Service Needs	Community Planning
Senior Services	
Handicapped Services	Program Administration
Youth Services	

It is the objective of Hidalgo County to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. Persons with disabilities/handicapped, non-English speaking, or limited English proficiency (LEP) who may require an interpreter shall be provided upon request by calling (956) 787-8127 at least three (3) days in advance. Persons who are deaf, hard-of-hearing, deaf-blind or speech-disabled may use Relay Texas at (800) 735-2989 to call the Hidalgo County Urban County Program (UCP) and request arrangements in order to participate in the citizen participation process. Hidalgo County Urban County Program does not discriminate on the basis of disability status in the admission of, or access to, or treatment in its federally assisted programs or activities.

Patricio R. Avila, Director
Hidalgo County – Urban County Program
1916 Tesoro Street,
Pharr, Texas 78577



RESIDENTES DEL CONDADO DE HIDALGO PRECINTO NO. 1
AVISO DE AUDENCIA PUBLICA
PROGRAMA URBANO DEL CONDADO DE HIDALGO
Fecha de publicación: miercoles dia 13 de enero del 2021

En cumplimiento con el Plan Consolidado para la Planificación y Desarrollo Comunitario (CDBG), las ciudades mencionadas debajo llevarán a cabo una audiencias públicas para solicitar la opinión de las partes interesadas en las necesidades de la ciudades bajo el **Programa Urbano del Condado de Hidalgo, del año fiscal 34 (2021).**

Los objetivos generales del Plan Consolidado son el fortalecimiento de las asociaciones con jurisdicciones a fin de ampliar y fortalecer las alianzas entre todos los niveles del gobierno y el sector privado, incluidas las organizaciones sin fines de lucro y, a fin de que puedan proporcionar una vivienda digna, para establecer y mantener una vida adecuada en el medio ambiente, y para ampliar las oportunidades económicas para todos los ciudadanos, en particular para las personas con ingresos muy bajos.

La audiencia pública para **la Ciudad de Alamo** se llevará a cabo el **martes 19 de enero 2021 a las 7:00 P.M.** en la siguiente ubicación: **Municipalidad de la Ciudad de Alamo ubicado en el 420 N. Tower Road, Alamo, Texas 78516.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al **(956) 787-0006.** Los comentarios escritos pueden hacer enviados a: **Alcalde Diana Martinez de la Ciudad de Alamo al 420 N. Tower Road, Alamo, Texas 78516.** Asignación esperada de **\$270,886.00.**

La audiencia pública para **la Ciudad de Donna** se llevará a cabo el **martes 19 de enero 2021 a las 6:00 P.M** en la siguiente ubicación: **Municipalidad de la Ciudad de Donna ubicado en el 307 S. 12th Street, Donna, Texas 78537.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al **(956) 464-3314.** Los comentarios escritos pueden hacer enviados a: **Alcalde Ricardo Morales de la Ciudad de Donna al 307 S. 12th Street, Donna, Texas 78537.** Asignación esperada de **\$270,886.00.**

La audiencia pública para **la Ciudad de Edcouch** se llevará a cabo el **jueves 21 de enero 2021 a las 6:00 P.M** en la siguiente ubicación: **Municipalidad de la Ciudad de Edcouch ubicado en el 211 Southern Avenue, Edcouch, Texas 78538.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al **(956) 262-2140.** Los comentarios escritos pueden hacer enviados a: **Alcalde Virginio Gonzalez, Jr. de la Ciudad de Edcouch al P.O. Box 100, Edcouch, Texas 78538.** Asignación esperada de **\$270,886.00.**

La audiencia pública para **la Ciudad de Elsa** se llevará a cabo el **martes 19 de enero 2021 a las 6:30 P.M** en la siguiente ubicación: **Municipalidad de la Ciudad de Elsa ubicado en el 102 S. Diana Street, Elsa, Texas 78543.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al **(956) 262-2127.** Los comentarios escritos pueden hacer enviados a: **Alcalde Alonzo Perez de la Ciudad de Elsa al P.O. Box 427, Elsa, Texas 78543.** Asignación esperada de **\$270,886.00.**

La audiencia pública para **la Ciudad de La Villa** se llevará a cabo el **jueves 28 de enero 2021 a las 6:30 P.M.** en la siguiente ubicación: **Municipalidad de la Ciudad de La Villa ubicado en el 916 S. Mike Chapa, La Villa, Texas 78562.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al **(956) 262-2122.** Los comentarios escritos pueden hacer enviados a: **Alcalde Alma Moron de la Ciudad de La Villa al P.O. Box 60, La Villa, Texas 78562.** Asignación esperada de **\$270,886.00.00.**

La audiencia pública para **la Ciudad de Mercedes** se llevará a cabo el **martes 19 de enero 2021 a las 6:00 P.M.** en la siguiente ubicación: **Municipalidad de la Ciudad de Mercedes ubicado en el 400 South Ohio Ave., Mercedes, Texas 78570.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al **(956) 565-3114.** Los comentarios escritos pueden hacer enviados a: **Alcalde Oscar Montoya de la Ciudad de Mercedes al 400 South Ohio Ave., Mercedes, Texas 78570.** Asignación esperada de **\$270,886.00.**

La audiencia pública para **la Ciudad de Progreso** se llevará a cabo el **martes 19 de enero 2021 a las 6:00 P.M..** en la siguiente ubicación: **Municipalidad de la Ciudad de Progreso ubicado en el 300 N. Business FM 1015, Progreso, Texas 78579.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al **(956) 565-0241.** Los comentarios escritos pueden hacer enviados a: **Alcalde Gerardo Alanis de la Ciudad de Progreso al P.O. Box 699, Progreso, Texas 78579.** Asignación esperada de **\$270,886.00.**

La audiencia pública para **la Ciudad de Weslaco** se llevará a cabo el **martes 19 de enero 2021 a las 6:00 P.M..** en la siguiente ubicación: **Municipalidad de la Ciudad de Weslaco Cámara de Legislatura ubicado en el 255 S. Kansas Ave., Weslaco, Texas 78596.** Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al **(956) 968-3181.** Los comentarios escritos pueden hacer enviados a: **Alcalde David Suarez de la Ciudad de Weslaco al 255 S. Kansas Ave., Weslaco, Texas 78596.** Asignación esperada de **\$301,060.00.**

A continuación se muestra una lista parcial de las actividades elegibles.

Necesidades de establecimientos públicos	Necesidades de vivienda de emergencia
Centros para personas de la tercera edad	
Centros para jóvenes	Necesidades de vivienda
Instalaciones del vecindario	
Instalaciones de parques y recreación	Planificación de la Comunidad
Instalaciones de salud	
Instalaciones para el cuidado de niños	Administración del Programa
Instalaciones de estacionamiento	
Necesidades de mejoras de infraestructura	Necesidades de desarrollo económico
Mejoras de drenaje de inundaciones	Asistencia Técnica
Mejoras de agua	
Mejoras de alcantarillado	Aplicación del código
Mejoras de calles	
Necesidades de Servicios Públicos	Pintura con base de plomo / Reducción de Riesgos
Servicios para personas de tercera edad	
Servicios para discapacitados	
Servicios para jóvenes	
Servicios de cuidado infantil	

Es el objetivo del Condado de Hidalgo para cumplir con la Sección 504 de la Ley de Rehabilitación de 1973, según enmendada, los Americanos con Discapacidades de la Ley de barreras arquitectónicas (ADA) de 1990 y la Ley ADA Enmienda de 2008, la Ley de Equidad de Vivienda, y Con todo respeto. Las personas con discapacidades / minusválidos, que no hablan inglés o con un dominio limitado del inglés (LEP) que pueden requerir un intérprete se les proporcionarán previa solicitud llamando al (956) 787-8127 por lo menos con tres (3) días de anticipación. Las personas sordas, con problemas de audición, sordo-ciegos o del habla discapacitados pueden utilizar Relay Texas al (800) 735-2989 para llamar al Programa del Condado de Hidalgo Condado Urbano (UCP) y los arreglos de solicitud con el fin de participar en el ciudadano proceso de participación. El Programa Urbano del Condado de Hidalgo no discrimina en base al estado de discapacidad en la admisión, el acceso o el tratamiento en sus programas o actividades con asistencia federal.

Patricio R. Avila, Director
Programa Urbano del Condado de Hidalgo
1916 Tesoro Street, Pharr, Texas 78577





Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3928	
From: Rebekah De La Fuente			
Subject: To solicit input on behalf of Tax Ranch, LLC to rezone 1630 Canyon Drive. Also being, Lot 171, Westgate Village Ph II, Weslaco, Hidalgo County, Texas from M-1 Mobile home subdivision district to a B-1 Neighborhood Business district			
Background: The applicant is requesting to rezone property from M-1 Mobile home subdivision district to a B-1 Neighborhood Business district. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on December 18, 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 December 14, 2020.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of January 6, 2021.			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval based on surrounding land use.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise applicant			



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3932	
From: Rebekah De La Fuente			
Subject: To solicit input on behalf of Blake Box to rezone 515 S. Airport Drive. Also being 18.680 acres out of Farm Tract 21 & 22, West Tract Subdivision and out of an abandoned canal R.O.W., Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district.			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to I Industrial district. Thirty-two (32) property owners within 200 feet of the applicant's property were notified by letter on December 18, 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 City Commission appeared in The Monitor on December 14, 2020.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of January 6, 2021			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval based on surrounding land use.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise applicant			



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3939	
From: Rebekah De La Fuente			
Subject: To solicit input on behalf of Jessica Aguilar to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 260 S. Texas Blvd. Suite 105, Also being a 98'x90' Tract, Block 18, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on December 23, 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 December 21, 2020.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the conditional use permit at their regular meeting of January 6, 2021			
Aida Vega 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: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2020-3795
From:		
Subject: Approval of the Minutes of the Regular Meeting on January 5, 2021. (Staffed by City Secretary Department.) Attached		
Background: Record of commission action regular meeting on January 5, 2021.		
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	
Norma Cantu	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: 21-01-05 minutes		
Responsibilities upon Approval:		



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
JANUARY 05, 2021**

On Tuesday, January 05, 2021, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

PRESENT:	Mayor	David Suarez
	Mayor Pro Tem	Leo Muñoz
	Commissioner	Letty Lopez
	Commissioner	Greg Kerr
	Commissioner	Adrian Farias
	Commissioner	J.P. Rodriguez
	Commissioner	Josh Pedraza

ABSENT: None

STAFF PRESENT:	Mike R. Perez	City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Juan Salas, Information Technology Dept; Albert Aldana, City Engineer, Pete Garcia, Public Works Director, George Quilantan, Inframark, Vidal Roman, Finance Director, Joe Pedraza, Asst. Planning & Code Enforcement Director, Robert Lopez, Asst. Police Chief, Martin Vela, IT Director, Omar Rodriguez, Parks & Recreation Director, Martin Mata, Asst. Library Director, Cristina Garcia, PIO 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 Thursday, December 31, 2020.

B. Invocation.

Pastor Timothy Aguiar, Open Door Baptist Church led in the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

Award from the Government Finance Officers Association to the City of Weslaco Finance Department for Excellence in Financial Reporting fiscal year ending September 30, 2019.

Vidal Roman, Finance Director, stated the Finance Department was awarded the highest recognition in the area of governmental accounting for fiscal year ending September 30, 2019 and presented the Certificate of Achievement awarded from the Government Finance Officers Association. He thanked his staff for achieving this recognition and for their commitment.

E. Roll Call.

Norma A. Cantu, City Secretary, called the roll noting at the time of roll call perfect attendance and a quorum present.

II. PUBLIC COMMENTS

Omar Rodriguez, Parks and Recreation Director, advised the competition of “It’s Time Texas Community Challenge” is statewide challenge for communities to promote a healthy lifestyle; presented a member pledge form that pledges support and commitment to the health of their community; encouraged all residents and the Mayor and Commission to register; can earn points for prizes. The challenge is from January 4 – February 28, 2021.

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 Regular Meeting on December 15, 2020. (Staffed by City Secretary Department.)

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

1) Approval of Ordinance 2020-37 for a budget amendment for the purchase of residential and commercial garbage units (approved on 12/1/20) in the total amount of \$3,260,276.17 and authorize the Mayor to execute any related documents. (First reading held December 15, 2020; staffed by Public Works Department.)

2) Approval of Ordinance 2020-38 a budget amendment in the amount not to exceed \$140,878.32 and authorize the Mayor to execute any related documents. (First reading held December 15, 2020; staffed by Public Works Department.)

3) Approval of Ordinance 2020-39 a rezone request for 1402 W Sugarcane Dr. also being 6.06 acres out of the East 13.49 acres of Farm Tract 141, Block 161, West Tract Subdivision, 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 Decembers 15, 2020; staffed by Planning & Code Enforcement Department.)

4) Approval of Ordinance 2020-40 a rezone request for 1819 N. Border Ave. also being 1 acre out East 170'-N256.23' of Farm Tract 131, Block 162, West and Adams Tract, 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 December 15, 2020; staffed by Planning & Code Enforcement Department.)

C. Approval to submit an application renewing the ERate 2021-2022 Grant program, accept funds upon award, accept additional funding if awarded during the grant year, and authorize the Mayor to execute any related documents. (Staffed by Library Department.)

D. Approval to terminate a Weslaco Mid Valley Airport Ground Lease Agreement with Tenant Shari Pate for Hanger W3 and approval of a Weslaco Mid Valley Ground Lease Agreement with Tenant Arthur E. Beckwith for Hangar W3 and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)

E. Authorization to enter into an Interlocal Cooperation Act Agreement between City of Weslaco Police Department and the Lower Rio Grande Valley Development Council (LRGVDC) through the Lower Rio Grande Valley Police Academy (LRGVRPA) for the use of the Weslaco Police Department's Shooting Range and Training and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

F. Acceptance of funds in the amount of \$17,500.00 from the U. S. Department of Justice United States Marshals Services for overtime operations by the City of Weslaco Police Department pursuant to the Memorandum of Understanding and authorize the Chief of Police to execute any related documents. (Staffed by Police Department.)

G. Authorization for solicitation of sealed bids to purchase a mobile lift for Public Works Fleet Maintenance Division and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)

H. Approval on amendments and extension from January 7, 2021 to February 7, 2021 for Disaster Declaration (COVID--19) and any reports related to such executive orders and authorize the Mayor to execute any related documents. (Staffed by City Manager.)

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

IV. APPOINTMENTS

A. Discussion and consideration on Resolution 2021-01 appointing a member to the Board of Adjustments & Appeals to the Zoning -Ordinance and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Joe Pedraza, Asst. Planning and Code Enforcement Director, stated Paul Garza had submitted a Board Application and expressed interest in reappointment.

Mayor Pro Tem Muñoz seconded by Commissioner Farias moved to approve Resolution 2021-01 appointing Paul Garza as presented. The motion carried unanimously; Mayor Suarez was present and voting.

For the record following is the resolution.

RESOLUTION NO. 2021-01

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE BOARD OF ADJUSTMENTS & APPEALS-ZONING ORDINANCE.

WHEREAS, the City of Weslaco created and established the Board of Adjustments & Appeals-Zoning Ordinance.

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

WHEREAS, the Board of Adjustments & Appeals-Zoning Ordinance members shall serve with neither compensation nor term limits; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following individual is appointed to serve on the Board of Adjustments & Appeals-Zoning Ordinance as follows:

<u>NAME</u>	<u>TERM ENDING</u>
Paul Garza	01-06-2023

PASSED AND APPROVED on this 5th day of January 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

V. NEW BUSINESS

A. Discussion and consideration on agreement with Custom Controls Unlimited LLC for Control System Reprogramming and SCADA Conversion materials and services for the Weslaco Water Treatment Plant and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Mike R. Perez, City Manager, recommended to table stating a revised agreement had been presented and needed time to review.

Mayor Pro Tem Muñoz seconded by Commissioner Pedraza moved to table The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on agreement with Ares Services Incorporated to assist in grant preparation and legislative assistance in the area of flooding, aviation and other matters determined by the commission and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Mike R. Perez recommended to approve a 1-year agreement with Ares Services Inc to assist in grant preparation and legislative alertness in the area of flooding (drainage) and other matters as determined by the commission; retainer is \$7,500 and any further commitment is conditional during the budget process; grant preparation for aviation matters would be done through the Weslaco Economic Development Corporation.

Mayor Pro Tem Muñoz seconded by Commissioner Lopez moved to approve 1-year agreement with Ares Services Incorporated to assist in grant preparation and legislative assistance in area of flooding as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration on approval of Ordinance 2021-01 for a Budget Amendment on transfer of \$450,000 from the General Fund to the Economic Incentive Fund in accordance to the Memorandum dated November 09,2020 and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-01. Possible action. (Staffed by Finance Department.)

Mike R. Perez recommended approval stating the transfer is in preparation of any shortfall from the sale of the UTRGV Apartments; recent commission action transferred ownership of the apartments to EDC for marketing and sale.

Mayor Pro Tem Muñoz seconded by Commissioner Lopez moved to approve Ordinance 2021-01 for Budget Amendment on transfer of \$450,000 from General Fund to Economic Incentive Fund as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration on Resolution 2021-02 creating the Tower of Honor Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Mike R. Perez stated commission action approved a project to honor fallen heroes and to create a committee. The Resolution presented establishes membership of seven (7); a member who is not a resident must have a relative who passed in the line of duty. If approved appointments will be forthcoming.

In response to the Mayor and Commission; the City Manager stated funding was approved for a project that will have visual projections of fallen heroes on the Tinaco; an image will be projected on a concrete side of the water tower (Tinaco) to be seen from the Expressway. Omar Rodriguez stated he is speaking with an individual who is familiar with video projections for the best approach for a successful project; another similar project is on a water tower on the ground but this type of video projection has been done on high buildings; funds approved totaled \$24,500 to assist with equipment.

Mayor Pro Tem Muñoz, seconded by Commissioner Rodriguez, moved to approve Resolution 2021-02 creating Tower of Honor Advisory Board as presented. The motion carried unanimously; Mayor Suarez was present and voting.

For the record following is the resolution.

RESOLUTION NO. 2021-02

A RESOLUTION OF THE CITY OF WESLACO CREATING THE TOWER OF HONOR
ADVISORY BOARD

WHEREAS, The Weslaco City Commission affirms their commitment in engaging and supporting Weslaco's military heroes and hereby creates a board to be known as the Tower of Honor Advisory Board; and

WHEREAS, the goal of the board shall be to honor all its fallen heroes from the City of Weslaco on the historic "Tinaco" a project to be known as the "Tower of Honor: Weslaco's Legacy of Military Heroes"; and

WHEREAS, this Board shall be composed of seven members who are voters and taxpayers of Weslaco and/or represent a Gold Star family (one that's lost an immediate family member in the line of duty of military service) with a minimum of three members shall be related to a Gold Star family whose fallen hero claimed Weslaco as their hometown residence. Members will be appointed by the City Commission; and

WHEREAS, members shall serve without compensation and serve for no more than two three-year staggered term for a total of no more than six years; and

WHEREAS, the attached exhibit further outlines the role, duties and objectives of said advisory board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT THE TOWER OF HONOR ADVISORY BOARD IS HEREBY CREATED.

PASSED AND APPROVED on this 5th day of January 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

EXHIBIT RESOLUTION 2021-02

Purpose and Guidelines

The objectives and goals shall be to provide to its governing body a continuity of leadership and guidance in honoring Weslaco's military heroes.

TOWER OF HONOR ADVISORY BOARD

Section 1. Created.

There is hereby created a military heroes advisory board to be known as the "Tower of Honor Advisory Board."

Section 2. Composition, generally; appointment of members.

Members shall be composed of seven appointed by the City Commission.

Section 3. Terms of members; filling of vacancies.

- (a) Qualifications. The member(s) shall be resident citizens, taxpayers, and qualified voters of the city unless they represent a Gold Star family. A minimum of three advisory board members shall be related to a Gold Star family whose fallen hero claimed Weslaco as their hometown residence.
- (b) Appointment, terms of office. Members shall serve for no more than two three-year staggered terms for a total of no more than six years. The City Commission will have the ability to waive the term limit.
- (c) Vacancies. Vacancies shall be filled for the full or unexpired term in the same manner as provided for in the original appointments and all expired terms.
- (d) Compensation. Members of the board shall serve without compensation.
- (e) Quorum. Four board members shall constitute a quorum.
- (f) Officers. The board shall elect its own officers.
- (g) Record. The board shall keep a record of its meetings

Section 4 Ex-officio member(s).

The City Parks & Recreation Director shall be an ex-officio member of the board without voting rights.

Section 5. General duties.

- (a) The "Tower of Honor" board shall be responsible to the city commission for the efficient and proper operation of the "Tower of Honor" visual showcase and selection of the fallen heroes projected on the City's "Tinaco".
- (b) The board shall review and recommend changes to the general policies and rules that govern activities related to selecting, formatting and displaying content related to this visual showcase.
- (c) The board shall be an advisory board and make any/all recommendations to the city commission.
- (d) The City Commission shall approve of all goals and objectives that will be implemented by the board.
- (e) The Tower of Honor board shall submit for approval by the City Commission the general policies and programs for the operation, conduct and management of the board.
- (f) The City Parks & Recreation Director shall be responsible to the City Manager for the efficient and proper operation of the City's Tower of Honor advisory board.
- (g) Absenteeism: In accordance to Resolution 2014-62, three absences, not limited to consecutive, from any board or committee as appointed is established as just cause for removal and replacement by the commission.

Section 6. Authority to accept donations, gifts and bequests.

The Tower of Honor board shall have authority to accept and receive, for the use and benefit of the City's Tower of Honor project, all donations, gifts and bequests contributed or devised thereto, whether for special or stated purpose, or for the general use of the system, and to recommend the disbursement, investment or expenditure of such funds, gifts, or bequests to the city commission. All funds shall be deposited with the finance director and disbursed by him upon authorization by the city commission.

ACCEPTED AND APPROVED this 5th day of January 2021.

/s/David Suarez, Mayor

E. Discussion and consideration to award BuyBoard vendor #555-18 & 582-19, Southern Trenchless Solutions, for the Westgate Drive Sanitary Sewer Realignment project in the amount not to exceed \$305,445.43 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

Commissioner Farias abstained from vote and discussion.

The City Manager stated this is an ongoing roadway widening improvement for Westgate, a joint project with Hidalgo County Precinct 1; a conflict with a sewer line underneath roadway that is owned by the city; contractor ready to proceed but waiting for city to realign the sewer line; a quote from buy board vendor Southern Trenchless Solutions in the amount of \$305,445.43 was received; recommended approval and stated monies are budgeted.

Marcelo Cosme, Water/Wastewater Operations Supervisor, stated the project involved the realignment of an existing canal that the county is doing; two manholes (belong to the City) is in conflict that need to be realigned to allow continuous flow; add two additional manholes; new casing and stated project should of begun in December 2019 but delayed. Contractor now ready to proceed.

In response to Mayor Pro Tem Muñoz, Marcelo Cosme went over the design improvements that were done by the City; bidding process not achievable due to time limits and Texas Cordia contractor for County is not a buy board vendor so unable to use them; a big expense is the bypass needed to be done to allow continuous flow.

In response to Commissioner Pedraza and Mayor Suarez; the City Manager stated the cost was anticipated as the project has been in the planning stages for 3 years; work will proceed as soon as the City approves and when a bidding process is done it can take up to 60-days and prices may not be honored; cities are using buy board vendors if competitive enough. Albert Aldana, City Engineer, responded the quote is a little higher than the City projected, but under the circumstances the quote is a fair price considering the complexity of the project.

Mayor Pro Tem Muñoz seconded by Commissioner Lopez moved to approve and award Buyboard vendor #555-18 & 582-19 Southern Trenchless Solution for Westgate Drive Sanitary Sewer Realignment project in the amount of \$305,445.43 as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

F. Discussion and consideration to approve an Interlocal Agreement between the City of Weslaco Police Department and the City of Mercedes setting terms and tenure regarding the housing of prisoners in the City of Weslaco's Municipal Jail and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Robert Lopez, Asst. Police Chief, stated meetings with the newly appointed Mercedes Chief of Police addressed concerns that included timely transfer of prisoners to Hidalgo County (24-hour) and timely receipt of payment for the housing of the prisoners. The agreement is for one year with a 30-day notice termination clause. The City can accommodate the request and recommended approval.

Mayor Pro Tem Muñoz, seconded by Commissioner Pedraza moved to approve an Interlocal Agreement between City of Weslaco Police Department and City of Mercedes setting terms and tenure regarding housing prisoners at City of Weslaco's Municipal Jail as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VI. EXECUTIVE SESSION

At 6:18 p.m. Mayor Pro Tem Muñoz seconded by Commissioner Lopez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:42 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VII. 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.

No action.

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

No action.

D. 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.

No action.

E. Legal Consultation - Consultation with City Attorney regarding possible hiring of an Attorney as legal counsel relating to Texas Parks & Wildlife easement issue for Pleasantview & 11th Street Drainage Improvements project as authorized by section §551.071 of the Texas Government Code.

No action.

F. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of real property located at Mid Valley Airport, 1901 Joe Stephens relating to Hanger B as authorized by section §551.072 of the Texas Government Code.

No action.

G. Real Property – Consultation with City Attorney on the acquisition of real property located North of Industrial Park, North East of Mile 9 and International Blvd. and Adams Tract FT 1026 as authorized by §551.072 of the Texas Local Government Code.

Commissioner Kerr abstained from vote and discussion.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve the offer and purchase real property from Jacinto and Perez as discussed in executive session. The motion carried; Commissioner Kerr abstained; Mayor Suarez was present and voting.

H. Pending Litigation - Consultation with City Attorney regarding Cause No. CL-20-4540-G, Gloria Oliva vs. City of Weslaco as authorized by Section §551.071 of the Texas Government Code

No action.

VIII. ADJOURNMENT

Mayor Pro Tem Muñoz seconded by Commissioner Pedraza moved to adjourn the meeting of January 05, 2021 at 7:43 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, Leo Muñoz

COMMISSIONER, Greg Kerr

COMMISSIONER, Jose “J.P.” Rodriguez

COMMISSIONER, Adrian Farias

COMMISSIONER, Letty Lopez



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2020-3869	
From:			
Subject: Approval of Ordinance 2021-01 for a Budget Amendment on transfer of \$450,000 from the General Fund to the Economic Incentive Fund in accordance to the Memorandum dated November 09, 2020 and authorize the Mayor to execute any related documents. (First reading held January 5, 2021; staffed by Finance Department.)			
Background: The City and Tri-Gen executed an Economic Development Agreement on February 20, 2018 for the constructions of apartment units. Article I Section 1.02 stipulated that two years from the date of completion, the city would pay Tri-Gen an agreed amount. A Memorandum was presented to the Commission on November 09, 2020 whereas the City would work with Weslaco Economic Development Corporation to make up any loss. The City on the side of caution will transfer from the General Fund an amount of \$450,000 to the Economic Incentive Fund for any shortfall.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Budget Amendment Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Budget Amendment Memo, November 09 Memorandum, BUDGET AMENDMENT-			

GF.EIF, O2021-01 GF.EIF budget amendment
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Responsibilities upon Approval:
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City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

Date: January 5, 2021

To: Mayor and City Commission

CC: Mike R. Perez, City Manager

FR: Vidal Roman, Finance Director

Re: Budget Amendment for General and Economic Incentive Funds

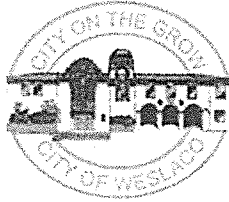
The City recently transfer ownership of some property to Weslaco Economic Development Corporation as per the Memorandum dated November 09, 2020.

The city is hereby amending the Fiscal Year 2020-2021 budget should any shortfalls occur on the selling of the property. The city will transfer \$450,000 and in any event the transfer is greater than the shortfall, the funds will remain on fund balance to be used to offset future appropriations.

Staff recommends approval of Ordinance and Budget Amendment.

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 and City Commission

FROM: Mike R. Perez, City Manager *MRP*

SUBJECT: Transfer Ownership to Weslaco Economic Development Corporation

DATE: November 09, 2020

I am requesting that the City of Weslaco transfer ownership of the University Apartments to the Weslaco Economic Development Corporation. They purchased the property the apartments were built.

Weslaco Economic Development Corporation would work with NAI, Inc. to sell the apartments and if Weslaco Economic Development Corporation is short on the sale we will work with Weslaco Economic Development Corporation to make up any loss.

ORDINANCE 2021-01

AN ORDINANCE AMENDING ORDINANCE NUMBER 2020-27, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, FINDING NEED TO AMEND THE 2020-2021 MUNICIPAL BUDGET; TO WIT; GENERAL FUND, \$450,000 AND ECONOMIC INCENTIVE FUND BY \$450,000 PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City Commission of the City of Weslaco utilized diligent thought and attention to the preparation of the 2020-2021 budget; and

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

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

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

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

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

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

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

SECTION 4. APPROVAL. The 2020-2021 Official Budget, adopted by Ordinance 2020-27, is hereby reallocated, revised, amended and approved as set forth in the attached Exhibit.

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

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

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 5th day of January 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 19th day of January 2021.

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: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2020-3469
From:		
Subject: Approval to terminate a Mid Valley Airport Ground Lease Agreement with Tenant Roger Witaker for Hangar W-19 and approval of a Mid Valley Airport Ground Lease Agreement with Tenant Scott Fuller for Hangar W-19 and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)		
Background: Tenant Roger Witaker sold Hangar W-19 to Scott Fuller. The hangar is located on the west side of the airport. The ground lease is for a base of 7 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):		
Joanna Fernandez Andrew Muñoz Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Bill of Sale W19, Scott Fuller Lease Agreement W19		
Responsibilities upon Approval:		

PURCHASE AGREEMENT
Bill of Sale
(Hangar 13 West – Weslaco, Texas)

This Purchase Agreement ("this Agreement") is made and entered into effective as of this 31st day of December 2020, by and between Roger W. Taker ("Seller") and Scott Fuller ("Buyer") relating to Hangar 19 West located at the Mid Valley Airport in Weslaco, Texas ("Hangar"). This agreement is the only agreement relating to the purchase of this property.

Seller:

Roger W. Taker
314 E. Mike 13th
Weslaco, TX 78596
786-530-4931

Buyer:

Scott Fuller
1316 Charlene St
Edinburg, TX 78539
(956) 457-2000

Legal Description of the Hangar:

West Tract, Hangar #W19 FT 9 Municipal Airport, Weslaco, Texas
Improvements only (hangar building)

Condition:

The Hangar is sold "AS IS" with no warranty of any kind by the Seller of any other third party.

Purchase Price:

\$3,000.00

Paid:

Full purchase price was paid with check # 1112

Ownership Assumed:

Effective upon signature of this agreement and full payment of the purchase price the Buyer will assume full ownership of the Hangar.

Agreed to by:

Seller:

Roger Whitaker

12-31-2020
Date

Buyer:

Scott Fuller

Scott Fuller

12-31-2020
Date

Witnessed by:

RH Cato

Lease Agreement

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

This lease is entered into this ____ day of _____, 2021, 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 Scott Fuller, 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 approximately **1,200 sq. ft.** (W19) of land 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 **7 years**. Thereafter, this lease may not be renewed or extended.
- B) **Surrender and Holding Over.** Upon the expiration or termination of this Lease, Lessee shall quit and surrender the Premises and Improvements in good and serviceable condition, reasonable wear and tear excepted. Thereafter, the Lessor shall have the right to enter and take possession of the Premises and Improvements, with or without process of law and without liability for trespass. Holding over or failure to vacate the Premises at the end of



Lessee Initials

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. Upon termination or expiration of this Lease, title to the Premises and Improvements shall vest in the Lessor; provided, however, that the Lessor shall have the option to require Lessee to remove any Improvement (or a portion thereof) and restore the Premises and surrounding areas to the condition existing immediately prior to the construction of such Improvement.

Section 3. Consideration

- A) In consideration for the lease of the Land/Hangar/Building/Office referenced herein Lessee hereby agrees to pay yearly the sum of **\$ 264.00**. The first year'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/year due for the term of this agreement plus any extensions thereto.

Lessee agrees that the lease payment listed herein shall be subject to review and adjustment by Lessor at three (3) year intervals throughout the term of the lease and prior to any extensions granted. Any adjustment to the lease payment shall be based on the U.S. Department of Commerce's Consumer Price Index (CPI). The adjusted lease fee shall be calculated on the third (3rd) year anniversary of this lease and recalculated at subsequent three (3) year intervals. Such increase in the lease payment shall begin immediately upon request from Lessor and continue at that rate until the next three-year anniversary. Upon review, if the CPI shall have decreased as compared to the previous review date, the lease fee for the subject Land/Hangar/Building/Office shall not be decreased, but shall remain at the same level as was charged during the preceding three (3) year period.

- B) All lease payments 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 Land/Hangar/Building/Office 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 agreement 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 Land/Hangar/Building/Office 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 Land/Hangar/Building/Office, including the inside and the outside of the Hangar/Building/Office, 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 Land/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 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 to have a sufficient number of fire extinguishers of acceptable size as determined by the local fire marshal inside the Hangar/Building/Office. Such fire extinguisher(s) shall be readily accessible in the event of a fire.
- K) Lessee agrees that he will not operate any non-aviation related business or activity on/in the Land/Hangar/Building/Office without the expressed written consent of



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Lessor. Any such non-aviation related business or activity must be so established by a separate agreement.

- L) 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 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 Land/Hangar/Building/Office 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 agreement 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 agreement.

- 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



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- 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:



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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



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C) Notice to Lessee to be sent to:

Lessee Name: Scott Fuller
Address: 1316 Charlene St
Edinburg, TX 78539



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- 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 there from. 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



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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.



Lessee Initials

EXECUTED this _____ day of _____, 2017.

City of Weslaco, Hidalgo County, Texas

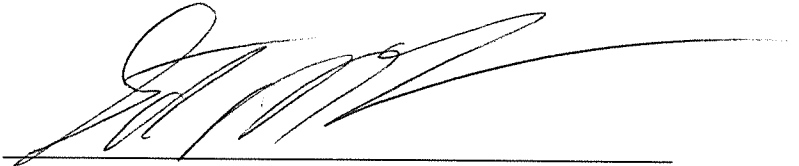
Mayor

City Manager

Approved as to Form:

City Attorney

Attest: _____
City Secretary

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

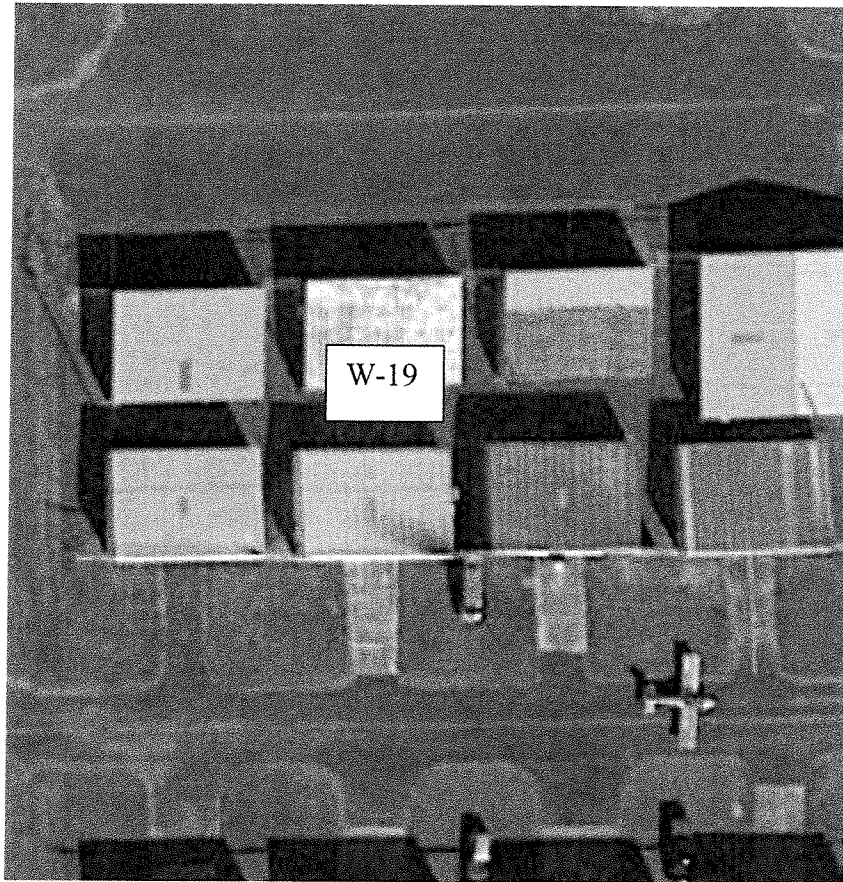
Lessee

A small, stylized handwritten signature or set of initials in black ink, located above the 'Lessee Initials' text.

Lessee Initials

“EXHIBIT A”

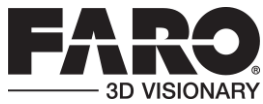
HANGAR W19
30' x 40'





Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3941	
From: Joel Rivera			
Subject: Authorization to purchase Crime Scene Equipment for a Laser Scanner Focus 350 for an amount not to exceed \$34,938.73 from FARO Technologies Inc, GSA Contract GS-07F-197GA with no reoccurring costs which will be reimbursable through Criminal Justice Program grant #4003001 and authorize the Mayor to execute any related documents (Staffed by Police Department.)			
Background: The police department will purchase Crime Scene Equipment for a Laser Scanner Focus: Crime Scene equipment to be used in processing crime scene and accident scenes in 2D and 3D.			
Funding Source (budget code, if applicable): DJ-Edward Byrne Memorial Justice Assistance Grant Program			
Amount: \$34,938.73	Term of Impact: Ends 09/30/2021	Identified in Current Budget: No	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission: Grant acceptance was approved on 02/18/2020 Resolution 2020-09			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Robert Lopez		Created/Initiated	
Robert Lopez		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Recommend Approval			
Attachments, if any: 12-28-2020 Weslaco 20381098 SW Accys 122920 \$33,912.10			
Responsibilities upon Approval: Finance will be responsible for FSR			



FARO Technologies Inc
250 Technology Park
Lake Mary FL 32746-7115
Phone No: 407-333-9911
Fax No: 407-333-4181

Email: richard.britt@faro.com

Remit to:

FARO Technologies, Inc.
P.O. Box 116908
Atlanta, GA 30368-6908

Quotation No:

20381098

Quotation Date:

12/28/2020

Expiration Date:

12/31/2020

Regional Manager:

Paul Gregory

Account Manager:

Richard Britt

Sales Support:

Ship:

Standard/Ground

Payment Terms:

Net due in 30 days

Delivery Terms:

EXW Origin

Lead Time:

2-6 Weeks

Bill To:

City of Weslaco
Finance Department
255 S Kansas Ave
78596-6158 Weslaco, TX
USA

Ship To:

City of Weslaco - Police Dept
Robert Lopez
901 N Airport Dr
78599-5001 Weslaco, TX
USA

Contact Person: Robert Lopez

Pricing and Terms & Conditions of this quote are per GSA MAS Contract GS-07F-197GA. By accepting this quote, you acknowledge that you are eligible for and may purchase via the GSA Schedule/Contract above. For questions regarding GSA eligibility please refer to <https://www.gsa.gov/buying-selling/purchasing-programs/overview/eligibility-to-use-gsa-sources>.

Item No.	Description	Qty			Amount
ACCSS8001	3D_AC_LS_FocusS Battery Power Block	1			451.36
	Power Block battery for Focus laser scanner V8.				
SOFTS0900	SCENE	1			3,693.50
	SCENE. New license. Includes 1-year of standard maintenance. License container sold separately.				

Item No.	Description	Qty		Amount
SOFTL0002	Single User Hard Lock ** Open Market Item ** Hard lock (USB Dongle) for one single user license. Software licenses purchased separately. Can be used together with FARO SCENE, CAM2, Far ozone and As-Built Software products.	1		180.00
ACCSS0299	80Mm Koppa Target Set A combination set of 12 x 80mm targets with rubber o-rings to secure the sphere to the 1/4" trajectory rods. All shipped in a plastic storage crate.	1		772.25
ACCSS0289	150MM KOPPA TRGT W/ TRIPOD MOUNT KIT (6) A complete package of target spheres along with tripods and other accessories, shipped in 2 crates. Spheres are sprayed with #KoppaTuff" coating. The first crate contains a 6 pack of 150mm target spheres with magnetic bases and individual cotton storage/handling bags, and 6 1/4-20 camera tripod mount plates. The second crate contains tripods and accessories that provide most of the standard mounting options for use in the field. Included are 6 camera tripods, 3 small flexible tripods, 3 traffic cone Adapters, and a dozen 2" fender washers.	1		1,854.81

Item No.	Description	Qty		Amount
SOFTD51002	FARO Zone 3D Advanced Digital Download Advanced version of FARO Zone 3D with the added ability to open SCENE projects and import other point clouds. Includes one (1) year of maintenance. Digital Download	1		4,832.98
SMA51002-3Y	FARO Zone 3D Advanced Maintenance 3Y ** Open Market Item ** FARO Zone 3D Advanced annual maintenance extension at point of sale includes product updates and upgrades (as available), including top tier technical support for three (3) years. Customer must be on the most current software release to purchase this plan.	1		2,550.00
SOFTL0002	Single User Hard Lock ** Open Market Item ** Hard lock (USB Dongle) for one single user license. Software licenses purchased separately. Can be used together with FARO SCENE, CAM2, Far ozone and As-Built Software products.	1		180.00
SMA0900-3Y	SCENE MAINT - 3Y EXT SCENE. Extends maintenance contract of new license by 3 years.	1		1,939.44

Item No.	Description	Qty			Amount
COMP0123X64	VR Ready Notebook High-end notebook computer. Contact your FARO representative for current specifications.	1			3,878.88
CCR-SCN-V8-3Y-R	Complete Care-SCN Focus S/M-3Y Rnwl ** Open Market Item ** Complete Care service plan includes parts and labor for repair and annual cleaning and calibration. Three additional years of coverage. LLS082017603 12/1/21 - 11/20/24	1			9,700.00
COMP0123X64	VR Ready Notebook High-end notebook computer. Contact your FARO representative for current specifications.	1			3,878.88

Total Unit Price	38,272.10
Total Item Discounts	4,360.00-
Subtotal	33,912.10
Total USD	33,912.10

Signature:_____ Print:_____ Title:_____ Date:_____

Signature:_____ Print:_____ Title:_____ Date:_____

*Any order over \$150,000 will need a secondary signature to process your order.

COVID-19

FARO does not assume any risk for (i) late deliveries of goods, (ii) customers' inability or impracticability to receive or use our devices or software, and for (iii) delivery disruptions, that are due to the COVID-19 pandemic and ensuing government measures (shut downs, lock-downs, quarantines).

PURCHASE AGREEMENT AND CONDITIONS OF SALE: As a condition of this agreement, the applicable contract terms are FARO's Standard Terms and Conditions of Sale, or, if the Parties have entered into current master sales terms, such negotiated master terms.

The FARO Standard Terms and Conditions can be found at the following Web link (if such is not an active link, please copy and paste the Web address into a Web browser):

https://www.faro.com/terms/FARO_Standard_Terms_and_Conditions_Global_20180806_ENG.pdf

You can also obtain the terms from your FARO sales representative or please email Legal@faro.com for a copy.

The following article contains all our calibration information under their respective product headings

https://knowledge.faro.com/Essentials/Hardware/Compensation_Calibration_and_Certification_Standards_for_FARO_Devices

GENERAL SERVICES ADMINISTRATION
FEDERAL SUPPLY SERVICE
AUTHORIZED FEDERAL SUPPLY SCHEDULE PRICELIST

Page: 6
Quote no. 20381098

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA Advantage!®, a menu-driven database system. The INTERNET address for GSA Advantage!® is: GSAAvantage.gov.

MAS: MULTIPLE AWARD SCHEDULE

SPECIAL ITEM NUMBER
NEW - INTRODUCTION OF NEW SUPPLIES AND SERVICES
OLM - ORDER-LEVEL MATERIALS (OLM)
325412 - CRIMINAL INVESTIGATIVE EQUIPMENT AND SUPPLIES
FSC/PSC Codes: 6550, 0000

For more information on ordering from Federal Supply Schedules click on the FSS Schedules button at fss.gsa.gov.

Faro Technologies, Inc
250 Technology Park
Lake Mary, FL 32746
T: 407-333-9911
F: 407-333-4181
www.faro.com

Contract Number: GS-07F-197GA
Period Covered by Contract: September 29, 2017 - September 28, 2022
Contract Administrator: Steven Barthel
Business Size: Other than Small Business

CUSTOMER INFORMATION

1a. Table of Awarded Special Item Numbers with appropriate cross-reference to item descriptions and awarded prices:

Special Item Number (SIN)	Special Item Number Description	Awarded Price Page
325412/STLOC	Criminal Investigative Equipment and Supplies	Page 4 and 5
NEW/STLOC	Introduction of New Supplies and Services	Page 6
OLM/STLOC	Order-Level Materials (OLMs)	Defined at Order Level

1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract:

SIN	Part Number	GSA Price
325412/STLOC	SMA51000	59.84
NEW/STLOC SP-01		8,478.59

1c. If the contractor is proposing hourly rates, a description of all corresponding commercial job titles, experience, functional responsibility and education for those types of employees or subcontractors who will perform services shall be provided: Not applicable

2. Maximum Order: \$250,000

3. Minimum Order: \$500

4. Geographic Coverage: Domestic Delivery Only

5. Points of Production: U.S.A., Germany, Italy, Sweden

6. Discounts from List Prices or Statement of Net Price: Prices shown herein are net prices.

7. Quantity Discounts: None

8. Prompt Payment Terms: Net 30 Days. Information for Ordering Offices: Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.

9a. Government purchase cards are accepted at or below the micro-purchase threshold.

9b. Government purchase cards are accepted above the micro-purchase threshold.

10. Foreign Items: Germany, Italy, Sweden

11a. Time of Delivery: 30 - 45 Days ARO

11b. Expedited Delivery: Contact Contractor

11c. Overnight and Two-Day Delivery: Contact Contractor

11d. Urgent Requirements: Please note the urgent requirements clause of this contract and contact contractor.

12. F.O.B. Point: Origin - Prepaid by Seller

13a. Ordering Address:

FARO Technologies, Inc.
250 Technology Park
Lake Mary, FL 32746

13b. Ordering Procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's) are found in Federal Acquisition Regulation (FAR) 8.405-3.

14. Payment Address:

FARO Technologies, Inc.
PO Box 116908
Atlanta, GA 30368

15. Warranty Provision: The limited warranty covers defects in materials and workmanship in FARO-brand products or other products sold by FARO to the customer. Products sold by FARO include a one year limited warranty under this contract.

16. Export Packing Charges (if applicable): N/A

17. Terms and Conditions of Government Purchase Card Acceptance (any thresholds above the micro-purchase threshold):

Government purchase cards are not accepted above the micro-purchase threshold.

18. Terms and Conditions of Rental, Maintenance, and Repair: N/A

19. Terms and Conditions of Installation: N/A

20. Terms and Conditions of Repair Parts Indicating Date of Parts Price Lists and Any Discounts from List Prices: N/A

20a. Terms and Conditions for Any Other Services: N/A

21. List of Service and Distribution Points: N/A

22. List of Participating Dealers: N/A

23. Preventative Maintenance: N/A

24a. Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants). N/A

24b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g contractor's website or other location.) The EIT standards can be found at: www.Section508.gov/.



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3942
From: Joel Rivera		
Subject: Authorization to purchase ALPR (Automated License Plate Reader) Equipment for two units and purchase two ALPR trailers in the amount not to exceed \$149,890 under GSA Contract GS-07F-0031W which will be reimbursable under the Regional Law Enforcement Technology Assistance Initiative Grant #2020-RZ-BX-0018 with no reoccurring costs and authorize the Mayor to execute any related documents. (Staffed by Police Department.)		
Background: Grant approved by commission on 03/03/2020.		
Funding Source (budget code, if applicable): Bureau of Justice Assistance		
Amount: \$149,890.00	Term of Impact: Ends 11/30/2021	Identified in Current Budget: No
Additional Action Prompted:		
If item previously considered, provide date and action by Commission: 03/03/2020 Commission Approved		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Robert Lopez	Created/Initiated	
Robert Lopez	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Recommend Approval		
Attachments, if any:		
Responsibilities upon Approval: Finance will file FSR.		



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3944									
From:											
Subject: Authorization for the Solicitation of Bids for the Construction of the Weslaco Mid Valley Airport's Corporate Hangars and Related Infrastructure Improvements. (Staffed by Airport Department.)											
Background: Staff is requesting authorization to solicit bids for the construction of corporate hangars and related infrastructure. Below is a Budget Breakdown <table border="0"> <tr> <td>Federal Share EDA</td> <td>\$850,000.00</td> </tr> <tr> <td>Local Match EDC</td> <td>\$566,667.00</td> </tr> <tr> <td>TXDOT RAMP</td> <td>\$12,000.00</td> </tr> <tr> <td>Total:</td> <td>\$1,428,667.00</td> </tr> </table> The proposed Scope of Work is comprised of one (1) unit (building) with four (4) leasable spaces with the second unit with two (2) leasable spaces as a bid alternate. Due to COVID-19 price increases and shortages in the workforce, we have seen an increase in bid pricing for construction projects. We have reviewed our Engineer's cost estimate as well as asked a third-party contractor to provide market rate cost estimates. Based on both responses, the proposed Scope of Work should place the project within budgeted amounts.				Federal Share EDA	\$850,000.00	Local Match EDC	\$566,667.00	TXDOT RAMP	\$12,000.00	Total:	\$1,428,667.00
Federal Share EDA	\$850,000.00										
Local Match EDC	\$566,667.00										
TXDOT RAMP	\$12,000.00										
Total:	\$1,428,667.00										
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:
Responsibilities upon Approval:



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3940
From:		
Subject: Discussion and consideration on Resolution 2021-03 appointing members to the Tower of Honor Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Aida Vega	Created/Initiated	
Omar Rodriguez	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Approve.		
Attachments, if any: Board Applicant roster , Board App - Dora Hernandez, Board App - Maria A. Cruz, Board App - Mario G. Ybarra, Jr., Board App - Melissa Rodriguez, Board App - Linda Calderon, R2021-03 appointing members to Tower of Honor Advisory Board		
Responsibilities upon Approval: Notify appointees.		

TOWER OF HONOR ADVISORY BOARD – BOARD APPLICANTS

LAST NAME	FIRST NAME	DATE APPLIED
Hernandez	Dora	12/30/2020
Cruz	Maria A.	12/30/2020
Ybarra Jr.	Mario G	12/30/2020
Rodriguez	Melissa	12/30/2020
Calderon	Linda	01/13/2021

As of 01.13.21av

Application for Service
City of Weslaco Boards and Committees

Name of Applicant: Dora Hernandez Email Address: DMARTZ1214@hotmail

Phone Number: 956-246-7055 Alternate Phone Number: _____

Home Address: 3304 Recty Mint Ave City: Edinburg Inside City limits: ☒ Yes ☐ No

How many years have you lived at this residence? 2

Mailing Address, if different from home address: _____

What committee/board do you wish to serve on:

Tower of Honor Advisory board

Why do you want to be appointed to this board(s)? I am a Gold Star spouse, surviving spouse of GM1 Nue Hernandez who passed aboard the USS Fitzgerald 6/17/17

What value do you believe you will be bringing to the board(s)? I will bring the understanding of a Gold Star family member and can relate to those who want to honor their loved ones

What civic involvement and Business Experience applicable to the position(s) to which you are applying: NA

Have you been bonded or eligible to obtain one? ☐ Yes ☒ No.

Are you currently suing or being sued by the City of Weslaco or any of its entities? ☐ Yes ☒ No

Are you related to any member of the Commission? ☐ Yes ☒ No.

If so, to who and how _____

Have you previously served on a City Board? ☐ Yes ☒ No

If so, which board and when _____

Have you ever been elected to public Office? ☐ Yes ☒ No.

If so, which office and when? _____

Do you consent to release the info on this application to the public ☒ Yes ☐ No.

Are you 25 years of age or older? ☒ Yes ☐ No

The statements I have made on this Application for Service are truthful and I am not disqualified to serve due to nepotism, City of Weslaco Charter or Ordinances of State of Texas laws. I understand that if I am appointed to a board I will be expected to participate actively and attend all meetings as necessary. If I am unable to service, I will notify my staff liaison.

Applicant's Signature: [Signature] Date: 12/29/20

RETURN TO: Office of the City Secretary: tel 956.968.3181, fax 956.968.6717 email: nacantu@weslacotx.gov. Application will be kept on file until the end of the fiscal year. (Sept.30).



Application for Service

City of Weslaco Boards and Committees

Timestamp of Receipt:



Application for Service
City of Weslaco Boards and Committees

Name of Applicant: Marie A. Cruz **Email Address:** mariecruz411@gmail.com

Phone Number: (956) 295-4675 **Alternate Phone Number:** _____

Home Address: 405 S. 17th St. **City:** Donna **Inside City limits:** Yes ☒ No

How many years have you lived at this residence? 6 years

Mailing Address, if different from home address: _____

What committee/board do you wish to serve on:

Tower of Honor Advisory Board

Why do you want to be appointed to this board(s)? I am the daughter of my beloved father, PFC Rodolfo Andres Saenz

What value do you believe you will be bringing to the board(s)? As a Gold Star daughter, I have a strong desire to assist the local military community, provide support for them and ensure their voice is heard.

What civic involvement and Business Experience applicable to the position(s) to which you are applying: N/A

Have you been bonded or eligible to obtain one? Yes ☒ No.

Are you currently suing or being sued by the City of Weslaco or any of its entities? Yes ☒ No

Are you related to any member of the Commission? Yes ☒ No.

If so, to who and how _____

Have you previously served on a City Board? Yes ☒ No

If so, which board and when _____

Have you ever been elected to public Office? Yes ☒ No.

If so, which office and when? _____

Do you consent to release the info on this application to the public ☒ Yes ☐ No.

Are you 25 years of age or older? ☒ Yes ☐ No

Timestamp of Receipt:



The statements I have made on this Application for Service are truthful and I am not disqualified to serve due to nepotism, City of Weslaco Charter or Ordinances of State of Texas laws I understand that if I am appointed to a board I will be expected to participate actively and attend all meetings as necessary. If I am unable to service, I will notify my staff liaison.

Applicant's Signature: Marie Cruz **Date:** 12/29/2020



Application for Service

City of Weslaco Boards and Committees

Name of Applicant: Mario G. Ybarra, Jr. Email Address: mariamisseshherhero@gmail.com

Phone Number: (956) 266-0152 Alternate Phone Number: (956) 789-4841

Home Address: 806 Ups Avenue City: McAllen Inside City limits: Yes ☒ No

How many years have you lived at this residence? 23

Mailing Address, if different from home address: N/A

What committee/board do you wish to serve on:

"Tower of Honor" Advisory Board

Why do you want to be appointed to this board(s)? I am the only surviving son of PFC Mario Ybarra. My father is a fallen hero from Weslaco. I came up with the "Tower of Honor" idea and I coordinated (with the help of other Gold Star members) the elements that led to its proposal.

What value do you believe you will be bringing to the board(s)? I have been independently advocating for the local military community for 12 years. I have a proven track record in bringing awareness to the needs of this special and most resilient group of individuals, plus their families.

What civic involvement and Business Experience applicable to the position(s) to which you are applying: N/A

Have you been bonded or eligible to obtain one? Yes ☒ No

Are you currently suing or being sued by the City of Weslaco or any of its entities? Yes ☒ No

Are you related to any member of the Commission? Yes ☒ No

If so, to who and how N/A

Have you previously served on a City Board? Yes ☒ No

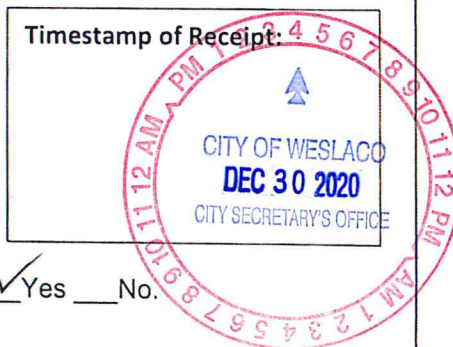
If so, which board and when N/A

Have you ever been elected to public Office? Yes ☒ No

If so, which office and when? N/A

Do you consent to release the info on this application to the public ☒ Yes ☐ No

Are you 25 years of age or older? ☒ Yes ☐ No



The statements I have made on this Application for Service are truthful and I am not disqualified to serve due to nepotism, City of Weslaco Charter or Ordinances or State of Texas laws I understand that if I am appointed to a board I will be expected to participate actively and attend all meetings as necessary. If I am unable to service, I will notify my staff liaison.

Applicant's Signature: [Signature] Date: 12-28-20

RETURN TO: Office of the City Secretary: tel 956.968.3181. fax 956.968.6717 email: nacantu@weslacotx.gov.
Application will be kept on file until the end of the fiscal year. (Sept.30).

Application for Service

City of Weslaco Boards and Committees

Name of Applicant Melissa Rodriguez Email Address Mel-rodriquez2@icloud.com
 Phone Number (956) 784 0507 Alternate Phone Number _____
 Home Address 2203 Bald Cypress Dr. Weslaco Inside City limits ☒ Yes ☐ No
 How many years have you lived at this residence? 6
 Mailing Address if different from home address _____

What committee/board do you wish to serve on:

Tower of Honor Advisory Board

Why do you want to be appointed to this board(s)? I am the widow of a fallen hero from Weslaco.
Sgt. Rudy Rodriguez Jr.

What value do you believe you will be bringing to the board(s)? I believe military families are important and should not be forgotten.

What civic involvement and Business Experience applicable to the position(s) to which you are applying: N/A

Have you been bonded or eligible to obtain one? ☒ Yes ☐ No

Are you currently suing or being sued by the City of Weslaco or any of its entities? ☒ Yes ☐ No

Are you related to any member of the Commission? ☒ Yes ☐ No

If so, to who and how _____

Have you previously served on a City Board? ☒ Yes ☐ No

If so, what board and when _____

Have you ever been elected to public Office? ☒ Yes ☐ No

If so, which office and when? _____

Do you consent to release the info on this application to the public ☒ Yes ☐ No

Are you 25 years of age or older? ☒ Yes ☐ No

Timestamp of Receipt



The statements I have made in this Application for Service are truthful and I am not disqualified to serve due to no portion of the City of Weslaco Charter or Ordinances of State of Texas laws. I understand that if I am appointed to a board I will be expected to participate actively and attend all meetings as necessary. If I am unable to serve, I will notify my staff liaison.

Applicant's Signature Melissa Rodriguez Date 12-29-2020

RETURN TO Office of the City Secretary, 300 West 11th Street, Suite 100, Weslaco, Texas 78596-1000
 Application will be kept on file until the end of the fiscal year (Sept. 30)



Application for Service

City of Weslaco Boards and Committees

Name of Applicant: Linda Calderon Email Address: linda.calderon29@gmail.com
Phone Number: 956-355-4882 Alternate Phone Number: 956-973-2222
Home Address: 425 Express Ave #6 City: Weslaco Inside City limits: ☒ Yes ☐ No
How many years have you lived at this residence? 3
Mailing Address, if different from home address: N/A

What committee/board do you wish to serve on:

Tower of Honor Advisory Board

Why do you want to be appointed to this board(s)? I am a Gold Star sister and I feel I can bring alot of great ideas to be able to assist the local military community.

What value do you believe you will be bringing to the board(s)? I am a Leadership Mid Valley alumni and also served on the Steering Committee. This has taught me alot about our community. I'm very committed to this project

What civic involvement and Business Experience applicable to the position(s) to which you are applying: Leadership Mid Valley Class 12, Served 3 years on Steering Committee, attended Rio Grande Valley Day in Austin. Volunteered for Onion Fest

Have you been bonded or eligible to obtain one? ☒ Yes ☐ No.

Are you currently suing or being sued by the City of Weslaco or any of its entities? ☐ Yes ☒ No

Are you related to any member of the Commission? ☐ Yes ☒ No.

If so, to who and how _____

Have you previously served on a City Board? ☒ Yes ☐ No

If so, which board and when LAV, Onion Fest Board,

Have you ever been elected to public Office? ☐ Yes ☒ No.

If so, which office and when? _____

Do you consent to release the info on this application to the public ☒ Yes ☐ No.

Are you 25 years of age or older? ☒ Yes ☐ No

Timestamp of Receipt:

RECEIVED

JAN 13 2021

BY: AV

The statements I have made on this Application for Service are truthful and I am not disqualified to serve due to nepotism, City of Weslaco Charter or Ordinances of State of Texas laws I understand that if I am appointed to a board I will be expected to participate actively and attend all meetings as necessary. If I am unable to service, I will notify my staff liaison.

Applicant's Signature: Linda Calderon Date: 1-12-21

RESOLUTION NO. 2021-03

**A RESOLUTION APPOINTING MEMBERS TO THE TOWER OF
HONOR ADVISORY BOARD**

WHEREAS, The Weslaco City Commission affirms their commitment in engaging and supporting Weslaco's military heroes and hereby creates a board to be known as the Tower of Honor Advisory Board; and

WHEREAS, the goal of the board shall be to honor all its fallen heroes from the City of Weslaco on the historic "Tinaco" a project to be known as the "Tower of Honor: Weslaco's Legacy of Military Heroes"; and

WHEREAS, this Board shall be composed of seven members who are voters and taxpayers of Weslaco and/or represent a Gold Star family (one that's lost an immediate family member in the line of duty of military service) with a minimum of three members shall be related to a Gold Star family whose fallen hero claimed Weslaco as their hometown residence. Members will be appointed by the City Commission; and

WHEREAS, members shall serve without compensation and serve for no more than two three-year staggered term for a total of no more than six years; and

WHEREAS, the staggered terms shall be determined at the first regularly scheduled meeting of Tower of Honor Advisory Board and to establish the staggered terms two members will be appointed for three years; two members for two years and three members for one year. Thereafter upon expiration appointments will be for three years; vacancies will be filled for the unexpired term. The City Commission will have the ability to waive the term limit; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following individuals are appointed to serve on The Tower of Honor as follows with term to be determined at the first meeting of said board.

	<u>NAME</u>	<u>TERM ENDING</u>
1.	_____	
2.	_____	
3.	_____	
4.	_____	
5.	_____	
6.	_____	
7.	_____	

PASSED AND APPROVED on this 19th day of January 2021.

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: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3870
From:		
Subject: Discussion and consideration to approve Resolution 2021-04 confirming one appointment by the Chief Executive Officer to an expired term on the Weslaco Civil Service Commission as per Local Government Code §143.006 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)		
Background: Term is set to expire February 17, 2021. As per Local Government Code Chapter 143 §143.006 (C) (C-1) Notwithstanding Subsection (c) (5).		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution		
If item previously considered, provide date and action by Commission: Commission action on January 2, 2018 confirmed the appointment of Kevin Bloomquist as recommended.		
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): Approve.		
Aida Vega Andrew Muñoz Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Civil Service Commission Board Members, Civil Service Board Applicant list, Board App - Kevin Bloomquist. redacted, R2021-04 Civil Service Commission		
Responsibilities upon Approval: Notify the appointee.		

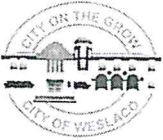
CIVIL SERVICE COMMISSION

NAME	EXPIRE
Blanca Munoz	10/20/2021
Griselda Martinez	06/20/2022
Kevin Bloomquist	02/17/2021

CIVIL SERVICE COMMISSION – BOARD APPLICANTS

LAST NAME	FIRST NAME	DATE APPLIED
Bloomquist	Kevin	01/13/21

As of 01.13.21av



Application for Service
City of Weslaco Boards and Committees

Name of Applicant: Kevin Bloomquist Email Address: _____
Phone Number: 956.772.0000 Alternate Phone Number: _____
Home Address: 4701 Alexandra Drive City: Weslaco Inside City limits: ☒ Yes ☐ No
How many years have you lived at this residence? 16

Mailing Address, if different from home address: _____

What committee/board do you wish to serve on:
Civil Service Commission

Why do you want to be appointed to this board(s)? _____

What value do you believe you will be bringing to the board(s)? _____

What civic involvement and Business Experience applicable to the position(s) to which you are applying: _____

Have you been bonded or eligible to obtain one? ☐ Yes ☒ No.
Are you currently suing or being sued by the City of Weslaco or any of its entities? ☐ Yes ☒ No
Are you related to any member of the Commission? ☐ Yes ☒ No.

If so, to who and how _____

Have you previously served on a City Board? ☒ Yes ☐ No

If so, which board and when _____

Have you ever been elected to public Office? ☐ Yes ☒ No.

If so, which office and when? _____

Do you consent to release the info on this application to the public ☐ Yes ☒ No.

Are you 25 years of age or older? ☒ Yes ☐ No

Timestamp of Receipt:
RECEIVED
JAN 13 2021
BY: AV

The statements I have made on this Application for Service are truthful and I am not disqualified to serve due to nepotism, City of Weslaco Charter or Ordinances of State of Texas laws I understand that if I am appointed to a board I will be expected to participate actively and attend all meetings as necessary. If I am unable to service, I will notify my staff liaison.

Applicant's Signature: [Signature] Date: 1.13.2021

RESOLUTION NO. 2021-04

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE
MEMBER TO THE WESLACO CIVIL SERVICE COMMISSION.**

WHEREAS, the City of Weslaco has established the Weslaco Civil Service Commission pursuant to Chapter 143 of The Texas Local Government Code; and

WHEREAS, the terms of the members of this board are for 3 years; and

WHEREAS, the Civil Service Board members shall serve without compensation; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY
OF WESLACO, TEXAS THAT** the following individual is appointed to serve on the Civil
Service Commission with term to begin _____ 2021 and ending _____ 2024.

NAME

TERM ENDING

02/17/2024

PASSED AND APPROVED on this 19th day of January 2021.

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: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2020-3860	
From:			
Subject: Discussion and consideration on agreement with Custom Controls Unlimited LLC for Control System Reprogramming and SCADA Conversion materials and services for the Weslaco Water Treatment Plant and authorize the Mayor to execute any related documents. Possible action. (This item was tabled January 5, 2021; staffed by City Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3950	
From:			
Subject: Discussion and consideration on Interlocal Agreement between Hidalgo County and City of Weslaco to provide support for on-site emergency operations in response to a public health emergency and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Fire Department.)			
Background: Interlocal Agreement between Hidalgo County and City of Weslaco to provide support for on-site emergency operations in response to a public health emergency.			
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	
Antonio Lopez		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Interlocal Agreement County and City revised			
Responsibilities upon Approval:			

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT BETWEEN THE
COUNTY OF HIDALGO AND CITY OF WESLACO**

THIS Agreement is made on this the ____ day of _____, 2020, by and between CITY OF WESLACO and the COUNTY OF HIDALGO, TEXAS, hereinafter referred to as the “County” pursuant to the provisions of the Texas Interlocal Cooperation Act, Texas Gov’t Code 791.001 et seq., as follows:

WITNESSETH:

WHEREAS, City of Weslaco is located in Hidalgo County, Texas;

WHEREAS, County is a county in the State of Texas;

WHEREAS, County is the recipient of a Public Health Emergency Preparedness grant from the Department of State Health Services (“DSHS”) to be used to improve local bioterrorism preparedness, response to outbreaks of infectious disease, and other public health threats and emergencies;

WHEREAS, the parties recognize the vulnerability of citizens in the County to a public health emergency that may result from natural or man-made causes;

WHEREAS, during such public health emergencies, it may be necessary to immunize or treat a large number of people in the area served by the County Public Health and Human Services Department;

WHEREAS, City of Weslaco with the Fire Department and EMS is well suited to conduct mass immunization because of their expertise and access to facility locations which can accommodate large numbers of individuals, and the facilities have large assembly areas and other necessities, such as refrigeration, parking, and restrooms;

WHEREAS, public health readiness and response can be exercised, if necessary, at or in tandem with educational institutions to include Drills, Table-Top Exercises, and/or Full-Scale Exercises such as Operation Lone Star;

WHEREAS, the City of Weslaco and County are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Texas Gov’t Code 791.001 et seq., which authorizes local governments to contract with each other to perform governmental functions and services under the terms of the Act;

NOW, THEREFORE, the City of Weslaco and County, in consideration of the mutual covenants expressed hereinafter, agree as follows:

1. County agrees to supply all materials provided by Strategic National Stockpile (SNS) (vaccines, antibiotics, antitoxins, antivirals, syringes, etc) and forms necessary to administer medical countermeasures during an emergency.
2. County shall be responsible for the disposal of medical waste.
3. County agrees to provide preparedness and response training at no cost to the City of Weslaco Fire Department.
4. The City of Weslaco agrees to participate with the County in exercises, drills, and emergencies and may provide emergency operations staffing support for medical services (injections, administer prophylaxis, provide medical care instructions) or non-medical services (assist with administrative duties such as registering patients, data entry, etc.).
5. The City of Weslaco agrees to provide support for volunteer coordination for on-site emergency operations to volunteer and assist with no expectancy of fiscal exchange.
6. The parties understand and agree that the services of the "City of Weslaco " under this Interlocal Cooperation Agreement are related to Homeland Security, as defined in Local Government Code Section 421.001, and therefore, any or all the City of Weslaco employees, administrators, or instructors, shall be immune from civil liability for any act or omission resulting in death, damage or injury while acting in good faith, and in the course and scope of its function to provide a service related to a Homeland Security Activity, as defined in accordance with Government Code Section 421.062.
7. For purposes of this Agreement and in accordance with Government Code Section 421.062, "Homeland Security Activity" means any activity related to the prevention or discovery of, response to, or recovery from a terrorist attack, natural or man-made disaster, hostile military or paramilitary action, or extraordinary law enforcement emergency.
8. House Bill (HB) 300 and the Health Insurance Portability and Accountability Act (HIPAA) law set rules and limitations on who can view and receive an individual's personal information whether it is verbal, electronic, or written. HB 300 and HIPAA will be enforced at all times and the City of Weslaco will be subject to compliance at all times.
9. In the event of injury, the City of Weslaco shall maintain worker's compensation coverage for staff. In the event of a needle-stick or other exposure to potential

blood-borne pathogens, the employee will have access to medical evaluation and post-exposure prophylaxis through their policies.

10. The City of Weslaco shall provide professional liability indemnity coverage for its salaried staff(s) rendering services under this Agreement.
11. The provisions of the Agreement shall go into effect if the Hidalgo County Medical Health Authority in coordination with the Director of the County Public Health and Human Services Department, or the Commissioner of Health of the Texas Department of State Health Services declares an emergency that requires a large-scale immunization or treatment program as a control measure for an outbreak of a communicable disease.
12. **Term.** This agreement becomes effective when executed by both parties. Either party may cancel it by giving thirty days' notice to the other party; otherwise it remains in effect for five (5) years and may be renewed for a period of another five years by written amendment signed by both parties. Any notice or communication required or permitted shall be given in writing.
13. **Conflict of Applicable Law.** Nothing in this Agreement shall be construed to require the commission of any act contrary to law; and when any conflict between this Agreement and any present or future law, ordinance, or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail. In such event, the affected provision or provisions of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements, and only during the time such conflict exists.
14. **Texas Law To Apply.** To the extent authorized by the Constitution and the laws of the State of Texas, the City of Weslaco shall indemnify and hold harmless Hidalgo County, its elected officials, employees and agents from any and all claims, damages, losses, and expenses including attorney's fees for the defense of any action against Hidalgo County arising out of, resulting from, or connected with acts or omissions by the City of Weslaco its agents or employees, under this Agreement.
15. **Indemnification.** To the extent authorized by the Constitution and the laws of the State of Texas, the City of Weslaco shall indemnify and hold harmless Hidalgo County, its elected officials, employees and agents from any and all claims, damages, losses, and expenses including attorney's fees for the defense of any action against Hidalgo County arising out of, resulting from, or connected with acts or omissions by the District, its agents or employees, under this Agreement.
16. **Immunities.** Neither Hidalgo County nor the City of Weslaco Fire Department, via this agreement, waive governmental immunity from suit, or from liability, except as expressly set forth by the Texas Legislature in the Texas Government

Code. The fact that Hidalgo County and the City of Weslaco have entered into this agreement shall not in any way, constitute a deliberate waiver of immunity by either entity, which immunities are expressly reserved by both parties.

17. **No Waiver.** No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
18. **Entire Agreement.** This Agreement contains the entire contract between the parties hereto, and each party acknowledges that neither has made (either directly or through any agent or representative) any other representation or agreement in connection with this Agreement, not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing, executed by the City of Weslaco and County, and not otherwise.
19. **Notice.** Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing, and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been heretofore specified by written notice and delivered in accordance herewith:

If to the City of Weslaco Fire Department:

Attention: Chief Antonio "Tony" Lopez, Fire Chief
City of Weslaco
120 E 5th ST
Weslaco, TX 78596

If to County: Hidalgo County

Attention: Richard F. Cortez, County Judge
100 E. Cano, Second Floor
Edinburg, TX 78539

Each notice, demand, request or communication delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee, or if mailed, at such time as it is deposited in the United States mail.

20. **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.
21. **Assignment.** This Agreement shall not be assignable.

22. **Headings.** The headings and captions contained in this Agreement are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision or paragraph hereof.
23. **Gender and Number.** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and as often as may be appropriate.
24. **Authority to Execute.** The execution and performance of this Agreement by the District and County have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of the City of Weslaco and County in accordance with its terms.
25. **Performance of Governmental Functions.** Each party hereto is entering into this Agreement for the purpose of providing the services and functions outlined in this document and will pay for such services and any associated costs to execute this Agreement out of current revenues available to the paying party as herein provided.
26. **Liabilities.** This Agreement is not intended to extend the liability of the Parties beyond that provided by law. Neither the City of Weslaco nor County waive, nor shall be deemed to have hereby waived, any immunity or defenses that would otherwise be available to it against claims arising from third parties.
27. **Additional Documents.** The Parties agree that they will abide by the Business Associate Addendum and use reasonable, good faith efforts to execute any other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.
28. **Non-Discrimination.** The Program and all related activities shall be conducted in a manner that does not discriminate against any person on a basis prohibited by applicable law or the City of Weslaco and/or County policy, including without limitation race, color, national origin, religion, sex, age, veteran status, or disability.
29. **Appendix II to CFR 200-Contract Provisions.** Pursuant to 2 CFR 200.326, a non-Federal entity's contract must contain the applicable provisions described in Appendix II 2 CFR 200-Contract Provisions for non-Federal Entity Contracts under Federal Awards. Therefore, if applicable, the provisions of Appendix II 2 CFR 200 are attached and incorporated by reference into this agreement should it be subject to Federal award.
30. **Commitment of Current Revenues Only.** In the event that during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party.

Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto.

31. **BUSINESS ASSOCIATE AGREEMENT.** the following Business Associate Agreement (BAA) is incorporated into this Agreement between the Parties and shall supersede any previous BAA made by the District and County for the Public Health Preparedness and Response. The District and County, in consideration of the mutual covenants expressed hereinafter, agree as follows:

HIDALGO COUNTY BUSINESS ASSOCIATE AGREEMENT

This Business Associate Agreement is made and entered into as of the date first written above (the “Effective Date”), and is incorporated for all purposes into this Agreement between the COUNTY OF HIDALGO, by and through its Hidalgo County Health and Human Services Department (“Covered Entity”) and the Weslaco Fire Department indicated above, (“Business Associate”) (as defined below and collectively the “Parties”) to comply with the Health Insurance Portability and Accountability Act of 1996 (HIPAA), privacy standards adopted by the U.S. Department of Health and Human Services as they may be amended from time to time, 45 C.F.R. parts 160 and 164 subparts A and E (“the Privacy Rule”) and security standards adopted by the U.S. Department of Health and Human Services as they may be amended from time to time, 45 C.F.R. parts 160, 162 and 164, subpart C (“the Security Rule”), and the modifications to HIPAA provided by Division A, Title XIII of the American Recovery and Reinvestment Act of 2009, known as The Health Information Technology for Economic and Clinical Health, Act (HITECH) 42 U.S.C. §3000 et. seq., and implementing regulations and guidance, including the regulations implemented in 78 Fed. Reg. 5566 (January 25, 2013); as well as applicable state law.

WHEREAS, Covered Entity and Business Associate have entered or are entering into an Agreement (the “Underlying Agreement”) by which the Covered Entity has engaged Business Associate to perform services;

WHEREAS, Covered Entity possesses and is permitted to manage Protected Health Information (PHI) that is protected under HIPAA, House Bill 300 (HB 300)¹ and the HIPAA Regulations, HITECH Act and state law, including the Texas Medical Records Privacy Act (TMRPA)², and Parties desire to comply with the privacy and security protections contained therein;

¹ House Bill 300 passed by Texas Legislature on September 1, 2012, to enhance safeguards for Protected Health Information (PHI).

² Texas Medical Records Privacy Act, codified in Section 181 et seq. of the Texas Health and Safety Code and as implemented through regulations including the Standards Relating to the Electronic Exchange of Health Information, codified at Title 1, Section 390.1 et seq. of the Texas Administrative Code.

WHEREAS, Business Associate may receive such information from Covered Entity, or create, receive, maintain or transmit such information on behalf of Covered Entity, in order to perform certain of the services under the Underlying Agreement;

WHEREAS, Covered Entity wishes to ensure that Business Associate will appropriately safeguard Protected Health Information;

WHEREAS, the HIPAA Rules require that Covered Entity receive adequate assurances that Business Associate will comply with certain obligations with respect to the PHI received in the course of providing services to or on behalf of Covered Entity; and

WHEREAS, parties desire and agree to enter into this BAA to the Underlying Agreement.

NOW THEREFORE, Covered Entity and Business Associate agree as follows:

A. Definitions. For purposes of this BAA:

1. "Business Associate" shall generally have the same meaning as the term "business associate" at 45 CFR 160.103, and in reference to the party to this BAA, shall mean the person or entity indicated above.
2. "Covered Entity" shall generally have the same meaning as the term "covered entity" at 45 CFR 160.103, and in reference to the party to this BAA, shall mean the County of Hidalgo.
3. "Individual" shall have the same meaning as the term "individual" in 45 CFR § 164.103 and shall include a person who qualifies as a personal representative in accordance with 45 CFR § 164.502(g).
4. "HIPAA Rules" shall mean the Privacy, Security, Breach Notification, and Enforcement Rules and amendments codified and promulgated at 45 CFR Parts 160, 162, and 164 and the HITECH Act.
5. "Protected Health Information" or "PHI" shall have the same meaning as the term "protected health information" in 45 CFR § 164.103, limited to the information created or received by Business Associate from or on behalf of Covered Entity.
6. "Required By Law" shall have the same meaning as the term "required by law" in 45 CFR § 164.103.
7. "Secretary" shall mean the Secretary of the Department of Health and Human Services or his or her designee.
8. Breach shall have the meaning given such term under 45 C.F.R. § 164.402 as such regulation is revised from time to time.
9. Breach of System Security means unauthorized acquisition of computerized data that compromises the security, confidentiality, or integrity of Sensitive Personal Information maintained by a person, including data that is encrypted if the person accessing the data has the key required to decrypt the data.
10. All other capitalized terms used in this BAA shall have the meanings set forth in the applicable definitions under the HIPAA Rules and the HITECH Act, as amended.

B. Obligations and Activities of Business Associate

1. Business Associate agrees to not use or disclose PHI other than as permitted or required by this BAA or as Required by Law.
2. Business Associate agrees to use appropriate safeguards and comply with Subpart C of 45 CFR Part 164 with respect to electronic protected health information to prevent the use or disclosure of PHI other than as provided for by this BAA. Business Associate shall implement administrative, physical and technical safeguards that reasonably and appropriately protect the confidentiality, integrity, and availability of any paper or electronic PHI it creates, receives, maintains, or transmits on behalf of Covered Entity.
3. Business Associate shall have procedures in place to mitigate and agrees to mitigate, to the extent practicable, any harmful effect that is known to Business Associate of a use or disclosure of PHI by Business Associate in violation of the requirements of this BAA.
4. Business Associate agrees to report immediately, but no later than three (3) days, to Covered Entity any use or disclosure of PHI not provided for by this BAA of which it becomes aware including breaches of unsecured protected health information as required at 45 CFR 164.410, and any security incident of which it becomes aware Breach notification will be written in plain language and will include, to the extent possible or available, the following:
 - a. The identification of the individual whose Unsecured PHI has been, or is reasonably believed by Business Associate to have been, accessed, acquired or disclosed during the Breach;
 - b. A brief description of what happened, including the date of the Breach and the date of the discovery of the Breach;
 - c. A description of the types of Unsecured Protected Health Information that were involved in the Breach (such as whether the full name, social security number, date of birth, home address, account number, diagnosis, disability code, or other types of information were involved);
 - d. Any steps Individuals who were subjects of the Breach should take to protect themselves from potential harm that may result from the Breach;
 - e. A brief description of what Business Associate is doing to investigate the Breach, to mitigate the harm to individuals, and to protect against further Breaches; and
 - f. Contact procedures for individuals to ask questions or learn additional information, including a toll-free telephone number, an email address, Web site, or postal address.

5. Business Associate will pay or reimburse Covered Entity for all costs and penalties incurred by Covered Entity in connection with any incident giving rise to a Breach of PHI and/or a Breach of System Security, including without limitation all costs related to any investigation, any notices to be given, reasonable legal fees, credit monitoring (where applicable), and other efforts to mitigate the harm to Individuals or other actions taken to comply with HIPAA, the HITECH Act, or any other applicable law or regulation, where (i) the PHI was in the custody or control of Business Associate when the Breach of PHI and/or Breach of System Security occurred, or (ii) the Breach of PHI and/or Breach of System Security was caused by the negligence or wrongful acts or omissions of Business Associate and its employees, directors, officers, subcontractors, agents or other members of its workforce.
6. Business Associate agrees to ensure that any agents or subcontractors that create, receive, maintain, or transmit protected health information on behalf of the Business Associate agree to the same restrictions, conditions, and requirements that apply to the business associate with respect to such information.
7. Business Associate agrees to provide access, at the request of Covered Entity, in a reasonable time and manner, to PHI in a Designated Record Set, to Covered Entity or, as directed by Covered Entity, to an Individual, in order to meet the requirements under 45 CFR § 164.524.
8. Business Associate agrees to make any amendment(s) to PHI in a Designated Record Set that the Covered Entity directs or agrees to pursuant to 45 CFR § 164.526 at the request of Covered Entity or an Individual, and in a reasonable time and manner.
9. Business Associate agrees to make internal practices, books, and records including policies and procedures and PHI relating to the use and disclosure of PHI received from, or created or received by Business Associate on behalf of, Covered Entity available to the Secretary, in a reasonable time and manner, for the purpose of permitting the Secretary to determine Covered Entity's compliance with the HIPAA Rules.
10. Business Associate agrees to document such disclosures of PHI and information related to such disclosures as would be required for Covered Entity to respond to a request by an Individual for an accounting of disclosures of PHI in accordance with 45 CFR §164.528.
11. Business Associate agrees to provide to Covered Entity or an Individual, in a reasonable time, information collected in accordance with Section B.(10) of this BAA, to permit Covered Entity to respond to a request by an Individual for an accounting of disclosures of PHI in accordance with 45 CFR § 164.528.
12. Business Associate agrees, to the extent the Business Associate is to carry out one or more of Covered Entity's obligation(s) under Subpart E of 45 CFR Part 164, to comply

with the requirements of Subpart E that apply to the Covered Entity in the performance of such obligation(s).

13. Training. Business Associate shall provide such training in the privacy and security of PHI to its Workforce (as that term is defined by 45 C.F.R. § 160.103) as is required for Business Associate's compliance with HIPAA, HIPAA Regulations, HITECH, and the TMRPA.

14. Sanctions. Business Associate shall apply appropriate sanctions in accordance with Business Associate's policies against any employee, subcontractor or agent who uses or discloses Covered Entity's PHI in violation of this BAA or applicable law.

C. Permitted Uses and Disclosures of PHI by Business Associate

1. Parties agree to comply with HIPAA, HIPAA Rules, HB 300, the HITECH Act, and the TMRPA.

2. Performance of Services. Except as otherwise permitted by this BAA, Business Associate may create, receive, maintain or transmit PHI on behalf of Covered Entity only in connection with the performance of the services contracted for in the Underlying Agreement or as Required by Law (as that term is defined by 45 C.F.R. § 164.103).

3. Business Associate may only use or disclose PHI as permitted by the HIPAA Rules. Business Associate may use or disclose PHI to perform, manage and administer the activities or services required under the Underlying Agreement or other such arrangement between Covered Entity and Business Associate, including the de-identification of PHI, provided that such use or disclosure would not violate the HIPAA Rules if done by Covered Entity.

4. Business associate agrees to make uses and disclosures and requests for protected health information consistent with covered entity's minimum necessary policies and procedures.

5. Business Associate may use PHI for the proper management and administration of the Business Associate or to carry out the legal responsibilities of the Business Associate.

6. Business Associate may disclose PHI for the proper management and administration of the Business Associate, provided that disclosures are Required By Law, or Business Associate obtains reasonable assurances from the person to whom the information is disclosed that it will remain confidential and used or further disclosed only as Required By Law or for the purpose for which it was disclosed to the person, and the person notifies the Business Associate of any instances of which it is aware in which the confidentiality of the information has been breached.

7. Minimum Necessary. Business Associate shall limit its uses and disclosures of, and requests for, PHI, to the minimum amount of PHI necessary to accomplish the intended purpose of the use, disclosure or request.

8. Business Associate may use PHI to report violations of law to appropriate Federal and State authorities, consistent with §164.502(j)(1).

9. Business associate may not use or disclose protected health information in a manner that would violate Subpart E of 45 CFR Part 164, or TMRPA, if done by the Covered Entity itself, except for the specific uses and disclosures set forth above.

D. Obligations of Covered Entity

1. Covered Entity shall notify Business Associate of any limitations in its notice(s) of privacy practices in accordance with 45 CFR § 164.520 to the extent that such limitations may affect Business Associate's use or disclosure of PHI.

2. Covered Entity shall notify Business Associate of any changes in, or revocation of, permission by Individual to use or disclose PHI, to the extent such changes may affect Business Associate's use and disclosure of PHI.

3. Covered Entity shall notify Business Associate of any restriction to the use or disclosure of PHI that Covered Entity has agreed to in accordance with 45 CFR § 164.522 to the extent that such restriction may affect Business Associate's use or disclosure of PHI.

E. Restriction on Covered Entity

1. Covered Entity shall not request Business Associate to use or disclose PHI in any manner that would not be permissible under the HIPAA Rules if done by Covered Entity, except Business Associate may use or disclose PHI for data aggregation or management and administrative activities of Business Associate.

F. Term and Termination

1. Term. The Term of this BAA and the obligations herein shall be deemed effective on the Effective Date and shall continue unless or until this BAA terminates, the Underlying Agreement terminates, or the Business Associate has completed performance of the services in the Underlying Agreement, whichever is earlier.

2. Termination for Cause. Upon Covered Entity's knowledge of a material breach by Business Associate, Covered Entity shall either:

a. Provide an opportunity for Business Associate to cure the material breach or end the violation and terminate this BAA and Covered Entity's participation in the BAA if

Business Associate does not cure the material breach or end the violation within the reasonable time specified by Covered Entity; or

b. Immediately terminate this BAA and Covered Entity's participation in the BAA if Business Associate has breached a material term of this BAA and a cure is not possible.

3. Effect of Termination.

a. Upon termination of this BAA for any reason, Business Associate shall return or destroy all PHI received from Covered Entity, or created or received by Business Associate on behalf of Covered Entity. This provision shall apply to PHI that is in the possession of subcontractors or agents of Business Associate.

b. In the event that Business Associate determines that returning or destroying the PHI is not feasible, Business Associate shall provide to Covered Entity notification of the conditions that make return or destruction not feasible, including the need to retain PHI for audit, justification of work product or compliance with pharmacy or other applicable law. Business Associate shall extend the protections of this BAA to such PHI and limit further uses and disclosures of such PHI to those purposes that make the return or destruction not feasible, for so long as Business Associate maintains such PHI.

c. Injunctions. Covered Entity and Business Associate agree that any violation of the provisions of this BAA may cause irreparable harm to Covered Entity. Accordingly, in addition to any other remedies available to Covered Entity at law or in equity, Covered Entity shall be entitled to seek an injunction or other decree of specific performance with respect to any violation of this BAA or explicit threat thereof, without any bond or other security being required and without the necessity of demonstrating actual damages.

d. Indemnification. This indemnification provision is enforceable against the Parties only to the extent authorized under the constitution and laws of the State of Texas. The Parties will indemnify, defend and hold harmless each other and each other's respective employees, directors, officers, subcontractors, agents or other members of its workforce, each of the foregoing hereinafter referred to as "indemnified party," against all actual and direct losses suffered by the indemnified party and all liability to third parties arising from or in connection with any breach of this BAA or of any warranty hereunder or from any negligence or wrongful acts or omissions, including failure to perform its obligations under MRPA, HIPAA, the HIPAA Rules, and the HITECH Act by the indemnifying party or its employees, directors, officers, subcontractors, agents or other members of its workforce.

G. Miscellaneous

1. Regulatory References. A reference in this BAA to a section in the HIPAA Rules means the section as in effect, or as amended, and for which compliance is required.

2. Amendment. The Parties agree to take such action as is necessary to amend this BAA from time to time as is necessary for Covered Entity to comply with the

requirements of and changes in state and federal laws and regulations relating to the privacy, security and confidentiality of PHI. This BAA may be amended only in writing when signed by a duly authorized representative of each Party.

3. Survival. The respective rights and obligations of Business Associate under Section F.(3) of this BAA shall survive the termination of this BAA.

4. Interpretation. Any ambiguity in this BAA or in the Underlying Agreement shall be resolved in favor of a meaning that permits Covered Entity to comply with the HIPAA Rules.

5. Conflicts. To the extent that this BAA may conflict with the Underlying Agreement, this BAA shall govern.

6. Governing Law. This BAA is governed by, and shall be construed in accordance with, applicable federal law and the laws of the State of Texas without regard to choice of law principles.

7. Notice: Except as may be otherwise specifically provided in this BAA, all notices, demands, requests or communications required or permitted hereunder shall be in accordance with the Notice provision found in No.19 above with copy to:

The Hidalgo County Health and Human Services Department
Attn: Director of Health & Human Services Department
1304 S. 25th Ave.
Edinburg, Texas 78539

8. No Third-Party Beneficiaries. Nothing express or implied in this BAA is intended or shall be deemed to confer upon any person other than Covered Entity, Business Associate, and their respective successors and assigns, any rights, obligations, remedies or liabilities.

9. Written Authorization. Nothing in this BAA shall be construed to require Business Associate to use or disclose PHI without written authorization from an individual who is a subject of the PHI, or written authorization from any other person, where such authorization would be required under state law for such use or disclosure.

10. Offshore Work. In performing the functions, activities or services for, or on behalf of Covered Entity, Business Associate shall not, and shall not permit any of its agents or subcontractors who receive Covered Entity's PHI to, transmit or make available any PHI to any entity or individual outside the United States without prior written consent of Covered Entity.

11. Privilege. Notwithstanding any other provision in this BAA, this BAA shall not be deemed to be an agreement by Business Associate to disclose information that is privileged, protected, or confidential under applicable law to the extent that such privilege, protection or confidentiality (a) has not been waived or (b) is not superseded by applicable law.

IN WITNESS WHEREOF, the Parties have caused this Interlocal Cooperation Agreement and Business Associate Agreement to be executed by their respective duly authorized representatives in the manner legally binding upon them as of the effective date first written above.

Contract #

[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

CITY OF WESLACO TEXAS/COVERED ENTITY

By: _____
(Authorized Signature)

Name: David Suarez
(Type or Print Name)

Title: Mayor

ATTEST:

By: _____
Norma A. Cantu, City Secretary

APPROVED AS TO FORM:

By: _____
Juan E. Gonzalez, City Attorney

HIDALGO COUNTY, TEXAS/COVERED ENTITY

By: _____
Richard F. Cortez, County Judge

ATTEST:

By: _____
Arturo Guajardo, Jr., County Clerk

Approved by Commissioners Court: _____

APPROVED AS TO FORM:

Office of Criminal District Attorney,
Ricardo Rodriguez, Jr.

By: _____
_____, Assistant District Attorney



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3927
From: Rebekah De La Fuente		
Subject: Discussion and consideration to approve Ordinance 2021-02 reducing the size of an existing 15-foot utility easement along the south property line of Lot 14 Block A Pecan Grove Subdivision Phase I to a 10-foot utility easement and authorize the Mayor to execute any related documents. First reading on Ordinance 2021-02. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The property owner of 3526 Oak Preserve is requesting a reduction in the size of the rear utility easement from 15-foot to 10-foot. The property owner was issued a notice of violation for the construction of a patio and upon investigation it was discovered that the patio was constructed over the existing easement. The property has obtained letters from the utility companies stating that they do not have any objection to the reduction in the size of the easement. The City Subdivision Ordinance requires the dedication of 10-foot utility easements during the development process. Additionally there is an existing 15-foot buffer area just outside the property.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Rebekah De La Fuente Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Utility Easement- Memo, Request Letter- Property Owner, No Objection- Charter Communications, No Objection- MVEC, Pecan Grove Phase 1- Plat, O2021-02 reduce easement-		

Responsibilities upon Approval:

Staff will advise property owner

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
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: Reduction- 15' Utility Easement

DATE: January 11, 2021

The property owner of 3526 Oak Preserve is requesting a reduction in the size of the rear utility easement from 15-foot to 10-foot. The property owner was issued a notice of violation for the construction of a patio and upon investigation it was discovered that the patio was constructed over the existing easement. The property has obtained letters from the utility companies stating that they do not have any objection to the reduction in the size of the easement. The City Subdivision Ordinance requires the dedication of 10-foot utility easements during the development process. Additionally there is an existing 15-foot buffer area just outside the property.

Thank you,

Rebekah de la Fuente, CFM

December 22, 2020

Dear City Commission,

I am writing this letter asking for the size of the utility easement in my property to be reduced. I am asking to please reduce 10 feet of the utility easement from the 15 feet utility easement. I have contacted all the companies that have utility easements underground and they have no objection. They have replied they are not affected. Thank you so much, and hope to hear from you soon.

Nasario Garcia Jr.

3526 Oak Preserve Weslaco, Tx 78599

(956) 532-6681



11/24/20

REF: City of Weslaco encroachment

3526 Oak Preserve, Weslaco, TX 78599

To whom it may concern:

In reference to the easement encroachment, Nasario Garcia Jr, Spectrum has no objection on your request for encroachment into the utility easement. As you mentioned, a pergola was built in your back yard, we are not affected by this built. Any questions, I can be reach at 956-412-5489 and my e-mail address is Robert.Martinez@charter.com.

Sincerely,

Robert Martinez

Robert martinez

RGV Construction Coordinator

Supervisor Rolando Rodriquez



Empowering you. Empowering your community.

Date: 12/2/2020

RE: Encroachment at 3526 Oak Preserve Dr., Weslaco, Texas.

To whom it may concern,

Magic Valley Electric Cooperative has no objection to the current partial encroachment of the 10' utility easement on the South Side of the above-mentioned property as long as it is understood that the utility will not be liable for any damages to structures in the maintenance of its facilities. The utility is also not responsible for the conduit system left below concrete and it will be the members responsibility if this conduit has to be replaced one day since it is no longer easily accessible.

Sincerely:

Domitilo Cantu

Engineering Manager

ORDINANCE NO. 2021-02

AN ORDINANCE REDUCING THE SIZE OF 15-FOOT UTILITY EASEMENT ALONG THE SOUTHSIDE LOT 14 BLOCK A PECAN GROVE PHASE I SUBDIVISION, HIDALGO COUNTY, TEXAS, TO A 10 FOOT UTILITY EASEMENT AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I. Reducing the size of 15-foot utility easement along the Southside of Lot 14 Block A Pecan Grove Phase I Subdivision, Hidalgo County, Texas, to a 10-foot utility easement

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of January 2021

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2021.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

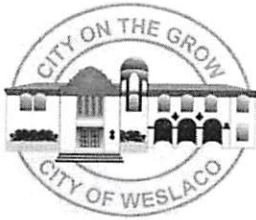
Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3930	
From: Rebekah De La Fuente			
Subject: Discussion and consideration after public hearing on behalf of Tax Ranch, LLC on Ordinance 2021-03 to rezone 1630 Canyon Drive also being, Lot 171, Westgate Village Ph II, Weslaco, Hidalgo County, Texas from M-1 Mobile home subdivision district to a B-1 Neighborhood Business districts and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-03. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from M-1 Mobile home subdivision district to a B-1 Neighborhood Business district. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on December 18, 2020.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 14, 2020.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of January 6, 2021			
Kayla Arevalo		Created/Initiated	
Rebekah De La Fuente		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval based on surrounding land use.			
Attachments, if any: 1630 Canyon - attachments, 1320 Canyon- Rezone- Aerial, O2021-03 rezone 1630 Canyon- Ordinance, Rezone- 1630 Canyon- Memo			
Responsibilities upon Approval:			

Staff will advise the applicant.



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. RE221-00004

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 171 Block _____

Subdivision Name Westgate Village PHII

Street Address 1630 Canyon Drive, Weslaco TX

Existing Zoning Residential Existing Land Use Vacant M-1

Proposed Zoning Commercial Proposed Land Use Office B-1

_____ \$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 _____ Phone 956-494-6295

Address 3910 W. Freddy Gonzalez Fax: 956-381-1176

City Edinburg State TX Zip Code 78539 E-Mail: cbrown@hicinvestments.com

OWNER

Name Tax Ranch LLC / Richard Garza Phone 956-494-6295

Address 3910 W. Freddy Gonzalez member Fax: 956-381-1176

City Edinburg State TX Zip Code 78539 E-Mail: cbrown@hicinvestments.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 _____ Date 11/17/20

Signature Richard Garza member Date 11/17/20

Signature _____ Date 11/17/20

Authorized Agent

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

December 18, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 6, 2021, and the City Commission will hold a public hearing on January 19, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom 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: +1 346 248 7799; Meeting ID: 861 1686 061.

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 January 6, 2020. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Tax Ranch, LLC is requesting to rezone 1630 Canyon Drive. Also being, Lot 171, Westgate Village Ph II, Hidalgo County, Texas from M-1 Mobile home subdivision district to a B-1 Neighborhood Business district.

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

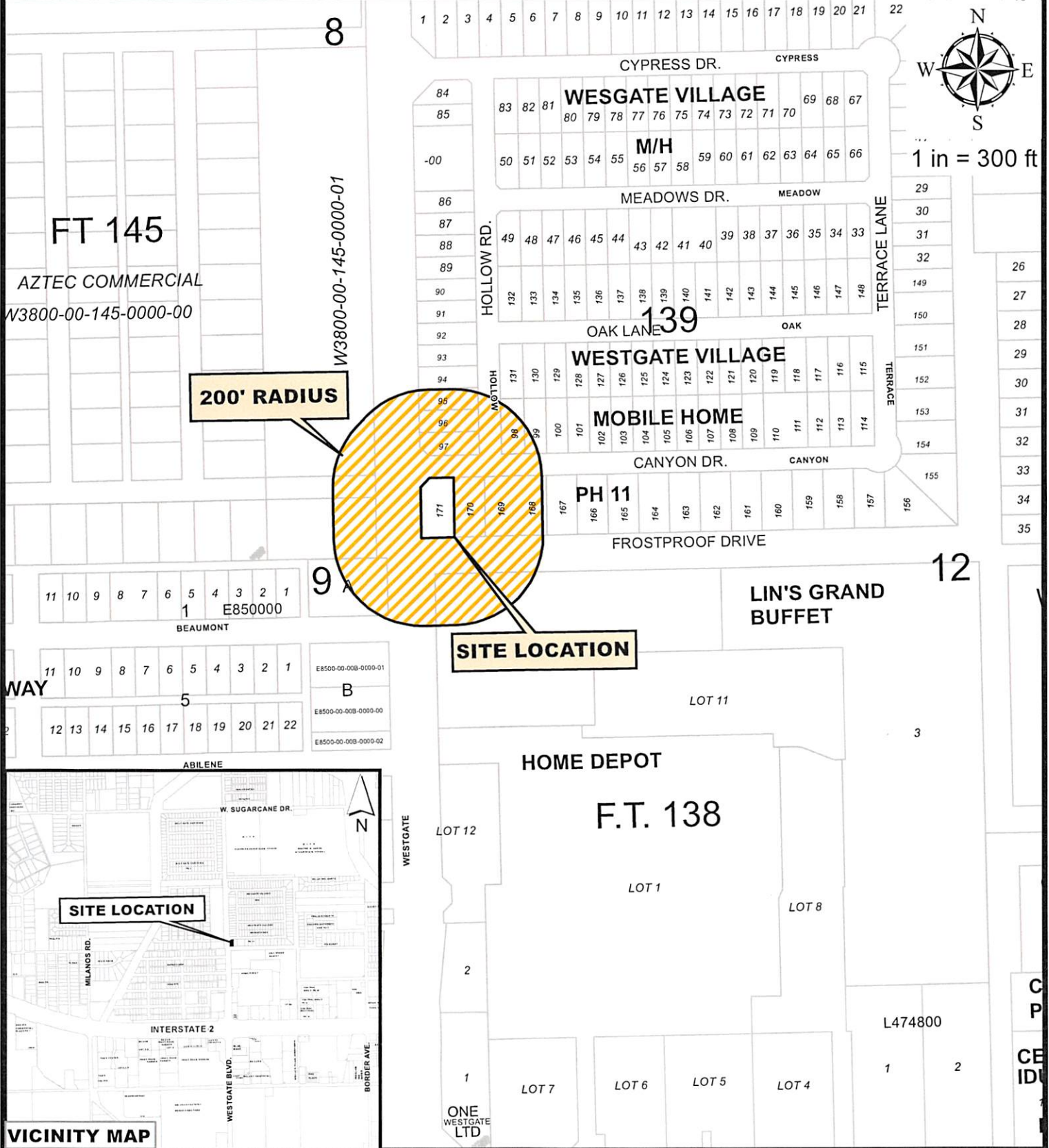
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Richard Garcia

1630 Canyon Drive
WESTGATE VILLAGE
MOBILE HOME PH 2, LOT 171
BLOCK 162, F.T. 139, LOT 5

Purpose for the Rezoning request

Existing zoning: M-1
Existing land use: Residential
Proposed zoning: B-1
Proposed land use: Commercial



DEC 17, 2020

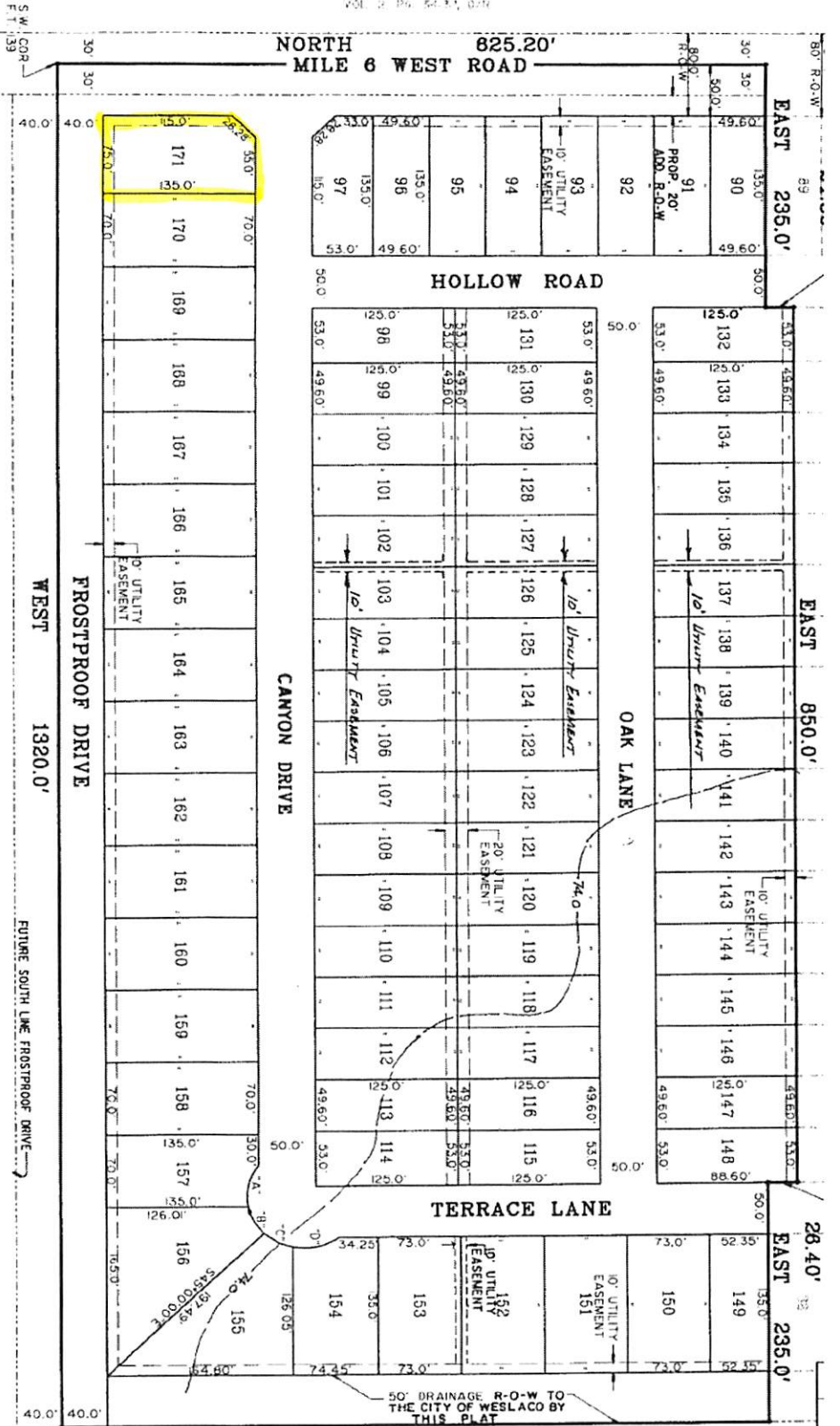
GONZALEZ ELVIDIA G 1701 N WESTGATE DR WESLACO TX 78599-4785	E8500-00-00A-0000-00 EXPRESSWAY HEIGHTS LOT A 1701 N WESTGATE DR	L: 70740 B: 47607
WESTGATE RETAIL LLC 7616 CR 2144 TAFT TX 78390-8071	H4225-00-000-0010-00 HOME DEPOT - WESLACO LOT 10 0	L: 1696118 B: 2803882
AZTEC COMMERCIAL LP C/O JERRY BOX PO BOX 3376 MCALLEN TX 78502-3376	W3800-00-145-0000-01 WEST TRACT E300.04' FT 145 9.10 AC GR 7.58 AC NET 1900 N WESTGATE DR	L: 0 B: 0
YADO HECTOR 1915 HOLLOW RD WESLACO TX 78599-3997	W3920-02-000-0094-00 WESTGATE VILLAGE M/H PH 2 LOT 94 1915 HOLLOW RD	L: 20088 B: 42429
VASQUEZ WILLIAM 1913 HOLLOW RD WESLACO TX 78599-3997	W3920-02-000-0095-00 WESTGATE VILLAGE M/H PH 2 LOT 95 1913 HOLLOW RD	L: 20088 B: 0
BOTELLO JUAN G 700 W 6TH ST WESLACO TX 78596-5806	W3920-02-000-0096-00 WESTGATE VILLAGE M/H PH 2 LOT 96 1909 HOLLOW RD	L: 20088 B: 0
PENA JAVIER 1905 HOLLOW RD WESLACO TX 78599-3997	W3920-02-000-0097-00 WESTGATE VILLAGE M/H PH 2 LOT 97 1905 HOLLOW RD	L: 20865 B: 0
DMI WESTGATE LLC 14850 MONTFORT DR STE 205 DALLAS TX 75254	W3920-02-000-0098-00 WESTGATE VILLAGE M/H PH 2 LOT 98 1617 CANYON DR	L: 13913 B: 0
GONZALEZ SUSANA 1613 CANYON DR WESLACO TX 78599-3967	W3920-02-000-0099-00 WESTGATE VILLAGE M/H PH 2 LOT 99 1613 CANYON DR	L: 18600 B: 26062
J MERCADO INVESTMENTS LLC 1616 OAK LN WESLACO TX 78599-3998	W3920-02-000-0131-00 WESTGATE VILLAGE M/H PH 2 LOT 13 1 1616 OAK LN	L: 19875 B: 41086
MOLINA MARIA I 1616 CANYON DR WESLACO TX 78599-3988	W3920-02-000-0168-00 WESTGATE VILLAGE M/H PH 2 LOT 16 8 & 169 1616 CANYON DR	L: 51030 B: 39205
MOLINA MARIA I 1620 CANYON DR WESLACO TX 78599	W3920-02-000-0169-00 WESTGATE VILLAGE M/H PH 2 LOT 16 9 1620 CANYON DR	L: 21263 B: 47725

City of Weslaco Code Enforcement Dept.

DEC 17, 2020

ZAMBRANO EFRAIN	W3920-02-000-0170-00	L: 28350
100 LA HERENCIA APT 174	WESTGATE VILLAGE M/H PH 2 LOT 17	B: 0
MERCEDES TX 78570-9699	0 1628 CANYON DR	
TAX RANCH LLC	W3920-02-000-0171-00	L: 29775
3910 W FREDDY GONZALEZ	WESTGATE VILLAGE M/H PH 2 LOT 17	B: 0
EDINBURG TX 78539-9308	1 1630 CANYON DR	

WEST TRACT SUB'D. LLANO GRANDE GRANT
FARM TRACT 13
VOL. 2, PG. 34-37, D/R



SOUTH 623.60'

WEST TRACT SUB'D. LLANO GRANDE GRANT
FARM TRACT 13
VOL. 2, PG. 34-37, D/R



WESTGATE VILLAGE MOBILE HOME SUBDIVISION PHASE II

MAP
OF

Recorded in Volume **36** Page **1178**
of the map records of Hidalgo
County, Texas
Menden and Hunt, Inc.

STATE OF TEXAS

PREPARED BY:
FABIAN, NELSON & MEDINA, INC.
320 N. 15TH STREET, MCALLEN, TEXAS
SCALE: 1"=100' DATE: 12-1-99

On: Aug 22, 2000 at 01:17P
Document Number: **898752**
Total Fees: **48.50**
By: **Flo Chavez**
Receipt Number - 299331

Filed for Record in:
Hidalgo County
by Juan D. Salinas III
County Clerk

Map - Small

898752

TAX RECEIPT



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

Certified Owner:

TAX RANCH LLC
3910 W FREDDY GONZALEZ
EDINBURG, TX 78539-9308

Legal Description:

WESTGATE VILLAGE MOBILE HOME PH 2 LOT
171

Parcel Address: 1630 CANYON DR

Legal Acres: 0.2278

Deposit No: ED2032267A

Validation No: 900000059175837

Account No: W3920-02-000-0171-00

Operator Code: JULIE67

Remit Seq No: 44900568

Receipt Date: 11/17/2020

Deposit Date: 11/17/2020

Print Date: 11/17/2020 12:57 PM

Printed By: JULIE67

Appr. Dist. No.: 611254

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2020	Hidalgo County	TL	22,927	0.575000	131.83	0.00	0.00	131.83
2020	Drainage Dist #1	TL	22,927	0.102600	23.52	0.00	0.00	23.52
2020	City Of Weslaco	TL	22,927	0.696700	159.73	0.00	0.00	159.73
2020	Weslaco Isd	TL	22,927	1.018900	233.60	0.00	0.00	233.60
2020	South Texas Isd	TL	22,927	0.049200	11.28	0.00	0.00	11.28
2020	South Texas College	TL	22,927	0.171800	39.39	0.00	0.00	39.39
					<u>\$599.35</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$599.35</u>

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Check Number(s):

1660

PAYMENT TYPE:

Checks:

\$599.35

Exemptions on this property:

Total Applied:	\$599.35
Total Tendered:	\$599.35
(for accounts paid on 11/17/2020)	
Change Paid:	\$0.00

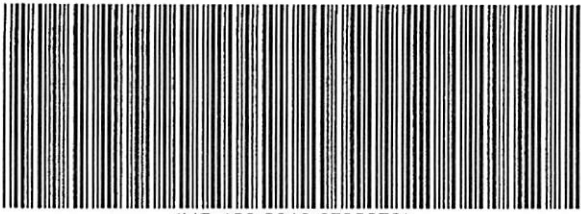
Account No: W3920-02-000-0171-00

PAYER: 25100235

TAX RANCH LLC

3910 W. FREDDY GONZALEZ DR.

EDINBURG, TX 78539



Doc-2732973

VG-120-2016-2732973

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2732973

Billable Pages: 4

Recorded On: July 27, 2016 03:30 PM

Number of Pages: 5

*****Examined and Charged as Follows*****

Total Recording: 48.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 2732973

Receipt No: 20160727000538

Recorded On: July 27, 2016 03:30 PM

Deputy Clerk: Tania Rivera

Station: CH-1-CC-K11

Record and Return To:

Perdue Brandon Fielder Collins & Mott
P.o box 2916

Mcallen TX 78502



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

**OTICE OF CONFIDENTIALITY RIGHTS:
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY
OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS
FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL
SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

SHERIFFS DEED

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HIDALGO	§	

WHEREAS, by virtue of an Order of Sale out of the District Court of HIDALGO County, Texas, for the 332nd Judicial District in Cause No. T-228-10-F in favor of

WESLACO INDEPENDENT SCHOOL DISTRICT
CITY OF WESLACO
HIDALGO COUNTY
HIDALGO COUNTY DRAINAGE DISTRICT
SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT
SOUTH TEXAS COLLEGE

as Plaintiffs, as Intervenors, and

PATRICIA GUERRA

and the unknown owner or unknown owners, and any all other persons unknown; including adverse claimants owning or claiming any legal or equitable interest in or lien upon the real property herein described; the heirs and legal representatives known and unknown of the named defendants who may be stockholders of any of the named parties which may be corporations, foreign, domestic, defunct or otherwise, and any successors, heirs or assigns of such corporations, or anyone as Defendants therein, on a certain Judgment and decree of sale rendered in said Court on the 14th day of July, 2013, which Order of Sale was issued on the 9th day of May, 2016, and delivered to me as Sheriff of the County and State aforesaid, commanding any sheriff or constable of the State of Texas to seize and sell as under execution the premises described in said Order of Sale, I, Sheriff as aforesaid, did upon the 9th day of May, 2016 in obedience to said Order of Sale, seize and levy upon all the estate, right, title, claim and interest which the said Defendant, on the 14th day of July, 2013 so had of, in and to, and since said time had of, in and to the premises hereinafter described, and on the 7th day of June, 2016 the sale being the 1st Tuesday of said month, between the hours of 10:00 a.m. and 4:00 p.m. as prescribed by law, did sell said premises at public auction in the County of HIDALGO at the door of the Courthouse thereof, in the City of Edinburg, Texas, having first given public notice of the authority by virtue of which sale was to be made, the time of levy, the time and place of sale and a description of the property that was to be sold, together with the other information required by law, by causing an advertisement thereof to be published in the English language once a week for three consecutive weeks immediately preceding the date of such sale in the ADVANCE NEWS JOURNAL a newspaper for such purpose, and having transmitted all such notice as required by law.

WHEREAS, at said sale, the property was sold to TAX RANCH LLC, hereinafter referred to as GRANTEE, for the sum of \$10,176.99, that being the highest bid, and said sale being duly conducted; and,

WHEREAS, GRANTEE has paid to me the said sum of \$10,176.99, receipt of which is hereby acknowledged;

WHEREAS, the above named Grantee exhibited to the officer who conducted the sale an unexpired written statement issued by the HIDALGO County Tax Collector pursuant to Texas Tax Code Section 34.015 showing that there are no delinquent taxes due to HIDALGO County and that no school district or municipality with territory within such county has reported delinquent taxes due by the Grantee

NOW, WHEREAS, in consideration of the premises, said judgment and Order of Sale and the provisions of Section 34.01, Texas Property Tax Code, I, J.E. "EDDIE" GUERRA, Sheriff of HIDALGO County, Texas aforesaid, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY, unto the said GRANTEE, all the estate, right, title, interest and claim which the said Defendants had on the 14th day of July, 2013, or at any time afterwards, in and to the premises described in said Order of Sale, viz; the lot, tract or parcel of land lying and situated in HIDALGO County, Texas and described as follows, to wit;

TRACT 2:

ACCT. NO. W3920-02-000-0171-00; WESTGATE VILLAGE M/H PH 2 LOT 171, CITY OF WESLACO, HIDALGO COUNTY, TEXAS.

TRACT 1:

ACCT. NO. W3920-95-000-0171-01; IMPROVEMENT CONSISTING OF A MOBILE HOME LOCATED IN PH 2 LOT 171, WEST GATE VILLAGE M/H PARK, HIDALGO COUNTY.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL

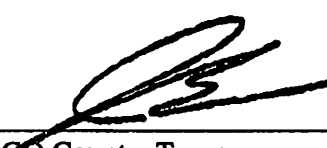
TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.

LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL CONDADO, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZABILIDAD, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

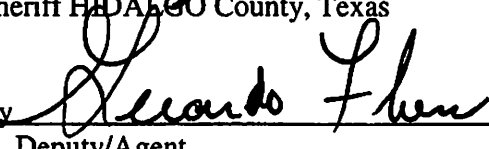
EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES, LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.

to have and to hold the above described property unto TAX RANCH LLC its successors and assigns forever, as fully and absolutely as I, Sheriff as aforesaid, can convey by virtue of said Judgment, Order of Sale, and the provisions of Section 34.01, Texas Property Tax Code, and subject to Defendants right of redemption, if any, as set out in said Section.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 21 day of June, 2016.



Sheriff HIDALGO County, Texas

By  #3420

Deputy/Agent

GRANTEE:

TAX RANCH LLC
3910 W. FREDDY GONZALEZ DR.
78539, TX 78539

THE STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

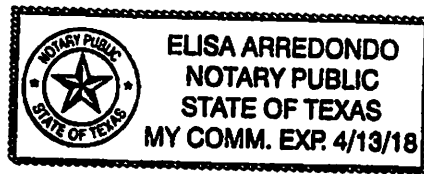
BEFORE ME, the undersigned authority, on this day personally appeared Gerardo Flores, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and in the capacity as therein expressed

2014 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of June, 2014.

Elisa Arredondo

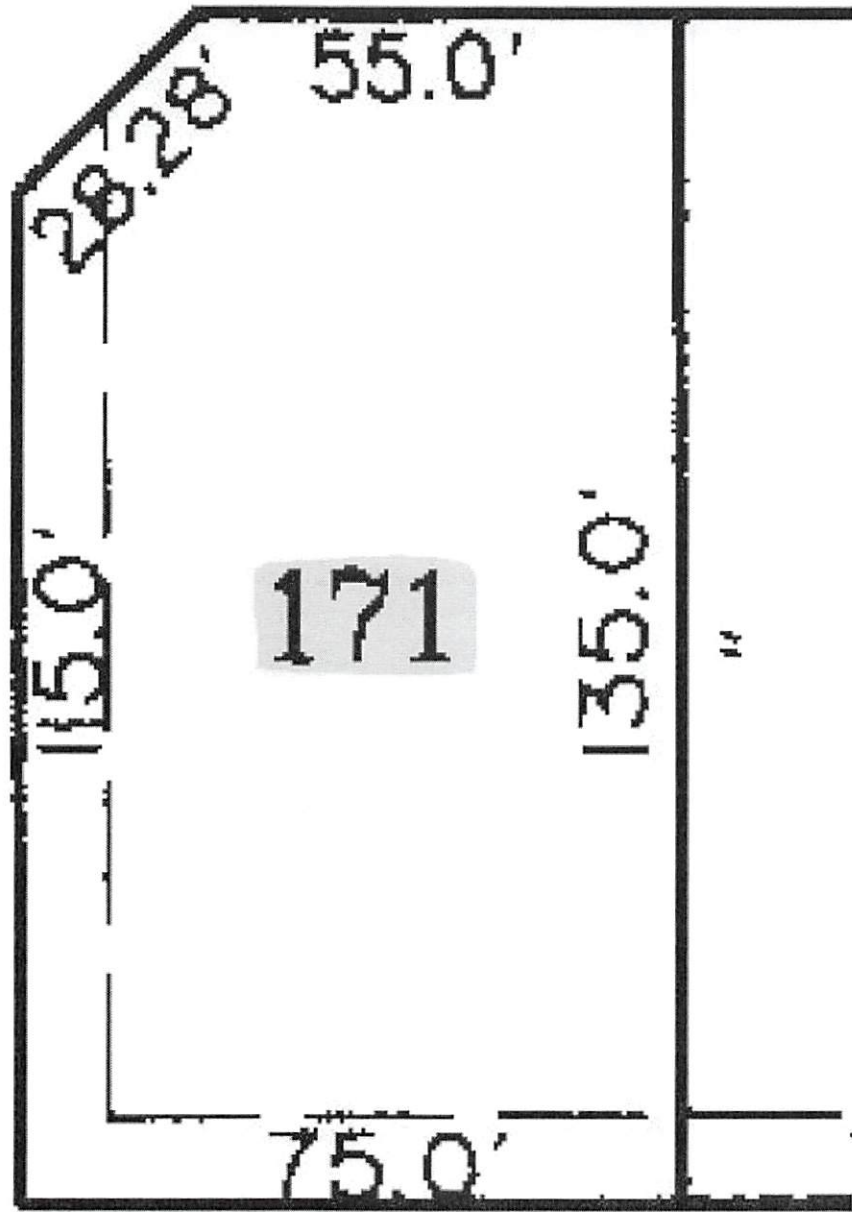
NOTARY PUBLIC in and for the State of Texas

My Commission Expires: 04/13/2018



Westgate

Canyon Drive



Carroll Drive



Staple

- A. Discussion and consideration to approve Resolution 2018-29, 2018-30, 2018-31 and 2018-32 appointing four members to expired terms on the Hotel Occupancy Tax Advisory Committee and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment

VII. OLD BUSINESS

- A. Discussion and consideration to approve an interlocal agreement with the Weslaco Independent School District for the paving of certain school parking lots and authorize the Mayor to execute any related documents. Possible action. (There was no action on March 6, 2018; requested by Weslaco Independent School District.) Attachment

VIII. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Abel Sanchez to approve a Conditional Use Permit to obtain a Wine and Beer Retailers On-Premise Permit, pool tables and coin operated machines at 4024 E. Expressway 83 also being Lot 3, Royal Subdivision, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by the Planning and Code Enforcement Department.) Attachment
- B. Discussion and consideration after public hearing on behalf of Javier Pena to approve Ordinance 2018-08 rezoning 1905 Hollow Drive also being Lot 97, Westgate Village Phase II Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2018-08. Possible action. (Staffed by the Planning and Code Enforcement Department.) Attachment
- C. Discussion and consideration to accept the check for \$111,900.00, on behalf of Pat Serquina, for the repairs of parking garage located near the intersection of Third Street and Missouri Avenue and authorize Mayor to execute any related documents. (There was no action on February 6, 2018; Staffed by Planning and Code Enforcement.) Attachment
- D. Discussion and consideration to award Request For Proposals 2018-19-09 for the Repairs of the Villa de Cortez Parking Garage and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- E. Discussion and consideration to approve the Final Plat for El Porvenir Subdivision,

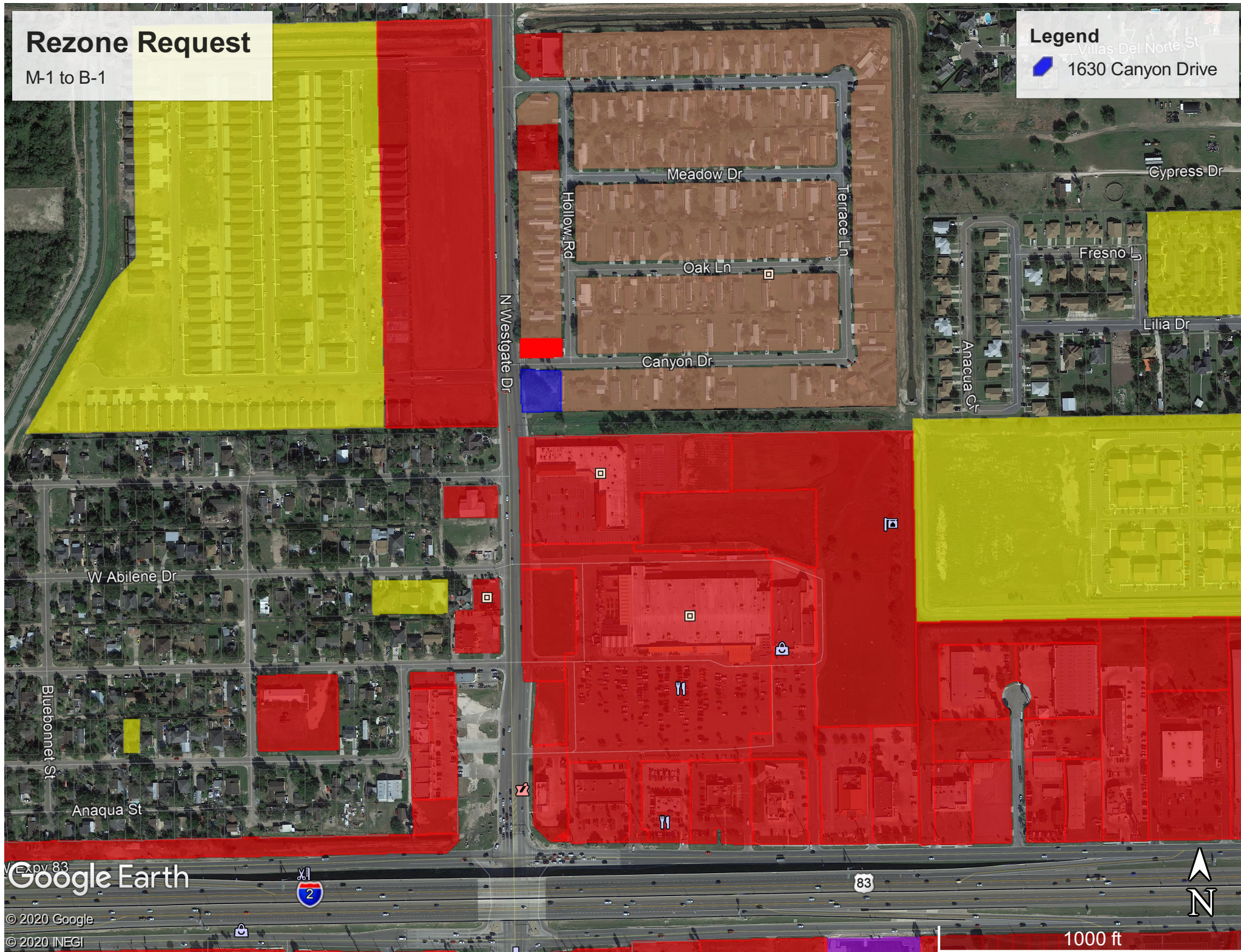
Rezone Request

M-1 to B-1

Legend



Villas Del Norte St
1630 Canyon Drive



Google Earth

© 2020 Google

© 2020 INEGI

ORDINANCE NO. 2021-03

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 1630 CANYON DRIVE. ALSO BEING, LOT 171, WESTGATE VILLAGE PH II, WESLACO HIDALGO COUNTY, FROM M-1 MOBILE HOME SUBDIVISION DISTRICT TO A B-1 NEIGHBORHOOD BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an M-1 Mobile home subdivision district to a B-1 Neighborhood Business district located at 1630 Canyon Drive. Also being, Lot 171, Westgate Village Ph II, Weslaco, Hidalgo County, 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 19th day of January 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____ 2021.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
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- 1630 Canyon Drive

DATE: January 12, 2021

The 2040 Future Land Use Map does identify for this area to remain a mobile homes district. However, to the north and south of the property are commercial zoned properties. Furthermore, with Westgate being a major corridor the proposed zoning compatible with the current area and its future growth. The Planning & Zoning Commission recommended approval based on the existing use of the surrounding properties.

Thank you,

Rebekah de la Fuente, CFM



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3933	
From: Rebekah De La Fuente			
Subject: Discussion and consideration after public hearing on behalf of Blake Box on Ordinance 2021-04 to rezone 515 S. Airport Drive also being 18.680 acres out of Farm Tract 21 & 22, West Tract Subdivision and out of an abandoned canal R.O.W., Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-04. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to I Industrial district. Thirty-two (32) property owners within 200 feet of the applicant's property were notified by letter on December 18, 2020.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 14, 2020.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of January 6, 2021			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval based on surrounding land use.			
Attachments, if any: 515 S Airport-attachments, 515 S Airport- Rezone- Aerial, O2021-04 rezone 515 S Airport- Ordinance, Rezone- 515 S Airport- Memo			

Responsibilities upon Approval:

Staff will advise applicant



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. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned: _____

Lot Farm Tract 22 Block 20.91 Acres, excluding 3.57 Acres, 17.01 Net AcresSubdivision Name West TractStreet Address N/AExisting Zoning Ag open Existing Land Use Row Crop FarmingProposed Zoning Industrial Proposed Land Use Light IndustrialWarehousesDistribution

_____ \$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.

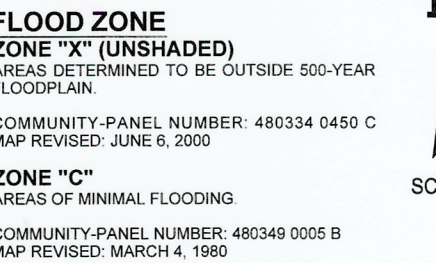
☒ I have received a copy of "The Intent of Zoning Application Instructions".**APPLICANT**Name Blake J. Box Phone 956-608-8790 / 956-571-0484Address P.O. Box 3266 Fax: 956-608-1190City McAllen State TX Zip Code 78502 E-Mail: blakejbox@aztecre.com**OWNER**Name Lynn Jones Farms, Ltd. Phone 281-799-6040Address 1600 Belvedere Lane Fax: _____City Canyon Lake State TX Zip Code 78133 E-Mail: realtyinvestors@outmail.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 11/22/2020Signature [Signature] Date 11-20-2020

Signature _____ Date _____

Authorized Agent

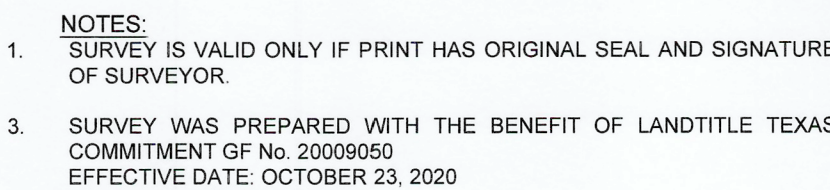


- PLAT SHOWING
18.680 ACRES OUT OF
FARM TRACTS 21 & 22,
WEST TRACT SUBDIVISION
AND OUT OF AN
ABANDONED CANAL R.O.W.
VOLUME 2, PAGE 34, H.C.M.R.
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS**

SHOWN HEREON.

 12-9-20

FRED L. KURTH, RPLS No. 4750 DATE:



- EASEMENTS LISTED IN SCHEDULE B:
- 10.d. RIGHTS OR CLAIMS BY HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9 TO ANY PORTION OF PROPERTY Lying WITHIN CANAL AND/OR DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY
- 10.d. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34, MARSH RECORDS, HIDALGO COUNTY, TEXAS
- 10.e. EASEMENT GRANTED TO CENTRAL POWER AND LIGHT COMPANY, DATED JUNE 15, 1930, RECORDED IN VOLUME 327, PAGE 608, DEED RECORDS, HIDALGO COUNTY, TEXAS. BLANKET IN NATURE NOT PLOTTABLE.
- 10.f. EASEMENT GRANTED TO HIDALGO COUNTY, DATED MAY 6, 1968, RECORDED IN VOLUME 1192, PAGE 736, DEED RECORDS, HIDALGO COUNTY, TEXAS. DOTTED AND SHOWN HEREON.
- 10.g. EASEMENT GRANTED TO HIDALGO COUNTY, DATED AUGUST 11, 1969, RECORDED IN VOLUME 1155, PAGE 303, DEED RECORDS, HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.
- 10.h. EASEMENT GRANTED TO THE STATE OF TEXAS, DATED JUNE 15, 1984, RECORDED IN VOLUME 2012, PAGE 306, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. BLANKET IN NATURE NOT PLOTTABLE.
- 10.i. EASEMENT FOR IRRIGATION AS DESCRIBED IN DEED DATED JANUARY 24, 1988, RECORDED IN VOLUME 2232, PAGE 76, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.
- 10.j. EASEMENT GRANTED TO GTE SOUTHWEST INCORPORATED DBA VERIZON SOUTHWEST, DATED AUGUST 19, 2006, RECORDED UNDER INSTRUMENT NO. 16890, DEED RECORDS, HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.

\\2020\20699\dwg\20699.dwg, Borders, 12/9/2020 2:33:57 PM, Jesse

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

December 18, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 6, 2021, and the City Commission will hold a public hearing on January 19, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom 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: +1 346 248 7799; Meeting ID: 861 1686 0611

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 January 6, 2020. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Blake Box is requesting to rezone 515 Airport Drive. Also being 18.680 acres out of Farm Tract 21 & 22, West Tract Subdivision and out of an abandoned canal R.O.W., Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

December 9, 2020

METES AND BOUNDS DESCRIPTION
18.680 ACRES OUT OF
FARM TRACTS 21 & 22,
WEST TRACT SUBDIVISION
AND OUT OF AN
ABANDONED CANAL R.O.W.
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS

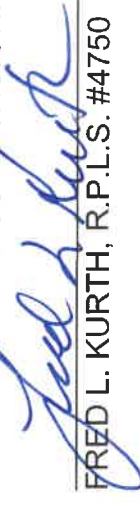
A tract of land containing 18.680 acres situated in the City of Weslaco, County of Hidalgo, Texas, being a part or portion of Farm Tracts 21 & 22, and out of an Abandoned Canal right-of-way, according to the plat thereof recorded in Volume 2, Page 34, Hidalgo County Map Records, which said 18.680-acre tract is out of a certain tract conveyed to Lynn Jones Farms, Inc., by virtue of a Warranty Deed recorded in Volume 2328, Page 673, Hidalgo County Official Records, said 18.680 acres also being more particularly described as follows:

COMMENCING at a No. 4 rebar found [Northing: 16584194.237, Easting: 1157919.370] on the Southeast corner of Park Meadows Unit No. 2, according to the plat thereof recorded in Volume 47, Page 109, Hidalgo County Map Records, for the Northeast corner of this herein described tract;

THENCE S 01° 12' 52" E (South deed call) along the East line of Farm Tracts 21 and 22, a distance of 1,038.46 feet to a No. 4 rebar set, for the POINT OF BEGINNING of this herein described tract;

1. THENCE, S 01° 12' 52" E (South deed call) along the East line of Farm Tract 21, a distance of 330.15 feet to a No. 4 rebar set for an inside corner of this tract;
2. THENCE, S 52° 32' 52" E (S 51 20' 00" E deed call) a distance of 488.00 feet to a No. 4 rebar set, for an outside corner of this tract;
3. THENCE, S 00° 14' 50" W (S 01 27' 45" W deed call) a distance of 137.44 feet to a No. 4 rebar found, for the Southeast corner of this tract;
4. THENCE, N 78° 50' 22" W (N 77 37' 30" W deed call) along the South line of said Farm Tract 22 and the North right-of-way line of Missouri Pacific Railroad, at a distance of 1,707.19 feet pass a No. 4 rebar found on the existing East right-of-way line of Airport Drive, continuing a total distance of 1,737.90 feet to a Nail set [Northing: 16582728.129, Easting: 1156630.152] for the Southwest corner of this tract;
5. THENCE, N 01° 12' 52" W (North deed call) along the West line of said Farm Tract 22 and within the existing right-of-way of Airport Drive, a distance of 400.00 feet to a Nail set on the Southwest corner of Lackey Subdivision, according to the plat thereof recorded in Volume 55, Page 47, Hidalgo County Map Records, for the Northwest corner of this tract;
6. THENCE, N 88° 47' 08" E (East deed call) along the South line of said Lackey Subdivision, at a distance of 30.00 feet pass a No. 4 rebar found on the existing East right-of-way line of Airport Drive, at a distance of 415.60 feet pass a No. 4 rebar set on the Southeast corner of said Lackey Subdivision, continuing a total distance of 1320.00 feet to the POINT OF BEGINNING and containing 18.680 acres of which 0.278 of one acre lies within the existing right-of-way of Airport Drive, leaving a net of 18.402 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 12/09/2020 UNDER MY DIRECTION AND SUPERVISION.


FRED L. KURTH, R.P.L.S. #4750 DATE: 12-9-20



TAX RECEIPT



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

Certified Owner:

LYNN JONES FARMS
1600 BELLEWOOD LN
CANYON LAKE, TX 78133-3028

Legal Description:

WEST TRACT 20.91AC EXC 3.57AC FT 22
17.34AC GR 17.01AC NET

Parcel Address: 0 S AIRPORT DR

Legal Acres: 17.0100

Deposit No: MC20346110A
Validation No: 900000059354542

Account No: W3800-00-022-0000-00
Operator Code: JUANITA110

Remit Seq No: 45222560
Receipt Date: 12/11/2020
Deposit Date: 12/11/2020
Print Date: 12/11/2020 09:19 AM
Printed By: JUANITA110
Appr. Dist. No.: 324128

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2020	Hidalgo County	TL	87,835	0.575000	505.05	0.00	0.00	505.05
2020	Drainage Dist #1	TL	87,835	0.102600	90.12	0.00	0.00	90.12
2020	City Of Weslaco	TL	87,835	0.696700	611.95	0.00	0.00	611.95
2020	Weslaco Isd	TL	87,835	1.018900	894.95	0.00	0.00	894.95
2020	South Texas Isd	TL	87,835	0.049200	43.21	0.00	0.00	43.21
2020	South Texas College	TL	87,835	0.171800	150.90	0.00	0.00	150.90
					\$2,296.18	\$0.00	\$0.00	\$2,296.18

Check Number(s):
9451

PAYMENT TYPE:

Checks: \$2,296.18

Exemptions on this property:
OPEN SPACE 1-D-1

Total Applied: \$2,296.18
Total Tendered: \$2,296.18
(for accounts paid on 12/11/2020)
Change Paid: \$0.00

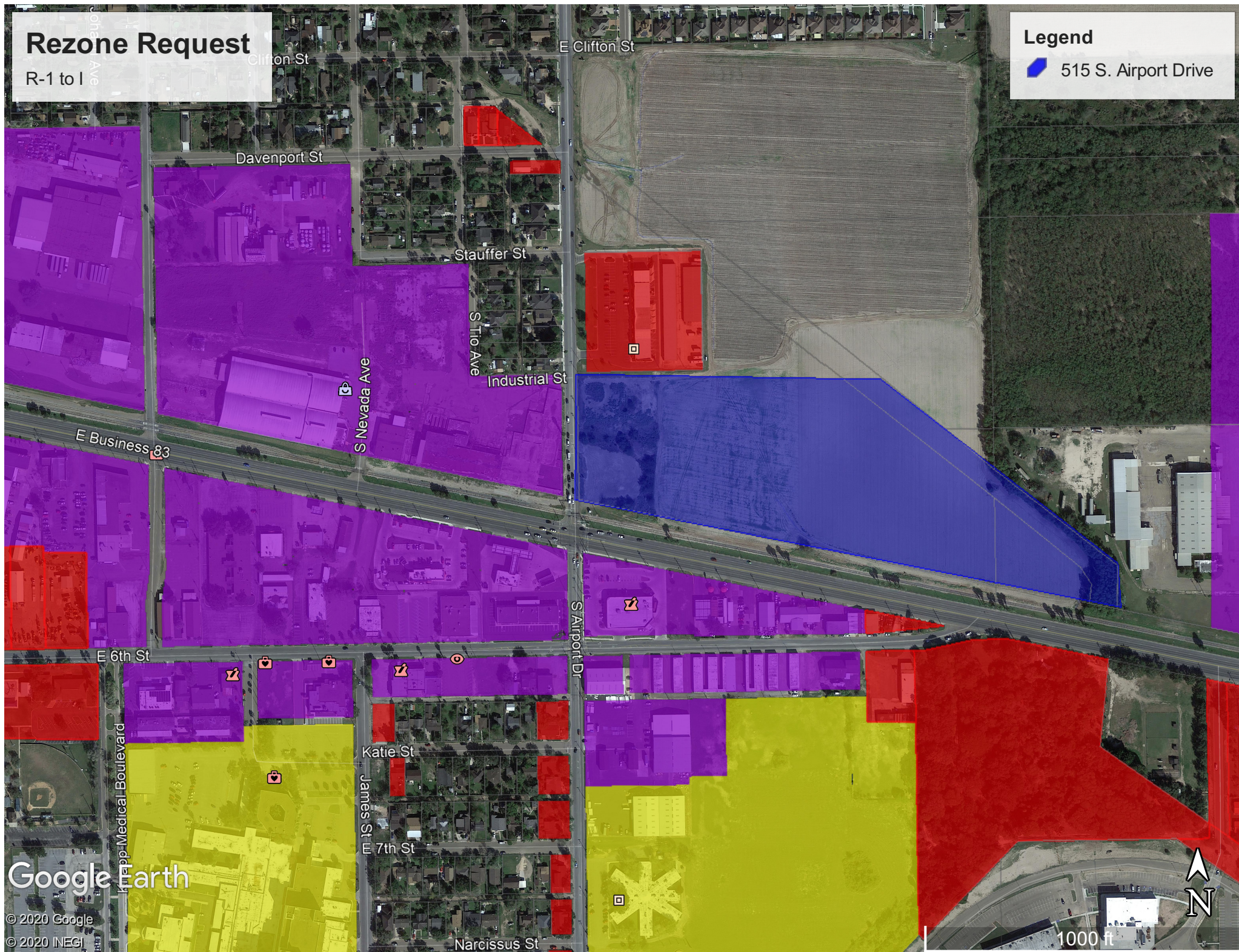
Account No: W3800-00-022-0000-00
PAYER: 28884839
RGV REALTY GROUP LP
P O BOX 3266
MCALLEN, TX 78502

Rezone Request

R-1 to I

Legend

 515 S. Airport Drive



Google Earth

© 2020 Google
© 2020 INEGI

ORDINANCE NO. 2021-04

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 515 S. AIRPORT DRIVE. ALSO BEING 18.680 ACRES OUT OF FARM TRACT 21 & 22, WEST TRACT SUBDIVISION AND OUT OF AN ABANDONED CANAL R.O.W., WESLACO HIDALGO COUNTY, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO I INDUSTRIAL DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One-family dwelling district to I Industrial district located at 515 S. Airport Drive. Also being 18.680 acres out of Farm Tract 21 & 22, West Tract Subdivision and out of an abandoned canal R.O.W 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 19th day of January 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2021.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

City of Weslaco

"The City on the Grow"



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

DATE: January 12, 2021

The property owner has a proposed light industrial development such a distribution business with business commercial along the frontage of Airport. The 2040 Future Land Use Map does identify this area for a future B-2 Secondary & Highway Business District. However, to the South, East and West of the property are existing industrial zoned properties. The Planning & Zoning Commission recommended approval based on the existing use of the surrounding properties.

Thank you,

Rebekah de la Fuente, CFM



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3934	
From: Rebekah De La Fuente			
Subject: Discussion and consideration after public hearing on behalf of Jessica Aguilar to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 260 S. Texas Blvd. Suite 105, Also being a 98'x90' Tract, Block 18, 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 a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on December 23, 2020.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 21, 2020.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the conditional use permit at their regular meeting of January 6, 2021			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 260 S Texas Blvd St 105- ATTACHMENTS, 260 S Texas- CUP- Aerial, CUP- 260 S Texas Blvd St 105- Memo			
Responsibilities upon Approval:			

Staff will advise applicant



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. CUP 20-00002

PROPOSED PROJECT

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

Lot _____ Block _____

Subdivision Name _____

Street Address 260 S. Texas Blvd Ste. 105

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Bar + Grill

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 Jessica Aguilar Phone (956) 212-5649

Address 1811 Victoria St Fax: _____

City MISSION State TX Zip Code 78572 E-Mail: jesikahh210@gmail.com

OWNER

Name Jessica Aguilar Phone (956) 212-5649

Address 1811 Victoria St Fax: _____

City MISSION State TX Zip Code 78572 E-Mail: jesikahh210@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 [Signature] Date 12/18/20
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Date Paid _____

Notice of Public Hearing
200' of Proposed Site
CITY OF WESLACO
956-968-3181
Date _____

P & Z Notice of Public Hearing
REC#: 02701760 12/22/2020 8:16 AM
OPER: NV TERM: 039
REF#: 20471
PAID BY: _____
Date _____

City Commission No. _____
in Newspaper
TRAN: 202.0000 CONDITIONAL USE PERM
C.U.P.
SUERTE BAR AND GRILL
101-400-1026
Date _____

Presented to P & Z (City Commission)
Approved _____ Disapproved _____ Tabled _____
TENDERED: 300.00 CHECK
APPLIED: 300.00-
Date _____

Presented to City Commission
Approved _____ Disapproved _____ Tabled _____
CHANGE: 0.00
Date _____



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (12/2020)

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 MB1044119

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.)

SUERTE BAR AND GRILL ON TEXAS

5. Location Address

260 S Texas Blvd Ste. 105, Weslaco, TX 78596

City WESLACO	County HIDALGO	State TX	Zip Code 78596
-----------------	-------------------	-------------	-------------------

6. Mailing Address
1811 VICTORIA ST

City MISSION	State TX	Zip Code 78572
-----------------	-------------	-------------------

7. Business Phone No.
(956)212-5649

Alternate Phone No.
(956)929-2034

E-mail Address
JESIKAAH210@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.)

BUZZ ENTERTAINMENT, 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 permit/license.**

10. Contact Person:

Jessica Aguilar

Relation to Business:

MEMBER

Phone (mandatory):
(956)212-5649

Email (mandatory):

JESIKAAH210@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 AGUILAR	First Name JESSICA	MI Y	Title MEMBER
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	
<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	
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, provide exact date the required sign was posted at the location.	Exact Date (MM/DD/YYYY)
---	-------------------------

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).	<table style="width: 100%;"> <tr><td>☐ Yes ☐ No</td></tr> <tr><td>☐ Yes ☐ No</td></tr> <tr><td>☐ Yes ☐ No</td></tr> <tr><td>☐ Yes ☐ No</td></tr> <tr><td>☐ Yes ☐ No</td></tr> <tr><td>☐ Yes ☐ No</td></tr> <tr><td>☐ Yes ☐ No ☐ N/A</td></tr> <tr><td>☐ Yes ☐ No ☐ N/A</td></tr> <tr><td>☐ Yes ☐ No ☐ N/A</td></tr> </table>	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	☐ Yes ☐ No ☐ N/A	☐ Yes ☐ No ☐ N/A
☐ 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 knowingly 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

Jessica Aguilar

SIGN
HERE

[Signature]
Member

TITLE

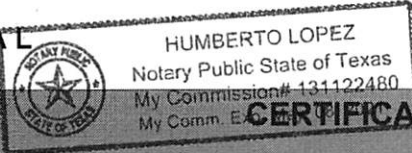
Before me, the undersigned authority, on this 17th day of December, 2020, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE

[Signature]

NOTARY PUBLIC

SEAL



CERTIFICATE OF CITY SECRETARY FOR MB, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

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.

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB (RM)** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(MB must also hold a Food and Beverage Certificate)
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)
- ☐ **BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

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).

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN HERE _____, TEXAS
City Secretary/Clerk City

S E A L

CERTIFICATE OF COUNTY CLERK FOR MB, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by order.

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.

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB (RM)** Mixed Beverage Restaurant Permit with Food and Beverage Certificate (FB must also hold a Food and Beverage Certificate)
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)
- ☐ **BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

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).

OR

- ☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN
HERE _____ COUNTY
County Clerk

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
(12/2020)

LOCATION INFORMATION

1. Trade Name of Location
SUERTE BAR AND GRILL ON TEXAS

2. Location Address
260 S Texas Blvd Ste. 105

City
WESLACO

County
HIDALGO

State
TX

Zip Code
78596

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 AGUILAR	First Name JESSICA	MI Y	Title MEMEBER
----------------------	-----------------------	---------	------------------

Last Name	First Name	MI	Title
-----------	------------	----	-------

Last Name	First Name	MI	Title
-----------	------------	----	-------

Last Name	First Name	MI	Title
-----------	------------	----	-------

Last Name	First Name	MI	Title
-----------	------------	----	-------

Last Name	First Name	MI	Title
-----------	------------	----	-------

Last Name	First Name	MI	Title
-----------	------------	----	-------

Last Name	First Name	MI	Title
-----------	------------	----	-------

Last Name	First Name	MI	Title
-----------	------------	----	-------

Last Name	First Name	MI	Title
-----------	------------	----	-------

Last Name	First Name	MI	Title
-----------	------------	----	-------

Last Name	First Name	MI	Title
-----------	------------	----	-------

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

December 23, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 6, 2021, and the City Commission will hold a public hearing on January 19, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom 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: +1 346 248 7799; Meeting ID: 861 1686 0611

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 January 6, 2020. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Jessica Aguilar is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 260 S. Texas Blvd. Suite 105, Also being a 98'x90' Tract, Block 18, Original Townsite of Weslaco, Weslaco, Hidalgo County, and Texas.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Engineering Department



**260 S Texas Boulevard
WESLACO ORIGINAL TOWNSITE
BLK 18 EXC NW 98'X90' TR**

Existing zoning: B-3
Existing land use:
Proposed land use: Bar & Grill



DEC 22, 2020

GREATER SOUTH TEXAS BANK 3300 N 10TH ST MCALLEN TX 78501-1928	R0470-00-000-000A-00 RALLY'S LOT A 255 N TEXAS BLVD	L: 149765 B: 238504
LOWER RIO GRANDE VALLEY 301 W RAILROAD ST WESLACO TX 78596-5104	W2300-00-000-0000-05 WESLACO ORIGINAL TOWNSITE AN IRR TR 1269.496' X 101.89' S OF RAI 205 W RAILROAD ST	L: 758064 B: 1690166
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W2300-00-000-0000-21 WESLACO ORIGINAL TOWNSITE 61.43' X 51.19' N & ADJ TO RR IN ILLIN 0 WESTGATE DR	L: 11671 B: 0
LOPEZ HUMBERTO GARCIA 113 E THIRD ST WESLACO TX 78596	W2300-00-017-0000-02 WESLACO ORIGINAL TOWNSITE BLK 17 W85' OF E150' 104 E 3RD ST	L: 40716 B: 22232
LOPEZ EDGAR 113 E 3RD ST WESLACO TX 78596-6101	W2300-00-017-0003-00 WESLACO ORIGINAL TOWNSITE BLK 17 LTS E65' OF 3-4 113 E 3RD ST	L: 20564 B: 63648
SIESTA VILLAGE INC 2924 S INTERNATIONAL BLVD WESLACO TX 78596-8420	W2300-00-018-0000-00 WESLACO ORIGINAL TOWNSITE BLK 18 EXC NW 98'X90' TR 260 S TEXAS BLVD	L: 186315 B: 527640
DITTBURNER LARRY 260 S TEXAS BLVD STE 400 WESLACO TX 78596-6191	W2300-00-018-0000-01 WESLACO ORIGINAL TOWNSITE BLK 18 NW COR 98' X 90' TR 211 W BUS HWY 83	L: 42865 B: 43892
FRIS CHKN LLC 980 HAMMOND DR STE 1100 ATLANTA GA 30328-8187	W2300-00-019-0001-00 WESLACO ORIGINAL TOWNSITE BLK 19 LTS 1,2,3,4 205 W BUS HWY 83	L: 72936 B: 178940
PARRA LOAN COMPANY 744 E WASHINGTON ST BROWNSVILLE TX 78520-5907	W2300-00-019-0005-00 WESLACO ORIGINAL TOWNSITE BLK 19 LTS 5,6,7 224 S MISSOURI AVE	L: 45469 B: 201049
WHITLEY DAVID L & BONNIE B 32 HARBOR TOWN LAGUNA VISTA TX 78578-2547	W2300-00-024-0001-00 WESLACO ORIGINAL TOWNSITE BLK 24 LTS 1-5 300 S MISSOURI AVE	L: 75781 B: 336253
RIO GRANDE VALLEY CHAMBER COMMERCE 322 S MISSOURI AVE WESLACO TX 78596-6016	W2300-00-024-0006-00 WESLACO ORIGINAL TOWNSITE BLK 24 LTS 6-9 322 S MISSOURI AVE	L: 60625 B: 231335
GONZALEZ ENRIQUE JR 420 N 11TH DONNA TX 78537-2714	W2300-00-025-0001-00 WESLACO ORIGINAL TOWNSITE BLK 25 LTS 1-2 300 S TEXAS BLVD	L: 36300 B: 243370

DEC 22, 2020

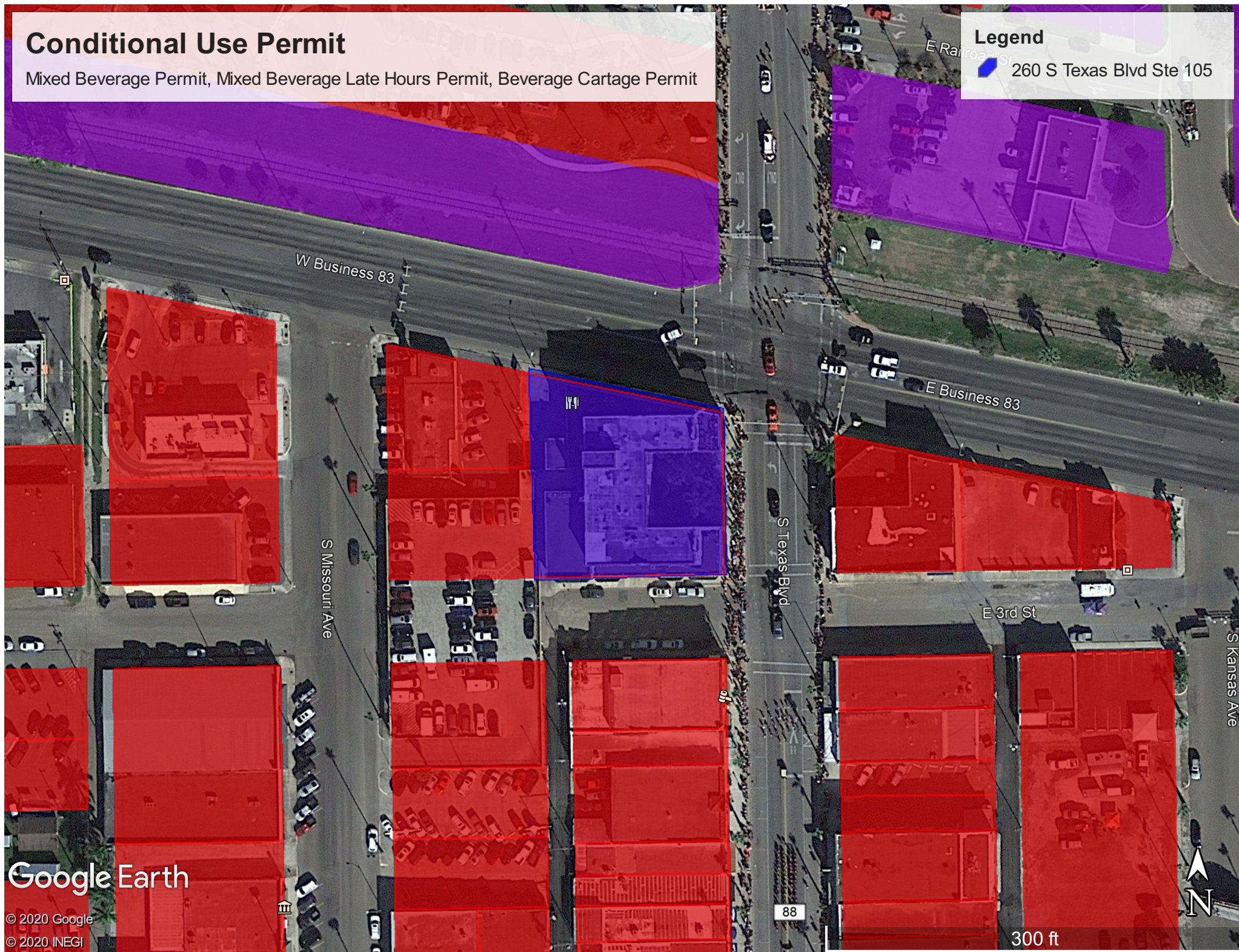
ALONZO ENRIQUE 1200 N 15TH ST MCALLEN TX 78501-4408	W2300-00-025-0003-00 WESLACO ORIGINAL TOWNSITE BLK 25 LT 3 306 S TEXAS BLVD	L: 19800 B: 118985
CJ3 PROPERTY INVESTMENTS LLC PO BOX 63 WESLACO TX 78596-6108	W2300-00-025-0004-00 WESLACO ORIGINAL TOWNSITE BLK 25 LTS 4-5 & N 5' OF 6 308 S TEXAS BLVD	L: 39930 B: 160403
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-025-0018-00 WESLACO ORIGINAL TOWNSITE LT 18 & 19 BLK 25 0	L: 33000 B: 16486
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-025-0020-00 WESLACO ORIGINAL TOWNSITE BLK 25 LTS 20-21 301 S MISSOURI AVE	L: 33000 B: 16638
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W2300-00-025-0022-00 WESLACO ORIGINAL TOWNSITE BLK 25 LTS 22-23-24 0	L: 40013 B: 150000
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0018-00 WESLACO ORIGINAL TOWNSITE BLK 26 LTS 18,19 321 S TEXAS BLVD	L: 36300 B: 123700
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0020-00 WESLACO ORIGINAL TOWNSITE BLK 26 LT 20 0 S TEXAS BLVD	L: 19800 B: 1174
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0021-00 WESLACO ORIGINAL TOWNSITE BLK 26 LT 21 313 S TEXAS BLVD	L: 19800 B: 1615
LEMARROY LIDIA 309 S TEXAS BLVD WESLACO TX 78596-6113	W2300-00-026-0022-00 WESLACO ORIGINAL TOWNSITE BLK 26 LTS 22 & S 1/2 23 309 S TEXAS BLVD	L: 27225 B: 123442
GARCIA JOSE LUIS PO BOX 1709 WESLACO TX 78599-1709	W2300-00-026-0023-00 WESLACO ORIGINAL TOWNSITE N1/2-L T 23 & ALL LT 24 BK 26 303 S TEXAS BLVD	L: 27225 B: 199673

Conditional Use Permit

Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Beverage Cartage Permit

Legend

 260 S Texas Blvd Ste 105



Google Earth

© 2020 Google
© 2020 INEGI

300 ft

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
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- 260 S Texas Blvd St 105

DATE: January 12, 2021

The applicant is proposing to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at the Villa de Cortez. This is an existing commercial property that was formerly rewind located on the first floor and patio formerly Rewind Bar & Grill.

The proposed use will be similar to what had been previously approved for Rewind Bar & Grill which required one security guard during the late hours of operation. The applicant has proposed hours of operation to be Monday- Saturday from 12:00 pm to 2:00 a.m. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3935
From: Rebekah De La Fuente		
Subject: Discussion and consideration for the Final Plat for Sierra Estates – being 25.00 acre of lot 15 & 16 Block 147, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northwest corner of Mile 4 West and Mile 12 North. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The proposed twenty (20) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant was granted a variance for OSSF by the Planning & Zoning Commission.		
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 and Zoning Commission recommended approval of the Final Plat and the variance request at their regular meeting of January 6, 2021.		
Kayla Arevalo Rebekah De La Fuente Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments:		
Staff Recommendation: Staff recommends approval of Final Plat and compliance with the ordinance on the variance request.		
Attachments, if any: Sierra Estates- Final Plat- Memo, SIERRA ESTATES- ATTACHMENTS, Sierra Estates- Aerial, SIERRA ESTATES- Final Plat		
Responsibilities upon Approval: Staff will advise Applicant		

City of Weslaco

"The City on the Grow"



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

DATE: January 12, 2021

The proposed use for the 20-lot subdivision will be for residential lots. The developer has complied with all departmental comments. The owner is requesting a variance to allow for sanitary sewer through OSSF, the nearest sanitary sewer line is located 3 miles south at the intersection of Mile 4 North and E Sugarcane. The developer will install the septic tanks prior to recording of the plat.

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. 210004

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: SIERRA ESTATES

Location: NW CORNER MILE 4 WEST & MILE 17 NORTH

Legal Description: 25.00 AC. OUT OF LOT 15 & 16 BLOCK 147 LOT SUBD

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: -

Existing Land Use: AG Proposed Land Use: SINGLE FAMILY RESIDENTIAL

Number of Lots Proposed: _____ Gross Acreage: _____

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: GRACE CAZULE Telephone: 956-314-9553

Address: 360 MYSTIC SHORES Fax: _____

City: SPRING BRANCH State: TX Zip: 76070 E-mail: _____

ENGINEER INFORMATION

Name: DUSTIN MOORE Telephone: 956-245-4651

Address: 14216 PALIS DR Fax: _____

City: LA FERIA State: TX Zip: 73551 E-mail: d.moorelandsurveying@gmail.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NASSL

☐ YES ☒ NO Wastewater Provision: DSSF

☒ YES ☐ NO Electric Company: MUEL

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCCD 1</u>	☒ YES ☐ NO Irrigation District <u>HCCD 9</u>
---	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ \$355.00 Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

✓ _____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: *[Signature]* Date: 12/15/20

Authorized Agent Printed Name: DUSTIN MOORE

THIS PAGE FOR STAFF USE ONLY

Date Received: _____

ate Paid _____

P & Z Commission Approval

P & Z Commission Approval

City Commission Approval on

CITY OF WESLACO

956-968-3181

Preconstruction Meeting Date

REC#: 02689964 11/13/2020 11:34 AM

Date Recorded: _____

OPER: NV TERM: 039

REF#: 3165

General Comments: _____

PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT

SIERRA ESTATES

101-400-1025

SUBDIVISION INSPECT 355.00CR

TRAN: 116.0000 FIRE MARSHAL INSPECT

SIERRA ESTATES

101-400-3110

FIRE MARSHALL INSPE 75.00CR

TRAN: 203.0000 SUBDIVISION INSPECT

SIERRA ESTATES

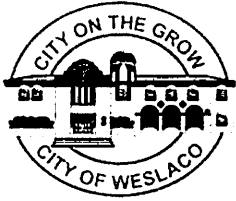
101-400-1025

SUBDIVISION INSPECT 55.00CR

TENDERED: 485.00 CHECK

APPLIED: 485.00-

CHANGE: 0.00



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: SIGARA ESTATES

Location: NEW CORNER OF MILE 12 N + MILE 4 W

Legal Description: 25 AC OUT OF BLOCK 147 1ST SUBDIVISION

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

NO SANITARY LOCATED IN VICINITY OF SUBDIVISION REQUEST OSSF

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: GRACE CATTLE Telephone: 956-314-9553

Address: 366 MYSTIC ST. RD Fax: _____

City: SPRING BRANCH State: TX Zip: 75070 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 1/3/2020

Authorized Agent Printed Name: DUSTIN MOORE

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

pd
2689964



SUBDIVISION REVIEW APPLICATION

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

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

FILE NO.

21-00004

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

GENERAL INFORMATION

Name of Subdivision: SIERA ESTATES

Location: MILE 12 N + MILE 4 W

Legal Description: 25 AC OUT OF BLOCK 147 WEST TRACT SUBDIVISION

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: -

Existing Land Use: AG Proposed Land Use: SINGLE FAMILY

Number of Lots Proposed: 20 Gross Acreage: 25

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: GARLIE CARLILE Telephone: 956-314-9553

Address: 366 MYSTIC SHORES BLVD Fax: _____

City: SPRING BRANCH State: TX Zip: 75070 E-mail: _____

ENGINEER INFORMATION

Name: DUSTIN MOORE Telephone: 956-245-4651

Address: 14216 PALM DR Fax: _____

City: LA FERIA State: TX Zip: 75559 E-mail: dmoorelandsurveying@gmail.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NWSC

☐ YES ☒ NO Wastewater Provision: OSSE

☒ YES ☐ NO Electric Company: MVEC

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCD#1</u>	☒ YES ☐ NO Irrigation District <u>HCD#9</u>
--	--

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

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

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

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

- ☒ Seven (7) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- ☒ \$55.00 Subdivision Review fee
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
 - ☐ Existing & Proposed Easements
 - ☐ Existing & Proposed ROW
 - ☐ Existing & Proposed Drainage Easements
 - ☐ Contours
 - ☐ Flood Zones
 - ☐ Adjoiners
 - ☐ Existing & Proposed street names
- ☒ Utility Layout
 - ☐ Existing & Proposed Utilities
 - ☐ Proposed Fire Hydrants
 - ☐ Adjoiners
 - ☐ Street names
- ☒ Drainage plans and calculations with engineer's seal
 - ☐ Elevations
 - ☐ Flood directional arrows
 - ☐ Detention areas
 - ☐ Street names
- ☒ Proof of ownership of the property
- ☒ If septic tank system required, submit soil evaluation report
- ☐ Water Rights associated with the property
- ☐ Tax Receipt for all taxing entities showing that taxes are paid in full
- ☒ 2 Number of fire hydrants proposed for subdivision
- ☐ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: DUSTIN MOORE FOR

Owner Signature:  Date: 02/28/20

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

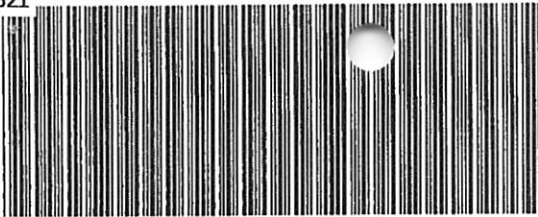
CITY OF WESLACO
956-968-3181

ACC#: 02669639 9/04/2020 9:26 AM
CITY: NV TERM: 039
FEES#: 2971
PAID BY:

PLAN: 203.0000 SUBDIVISION INSPECT
SIERRA ESTATES
01-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-

CHARGE: _____



VG-120-2020-3121521

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3121521

Billable Pages: 3

Recorded On: June 17, 2020 08:33 AM

Number of Pages: 4

*****Examined and Charged as Follows*****

Total Recording: \$ 44.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3121521
Receipt No: 20200617000029
Recorded On: June 17, 2020 08:33 AM
Deputy Clerk: Elaine Acuna
Station: Mcallen-CC-K24

Record and Return To:

The Tippit Law Firm
820 W. Nolana, Ste. C
original returned to customer
McAllen TX 78504



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

File No. 20-46

Distribution Deed

Date: June 10, 2020

**Grantor: GRACIE L. WIESEHAN CARLILE FKA GRACIE L. WIESEHAN COWAN,
Independent Executor of The Estate of OLGA WIESEHAN, Deceased**

Grantor's Mailing Address: 366 Mystic Shores Blvd, Spring Branch, Texas 78070

**Grantee: GRACIE L. WIESEHAN CARLILE, as her sole and separate inherited
property**

Grantee's Mailing Address: 366 Mystic Shores Blvd, Spring Branch, Texas 78070

Consideration: Distribution to the devisee, pursuant to the Last Will and Testament of Olga Wiesehan that was filed for probate in Hidalgo County, Texas, under Cause No. P-39,833.

Property (including any improvements):

All of Grantor's interest in and to the following property:

Tract I: All of Lot 30, Maravillas Subdivision Unit No 1, an addition to the City of McAllen, Hidalgo County, Texas, according to the map thereof recorded in Volume 20, Page 53, of the Map Records of Hidalgo County, Texas.

Tract II: The West One-half (W ½) of Lot 19, and all of Lot 20, Block 3, Westway Heights Subdivision Unit No. 1, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 12, Page 51, Map Records, Hidalgo County, Texas.

Tract III: The North 38 feet of Lot 12, Block 19, Hammond's Addition to McAllen, Texas.

Tract IV: All of Lots 1, 19, 20, 21, 22, and 24, Santa Cruz Orange Gardens Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 14, Page 13, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Tract V: All of Lot 16, NORTHGATE MANOR SUBDIVISION PHASE I, an Addition to the City of San Juan, Hidalgo County, Texas, according to the map recorded in Volume 38, Page 72, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Tract VI: All of Lot 15, Block 3, WEST ADDITION TO McALLEN, Hidalgo County, Texas, according to the map recorded in Volume 5, Page 40, Map Records in the Office of

the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Tract VII: All of Lots 10, 11 and 12, Block 6, WEST ADDITION TO McALLEN, Hidalgo County, Texas, according to the map recorded in Volume 5, Page 40, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Tract VIII: All of Lots 9 and 10, AMENDED PLAT BLOCK 1, MAYFAIR SUBDIVISION, an Addition to the City of Pharr, Hidalgo County, Texas, according to the map recorded in Volume 54, Page 32, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Tract IX: Being 25.00 acres of land situated in Hidalgo County, Texas, and being out of Lots Fifteen (15) and Sixteen (16), Block One Hundred Forty-seven (147), WEST TRACT SUBDIVISION as per map or plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said 25.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set for the Southeast corner of said Lot 16 and the Southeast corner of said Block 147;

THENCE, West, 782.50 feet, with the South line of said Lot 16 and with the centerline of Mile 12 North Road to a cotton picker spindle set for the Southwest corner;

THENCE, North 45 degrees 11 minutes West, at a distance of 28.19 feet pass 1/2 inch iron rod set for reference on the North right of way line of said Mile 12 North Road and continuing for the total distance of 1140.10 feet to a 1/2 inch iron rod set for an angle point;

THENCE, North 20 degrees 41 minutes West, 89.98 feet to a 1/2 inch iron rod set for the Northwest corner of said tract herein described;

THENCE, East, with a line that is parallel to the South line of said Lot 15 and 16, at a distance of 1603.03 feet pass a 1/2 inch iron pipe with a cotton picker spindle found for reference on the West right of way line Mile 4 West Road and continuing for a total distance of 1623.03 feet to a cotton picker spindle set for the Northeast corner of said tract herein described;

THENCE, South 887.78 feet, with the East line of said Lot 16 and with the centerline of said Mile 4 West Road to the POINT OF BEGINNING and containing 25.00 acres of land more or less.

Tract X: All of Lot 13, Block 6, Hidalgo Canal Company Subdivision, Hidalgo County, Texas, containing approximately 9.19 acres, North of the Pilot Channel; subject to all easements and rights of way of record in favor of the Water District and Drainage District in which said property is located, in favor of public utility companies and political subdivision, and subject to all other previous oil and gas

leases of record and mineral reservations of record and to all conditions set forth in that certain partition agreement executed by Ethel E. Wiesehan, Richard W. Wiesehan, Kenneth D. Wiesehan, Raymond E. Wiesehan and George M. Wiesehan dated August 19, 1982, of record in Volume 1799, Page 24 of the Deed Records of Hidalgo County, Texas.

Reservations from Conveyance:

NONE

Exceptions to Conveyance:

1. All of record.
2. Taxes for the year 2020 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantee.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

When the context requires, singular nouns and pronouns include the plural.

Gracie L. Wiesehan Carlile
GRACIE L. WIESEHAN CARLILE FKA
GRACIE L. WIESEHAN COWAN, Independent
Executor of The Estate of OLGA WIESEHAN,
Deceased

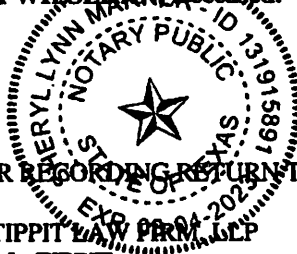
STATE OF TEXAS *

COUNTY OF Comal *

(Acknowledgment)

This instrument was acknowledged before me on this the 11th day of **June, 2020**, by **GRACIE L. WIESEHAN CARLILE FKA GRACIE L. WIESEHAN COWAN, Independent Executor of The Estate of OLGA WIESEHAN, Deceased.**

[seal]



Kery Lynn Mares
 NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

THE TIPPIT LAW FIRM, LLP
 SARA L. TIPPIT
 820 W. Nolana, Suite C
 McAllen, Texas 78504

PREPARED IN THE LAW OFFICE OF:

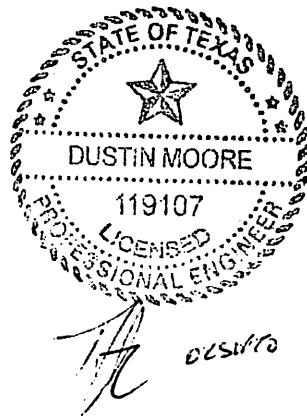
SAME

DRAINAGE STATEMENT

FOR

SIERRA ESTATES

SEPTEMBER 2020



Prepared by:

Moore Land Surveying, LLC

14216 Palis Drive,
La Feria, TX 78559

(956)245-0988

TBPLS Firm No. 10194186
TBPE Firm No. 19190

DRAINAGE STATEMENT SIERRA ESTATES

02 SEPTEMBER 2020

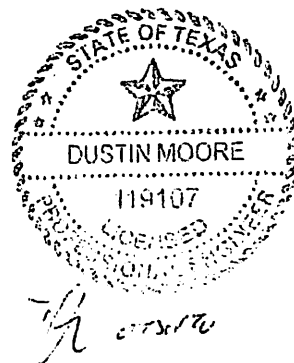
Sierra Estates is a 25.00 ac. tract of land inside the ETJ of the City of Weslaco. The property is located on the northwest corner of the intersection of Mile 4 West. and West Mile 12 North. The property is being developed into Twenty (20) single family residential lots ranging from 1.29 ac. To 0.505 ac. The property currently is undeveloped in row crop production, the time of concentration was calculated using the velocity for "Minimum Tillage" per the City of Weslaco's request because it produces a more conservative detention volume. The subdivision lies in Zone "X" according to FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Effective June 6, 2000 and Revised May 30, 2002, December 24, 2015, and October 5, 2018. Zone "X" is an "area outside the 500-year flood plain. The plat will call for the structure's finished floor elevation to be at elevation 72.50 ft. or 24" above natural ground whichever is higher in order to ensure the finished floor elevation is above the 100-year flood plain in order to mitigate flood damage.

The soils are 98.3% Willacy Find Sandy Clay Loam (70), 0.3% Racombes Sandy Clay Loam (48), and 1.5% Hidalgo Sandy Clay Loam (28), all of which are in hydrologic soil group "B" with moderate infiltration. (See excerpts from "Soil Survey of Hidalgo County, Texas")

Existing runoff of the land is by surface flow in a southeasterly direction into the borrow ditch along Mile 12 North, where it flows east into an existing HCDD No. 1 Storm Sewer, thence to the southeast into a Hidalgo County Drainage District No. 1 Ditch, thence south to the IBWC Floodway, thence to the Laguna Madre. It has an existing runoff of 7.50 CFS during the 10-year storm frequency as per the attached calculations.

The proposed drainage for Sierra Estates Lot 1-7 shall consist of allowing runoff to continue to surface flow from the rear of the lots to the front of the lots in a southerly direction and into the borrow ditch along Mile 12 North, where it flows east into an existing HCDD No. 1 Storm Sewer, thence to the southeast into a Hidalgo County Drainage District No. 1 Ditch, thence south to the IBWC Floodway, thence to the Laguna Madre. Per the City of Weslaco & HCDD 1 Drainage Policy, storage large enough to detain the post development 50-year event runoff (24.06 CFS) while discharging the pre-developed 10-year event (7.50 CFS) is required. For this site, the event that requires the largest volume to be detained is the 2 hour storm event and the increase in runoff and rate at which the storm water is detained is 16.56 CFS. Based on the attached calculations, the existing drain ditch along south and east line will be re-graded and widened which will provide 37,720 CF of detention. Lots 8-20 which front the proposed Ray Ave., will drain into the borrow ditch along Ray Ave. and will then flow east to the 24" RCP storm sewer that drains into the proposed HCDD No. 1 Drain Ditch to be excavated, which then flows south into the existing drain ditch to be widened thence across Mile 12 North into HCCDD 1 Ditch thence southeast into the IBWC Floodway, thence the Arroyo Colorado. The calculations for the 24" RCP are shown below. The excavated HCDD 1 Ditch will provide 411,840 CF of detention. The total volume of detention provided will be 449,560 CF which is more than the 120,244 CF or 2.76 Ac.-Ft of detention that is required as per the attached calculations. The volume of water detained was calculated assuming a water surface elevation of 69.00, which is assuming that the ditch is flowing full, but not overtopping the banks. Run-off and detention were calculated assuming each lot would be single family residential.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>Hector Garcia</u>	<u>9/30/20</u>
H.C.D.D. NO. 1	DATE



POST DEVELOPED CALCULATIONS (DRAINAGE AREAS)

A1 = 17.32 Ac. (Residential lots GREATER than 1.00 Ac.; c=0.35)

Distance = 1095'

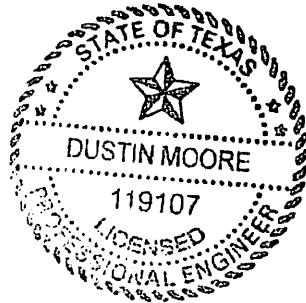
Slope = 0.07%

Velocity = 0.23 FPS

Tc = 1095'/0.23 FPS = 80 min

I (10yr) = 2.5 in/hr

Q = ciA = 0.35*2.5 in/hr*17.32 ac. = 15 CFS



By:  07/24/16
Dustin Moore, PE Date

SIERRA ESTATES
Drainage Calculations
9/2/220

25.00 AC.

Pre-developed Conditions

Area = 25.00 AC
"C" = 0.20 (10) YR
Tc = 2.8 HR
Q10pre = 7.50 CFS

Developed Conditions

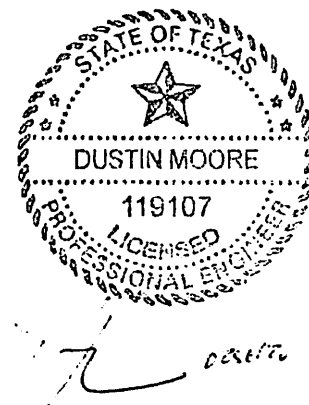
Detention...50 year storm							
C FACTOR	STORM DURATION T (HR)	I (IN/HR)	DRAINAGE AREA A (AC)	INFLOW RATE Q1=CIA (CFS)	RELEASE RATE Qo (CFS)	STORAGE RATE Q1-Qo (CFS)	STORAGE REQ'D 1/12(Q1-Qo)xT (AC-FT)
0.35	0.08	13.50	25.00	118.13	7.50	110.63	0.738
0.35	0.17	11.00	25.00	96.25	7.50	88.75	1.257
0.35	0.25	9.00	25.00	78.75	7.50	71.25	1.484
0.35	0.33	8.00	25.00	70.00	7.50	62.50	1.719
0.35	0.50	6.50	25.00	56.88	7.50	49.38	2.057
0.35	0.67	5.25	25.00	45.94	7.50	38.44	2.146
0.35	0.83	4.75	25.00	41.56	7.50	34.06	2.356
0.35	1.00	4.25	25.00	37.19	7.50	29.69	2.474
0.35	1.50	3.25	25.00	28.44	7.50	20.94	2.617
0.35	2.00	2.75	25.00	24.06	7.50	16.56	2.760
0.35	3.00	1.90	25.00	16.63	7.50	9.13	2.281
0.35	4.00	1.50	25.00	13.13	7.50	5.63	1.875
Detention required =		2.760 Ac.-Ft.		120,243.750 CF			

TIME OF CONCENTRATION

A) FOR OVERLAND FLOW: $T_t = \frac{1.8 \cdot (1.1 - C) \cdot \sqrt{L}}{\text{CUBEROOT}(S)}$

$\frac{1.8 \cdot (1.1 - .20) \cdot \sqrt{1820'}}{\text{CUBEROOT}(0.07\%)}$ Tc=2.8 HR

***Run-off and detention were calculated assuming each lot would be single family residential.



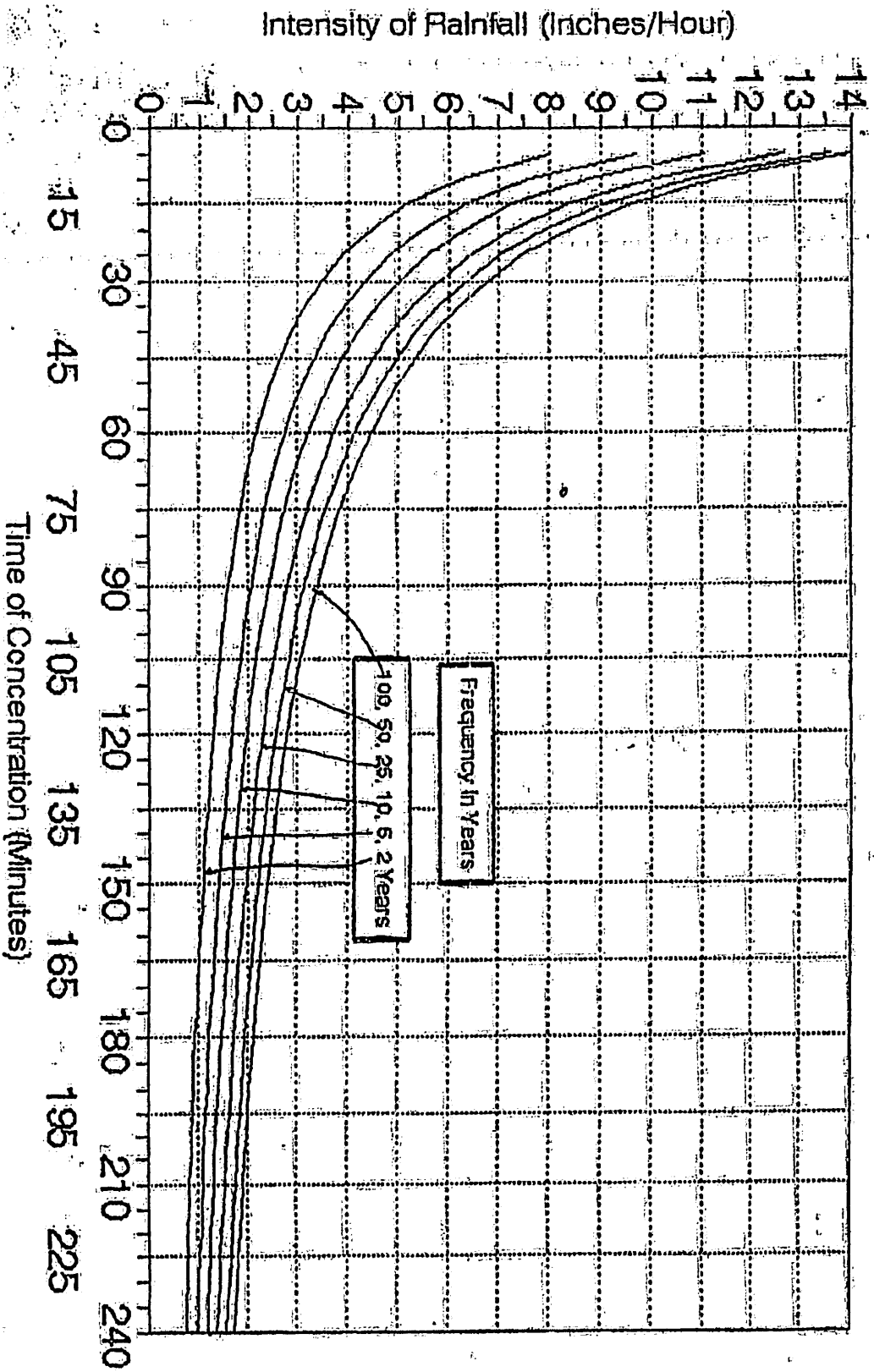
RATIONAL METHOD RUNOFF COEFFICIENTS

<u>Description of Area</u>	<u>Runoff Coefficients</u>	
Business:		
Downtown areas	0.70 to 0.95	
Neighborhood areas	0.50 to 0.70	
Residential:		
Single-family areas	0.35 to 0.50	0.35
Multi units, detached	0.40 to 0.60	
Multi units, attached	0.60 to 0.75	
Residential (1/2 acre lots or more)	0.30 to 0.45	
Apartment dwelling areas	0.50 to 0.70	
Industrial:		
Light areas	0.50 to 0.80	
Heavy areas	0.60 to 0.90	
Parks, cemeteries	0.10 to 0.25	
Playgrounds	0.20 to 0.35	
Railroad yard areas	0.20 to 0.40	
Unimproved areas	0.10 to 0.30	0.20

<u>Character of surface</u>	<u>Runoff Coefficients</u>	
Streets:		
Asphaltic	0.70 to 0.95	
Concrete	0.80 to 0.95	
Drives and Walks	0.75 to 0.85	
Roads	0.75 to 0.95	
Lawns, Sandy Soil:		
Flat, 2%	0.05 to 0.10	
Average, 2 to 7%	0.10 to 0.15	
Steep, 7%	0.15 to 0.20	
Lawns, Heavy Soil:		
Flat, 2%	0.15 to 0.20	
Average, 2 to 7%	0.20 to 0.25	
Steep, 7%	0.25 to 0.35	

Rainfall Intensity for Hidalgo County

Based on NWS Tech Paper No. 40



RAY AVE. - OUTFALL

Project Description

Friction Method Manning Formula
Solve For Discharge

Input Data

Pressure 1	2.50	feet H2O
Pressure 2	4.35	feet H2O
Elevation 1	67.00	ft
Elevation 2	64.65	ft
Length	127.00	ft
Roughness Coefficient	0.011	
Diameter	2.00	ft

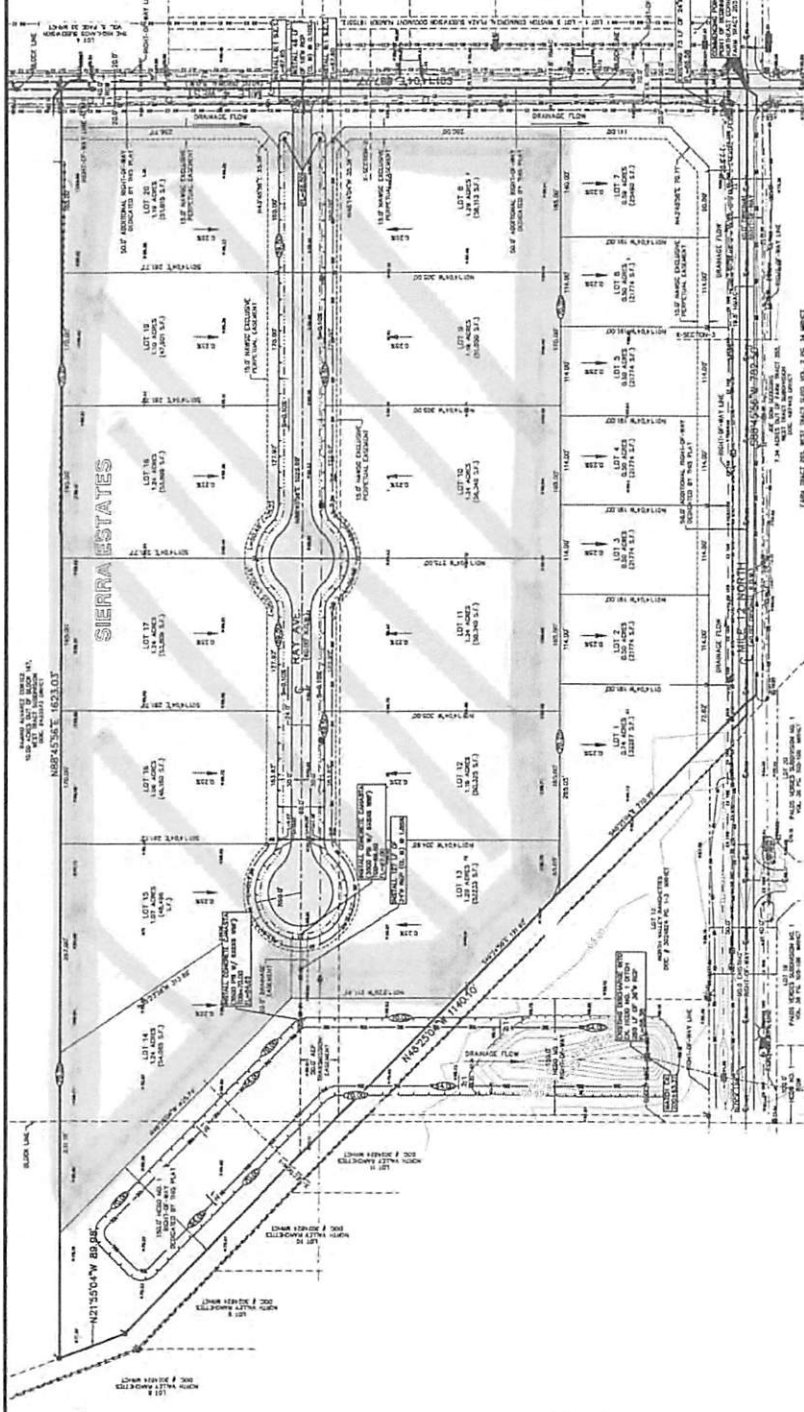
Results

Discharge	16.78	ft ³ /s
Headloss	0.50	ft
Energy Grade 1	69.94	ft
Energy Grade 2	69.44	ft
Hydraulic Grade 1	69.50	ft
Hydraulic Grade 2	69.00	ft
Flow Area	3.14	ft ²
Wetted Perimeter	6.28	ft
Velocity	5.34	ft/s
Velocity Head	0.44	ft
Friction Slope	0.00394	ft/ft



LEGEND

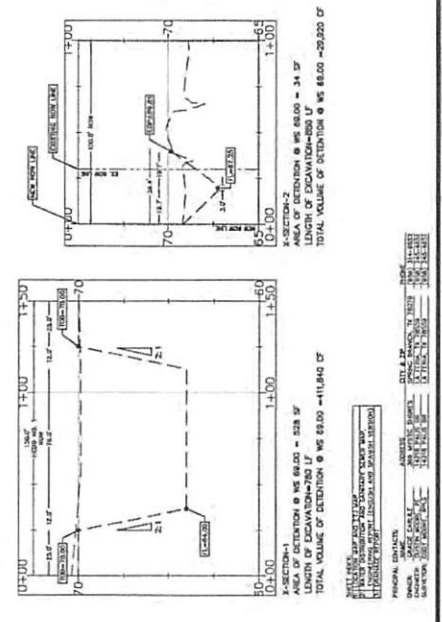
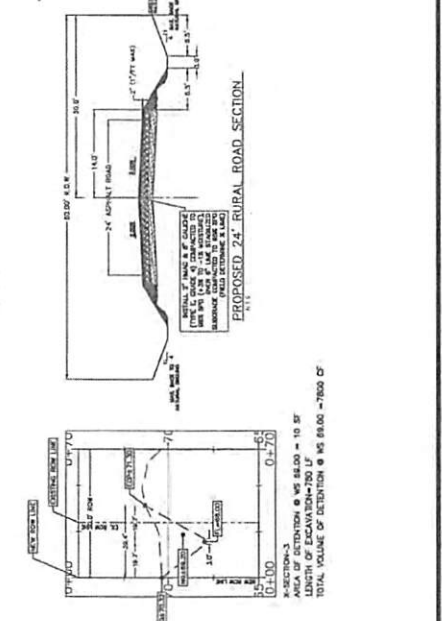
1. 24' RURAL ROAD	11. 12' RURAL ROAD
2. 12' RURAL ROAD	12. 6' RURAL ROAD
3. 6' RURAL ROAD	13. 3' RURAL ROAD
4. 3' RURAL ROAD	14. 1.5' RURAL ROAD
5. 1.5' RURAL ROAD	15. 0.75' RURAL ROAD
6. 0.75' RURAL ROAD	16. 0.375' RURAL ROAD
7. 0.375' RURAL ROAD	17. 0.1875' RURAL ROAD
8. 0.1875' RURAL ROAD	18. 0.09375' RURAL ROAD
9. 0.09375' RURAL ROAD	19. 0.046875' RURAL ROAD
10. 0.046875' RURAL ROAD	20. 0.0234375' RURAL ROAD



DRAINAGE PLAT OF:
SIERRA ESTATES
 23.00 ACRES OF LAND SITUATED IN HENDERSON COUNTY,
 TEXAS, AND MORE OR LESS TO BE DIVIDED INTO 24 LOTS,
 EACH OF MORE OR LESS THAN ONE ACRE, FOR THE
 PURPOSE OF SELLING THE SAME IN VOLUME 2,
 PAGE 24-27, MAP RECORDS, HENDERSON COUNTY, TEXAS.

PROPOSED 24' RURAL ROAD SECTION

MOORE LAND SURVEYING, LLC
 10000 W. 10TH STREET, SUITE 100, DALLAS, TEXAS 75243
 (214) 343-1111
 www.moorelandsurveying.com

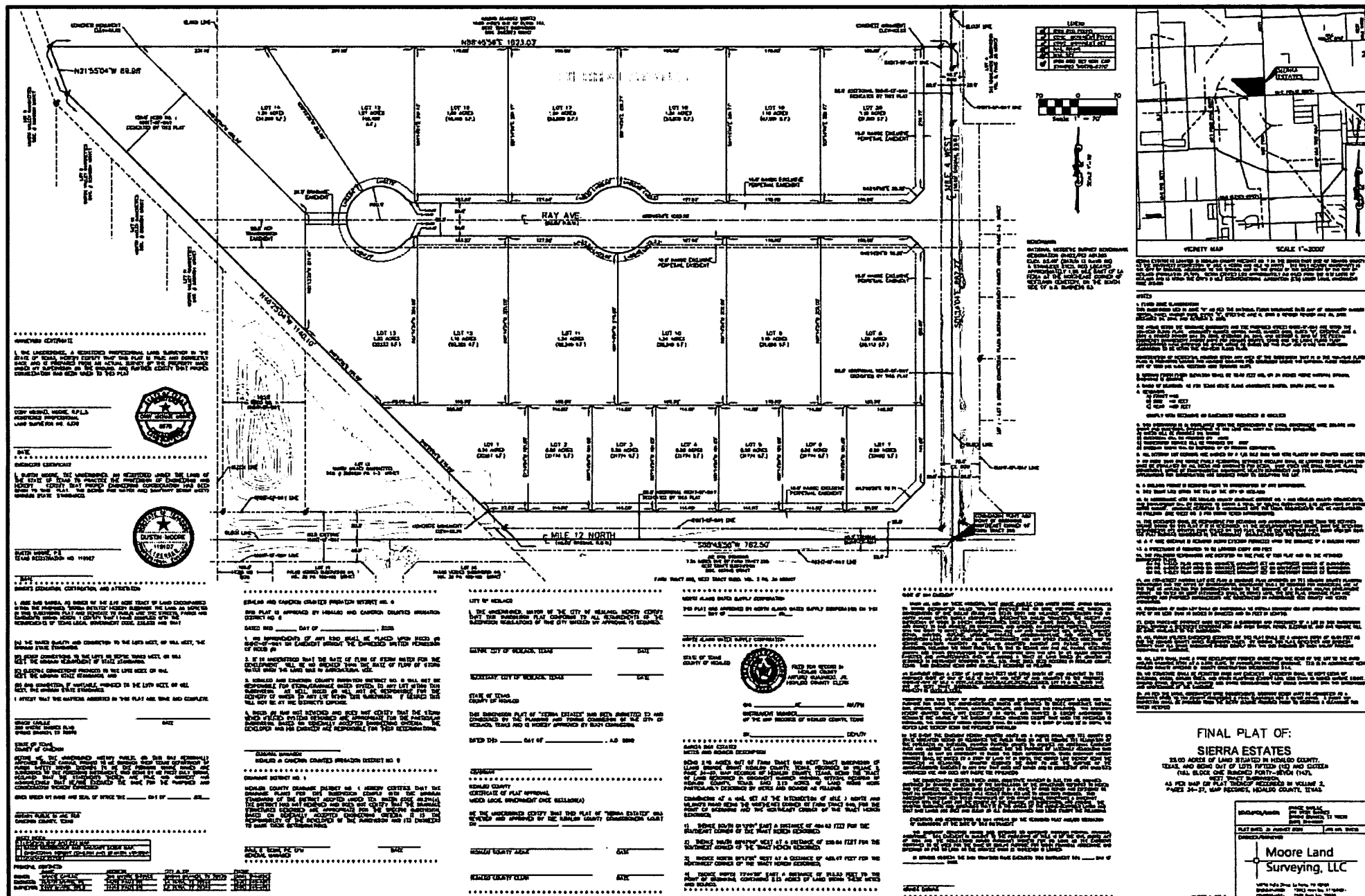


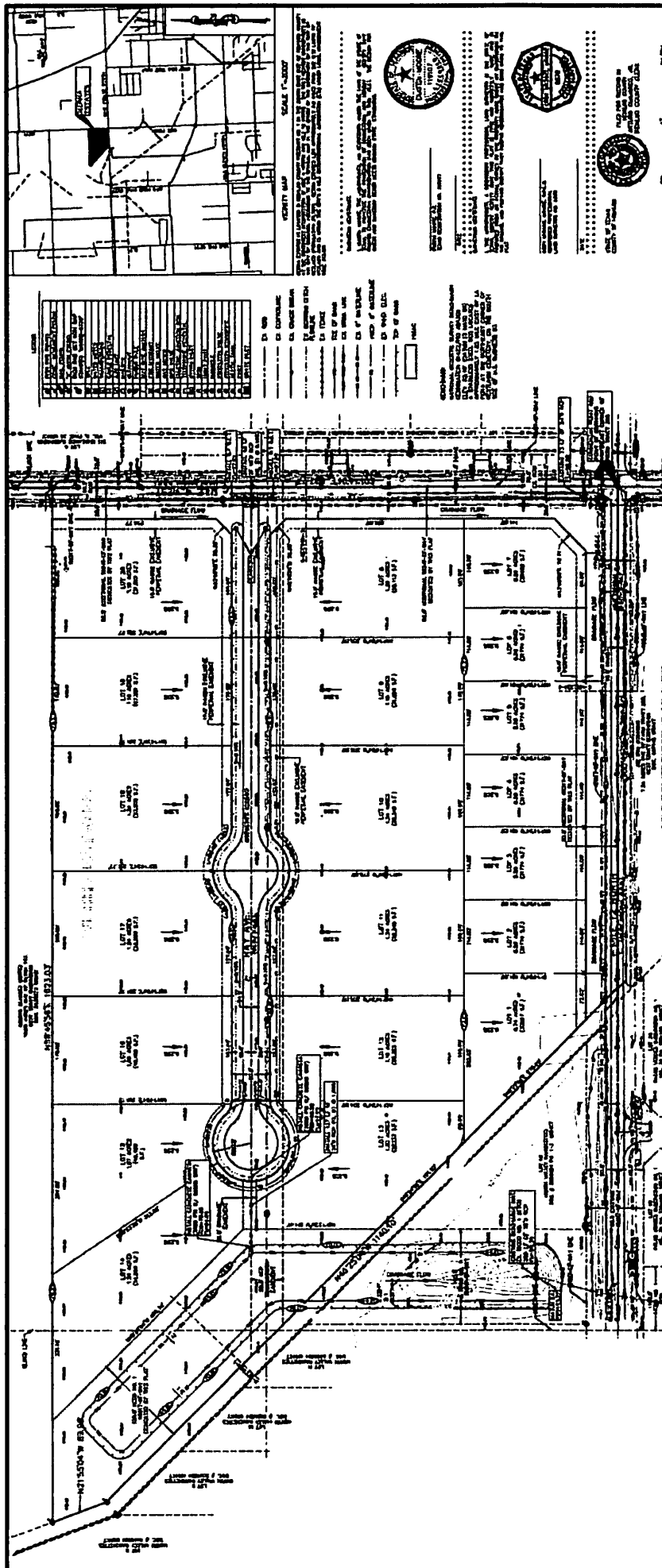
REMARKS:
 THIS DRAINAGE PLAT WAS PREPARED BY MOORE LAND SURVEYING, LLC, A LIMITED LIABILITY COMPANY, UNDER THE CLOSE PERSONAL SUPERVISION AND DIRECTION OF THE SURVEYOR, AND IT IS HEREBY CERTIFIED THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THE LANDS THEREON SHOWN.

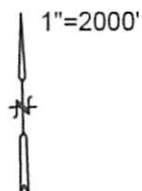
APPROVED:

 SURVEYOR

DATE: _____







Moore Land
Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 10194186
(956)245-4651 TBPE Firm No. 19190

Hydrologic Soil Group—Hidalgo County, Texas (SIERRA ESTATES)



Soil Map may not be valid at this scale.

Map Scale: 1:2,760 if printed on A landscape (11" x 8.5") sheet.

0 40 80 160 240 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/2/2020
Page 1 of 4

Hydrologic Soil Group—Hidalgo County, Texas
(SIERRA ESTATES)

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 19, Jun 11, 2020

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	0.4	1.5%
48	Racombes sandy clay loam, 0 to 1 percent slopes	B	0.1	0.3%
70	Willacy fine sandy loam, 0 to 1 percent slopes	B	24.1	98.3%
Totals for Area of Interest			24.6	100.0%

Description

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

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

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

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

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

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

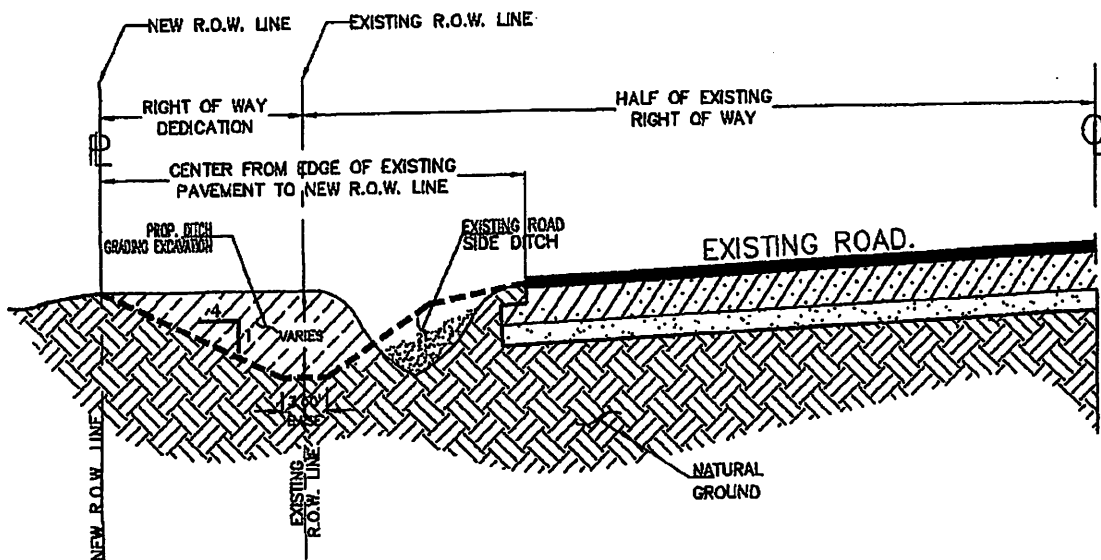
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



RECONSTRUCTION OF ROAD SIDE DITCH



HIDALGO COUNTY PLANNING DEPARTMENT

1304 S. 25 TH. STREET
EDINBURG TX, 78539
TEL: (956) 318-2840 ★ FAX: (956) 318-2844

RE CONSTRUCTION OF COUNTY ROAD SIDE DITCH

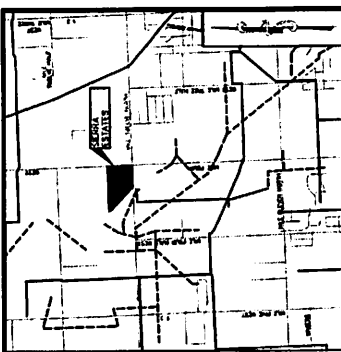
SCALE: N.T.S.

DATE: 11-28-2016

CHECKED BY: T.J.

DRAWN BY: J.TOVAR

PLATE No. : 9.37



NEIGHBORHOOD MAP
SCALE 1"=2000'

THE MAP IS A GENERAL REPRESENTATION OF THE AREA AND DOES NOT SHOW THE EXACT BOUNDARIES OF THE PROPERTY. THE PROPERTY IS SHOWN IN THE CENTER OF THE MAP.

PROPERTY MAP
SCALE 1"=2000'

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PROPERTY MAP
SCALE 1"=2000'

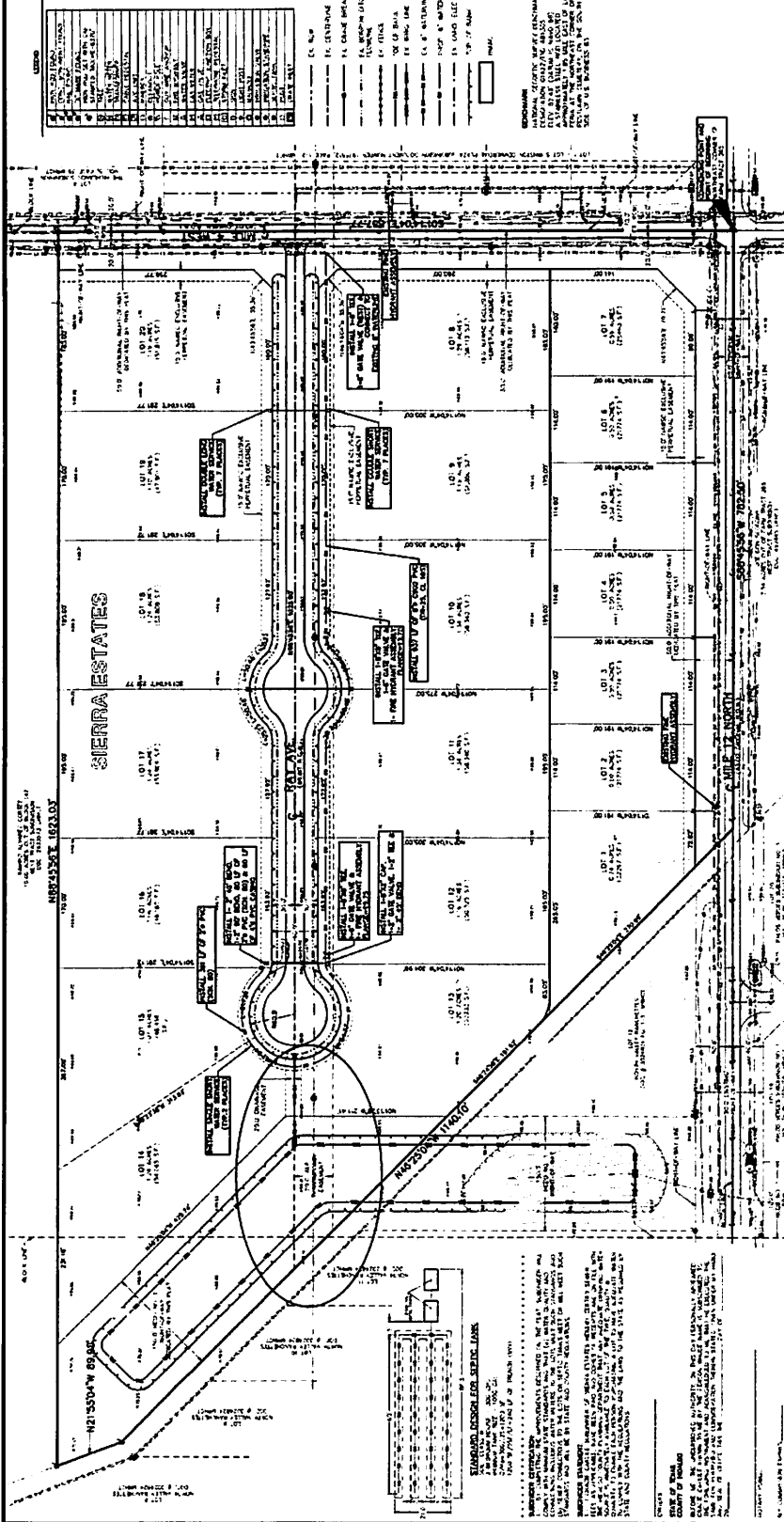
THE MAP IS A GENERAL REPRESENTATION OF THE AREA AND DOES NOT SHOW THE EXACT BOUNDARIES OF THE PROPERTY. THE PROPERTY IS SHOWN IN THE CENTER OF THE MAP.

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PROPERTY MAP
SCALE 1"=2000'

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PROPERTY MAP
SCALE 1"=2000'

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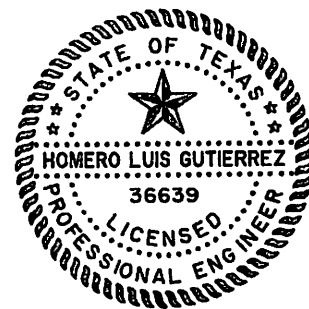
North Valley Ranchettes
Drainage Report added
for context.
-HG, HCDD1-

**DRAINAGE STATEMENT
FOR
NORTH VALLEY RANCHETTES
(31.737-ACRE RESIDENTIAL DEVELOPMENT)
HIDALGO COUNTY, TEXAS**

Prepared by

**HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
TBPE Firm Licensed No. F-10426**

2600 San Diego
Mission, Texas 78572
Tel: 956-369-0988



**JULY 23, 2018
REVISED August 27 2018
REVISED DATE: September 25, 2018**

Homero L. Gutierrez

**Drainage Statement
For
NORTH VALLEY RANCHETTES**

I. PROJECT LOCATION

North Valley Ranchettes is a 31.737-acre tract of land out of Farm Tract 317, West and Adams Tract, according to the map recorded in Volume 2, Page 34-37, Hidalgo County Map Records. The property is located at the North side of Mile 12 North Road and 1/2 Mile East of F.M. 88 and is located in the county of Hidalgo and within the 2 mile ETJ's (Extra Territorial Jurisdiction) of the City of Weslaco. Proposed development will consist of a 12-Lots, single family residential subdivision. (Refer to **Exhibit A**).

II. FLOOD PLAIN

The subject tract lies in "Zone X" unshaded, Areas determined to be outside 500-year flood plain. Community panel in accordance with Flood Insurance Rate Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: May 30, 2002. (Refer to **Exhibit B**).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to **Exhibit C**) indicates the subject tract lies in an area of predominantly Hidalgo (28) (30) sandy clay loam (Willacy (70) fine sandy loam, a soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. Soil B has a moderate rate of water transmission.

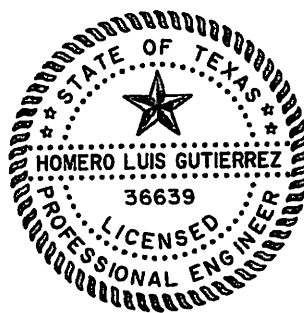
IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately 1% to 1½%. The existing total contributing 10-year storm water runoff is **6.36 (cfs)** from the site is by form of sheet flow runs towards the west side of this tract. (Refer to **Exhibit D**)

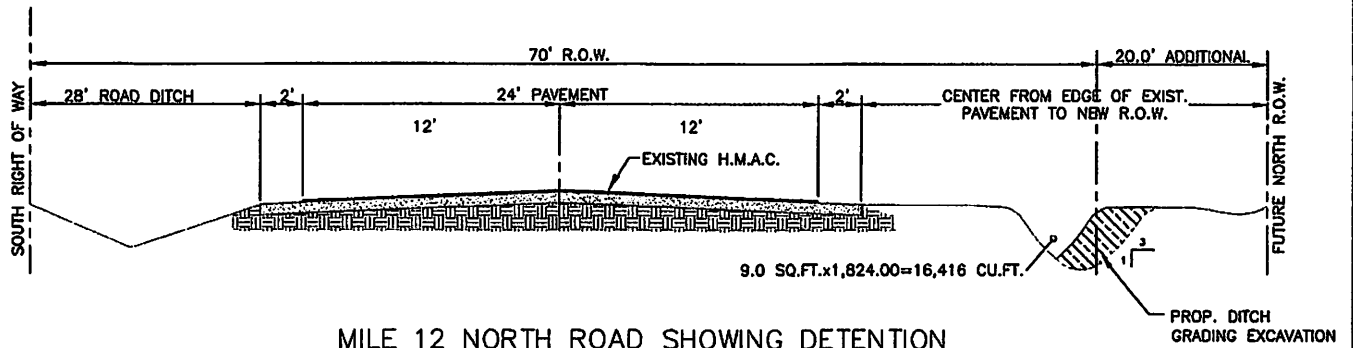
V. PROPOSED CONDITIONS

The proposed conditions for this subject tract will consist of a 12-lot, single-family residential subdivision. The detention of this subdivision will be thru the proposed detention pond constructed within the 150.00 foot Hidalgo County Drainage Ditch right-of-way dedicated by this subdivision. The detention pond shall detain 42,258.45 cubic feet (0.970 ac-ft) of storm water storage for a 25 year design frequency. The storm runoff after development will be increased 12.82 cfs for a total 19.18 cfs. Said pond shall discharge south into an existing Hidalgo County Drain Ditch via an 8" bleeder line. The drain ditch flow south then east ultimately discharging into the Mercedes Lateral. (Refer to **Exhibit D**)

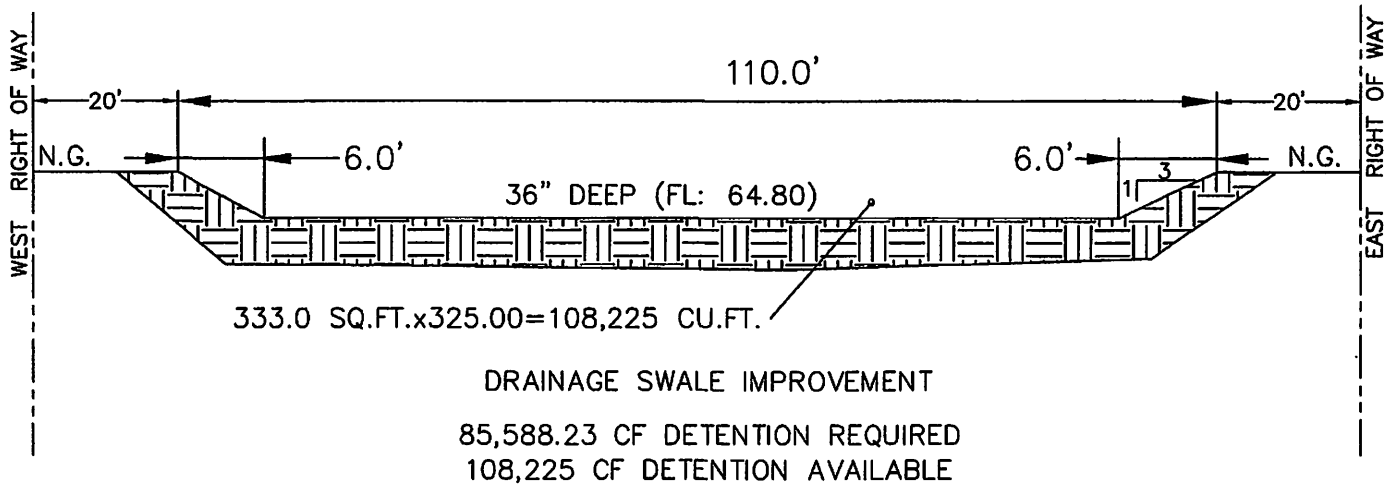
☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
H.C.D.D. NO. <u>11/1</u>	DATE <u>11/1/12</u>



Homero L. Gutierrez

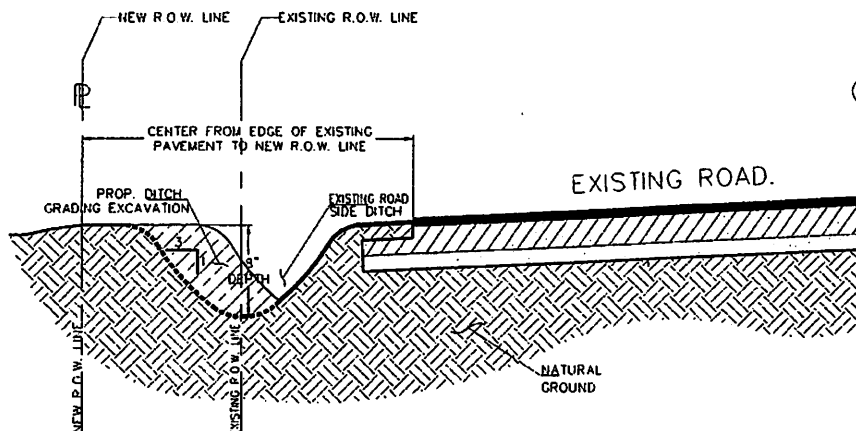


MILE 12 NORTH ROAD SHOWING DETENTION
WITHIN NORTH ROAD SIDE DITCH

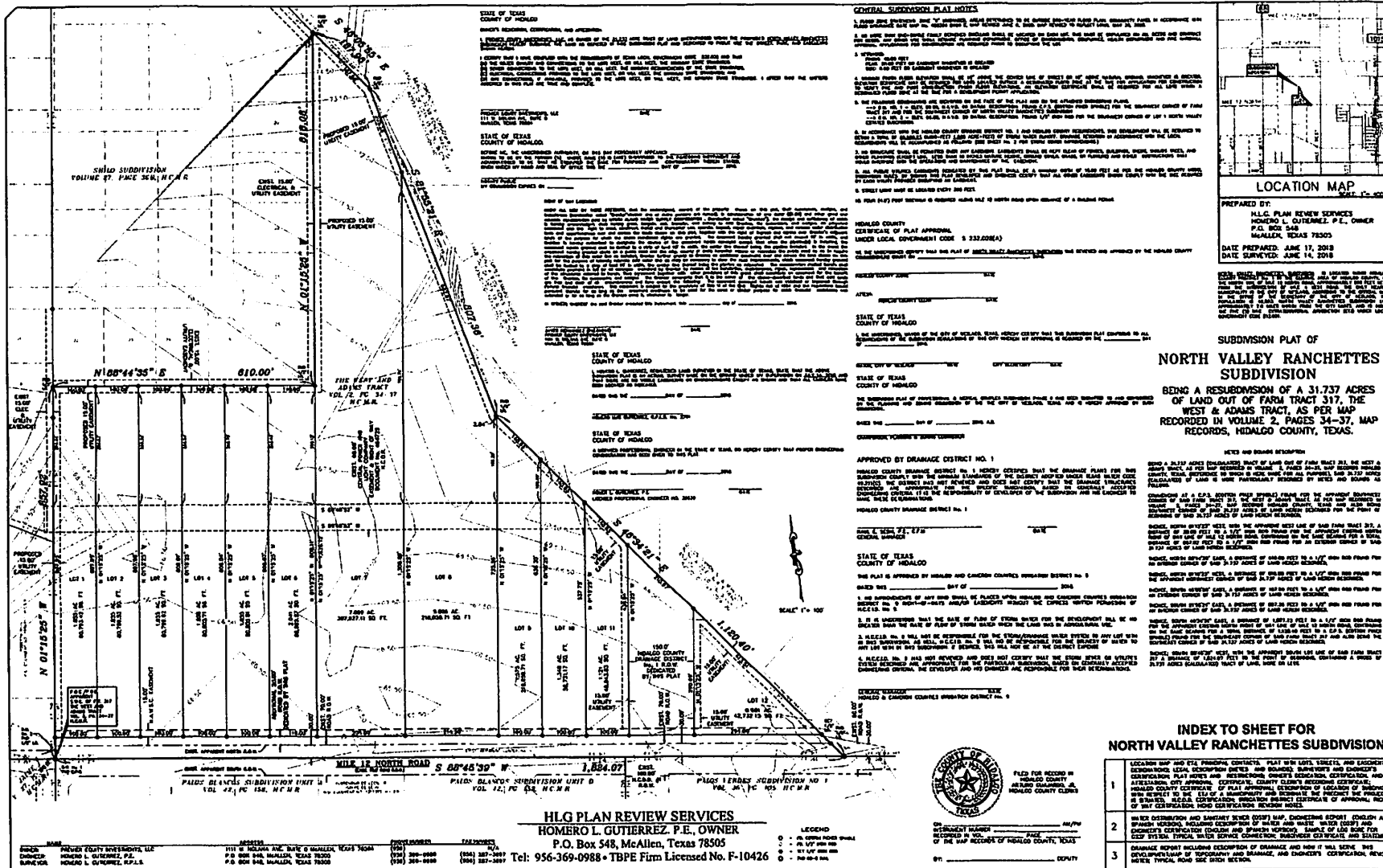


DRAINAGE SWALE IMPROVEMENT
85,588.23 CF DETENTION REQUIRED
108,225 CF DETENTION AVAILABLE

SHOWING DETENTION
WITHIN 150.00 FOOT
HIDALGO COUNTY DITCH R.O.W.



RECONSTRUCTION OF ROAD SIDE DITCH
N.T.S



HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988 • TBPE Firm Licensed No. F-10426

LEGEND
 PL. CROWN ROSES 1944
 PL. 1/2" 1944
 ET 1/2" 1944
 PL. 1/2" 1944

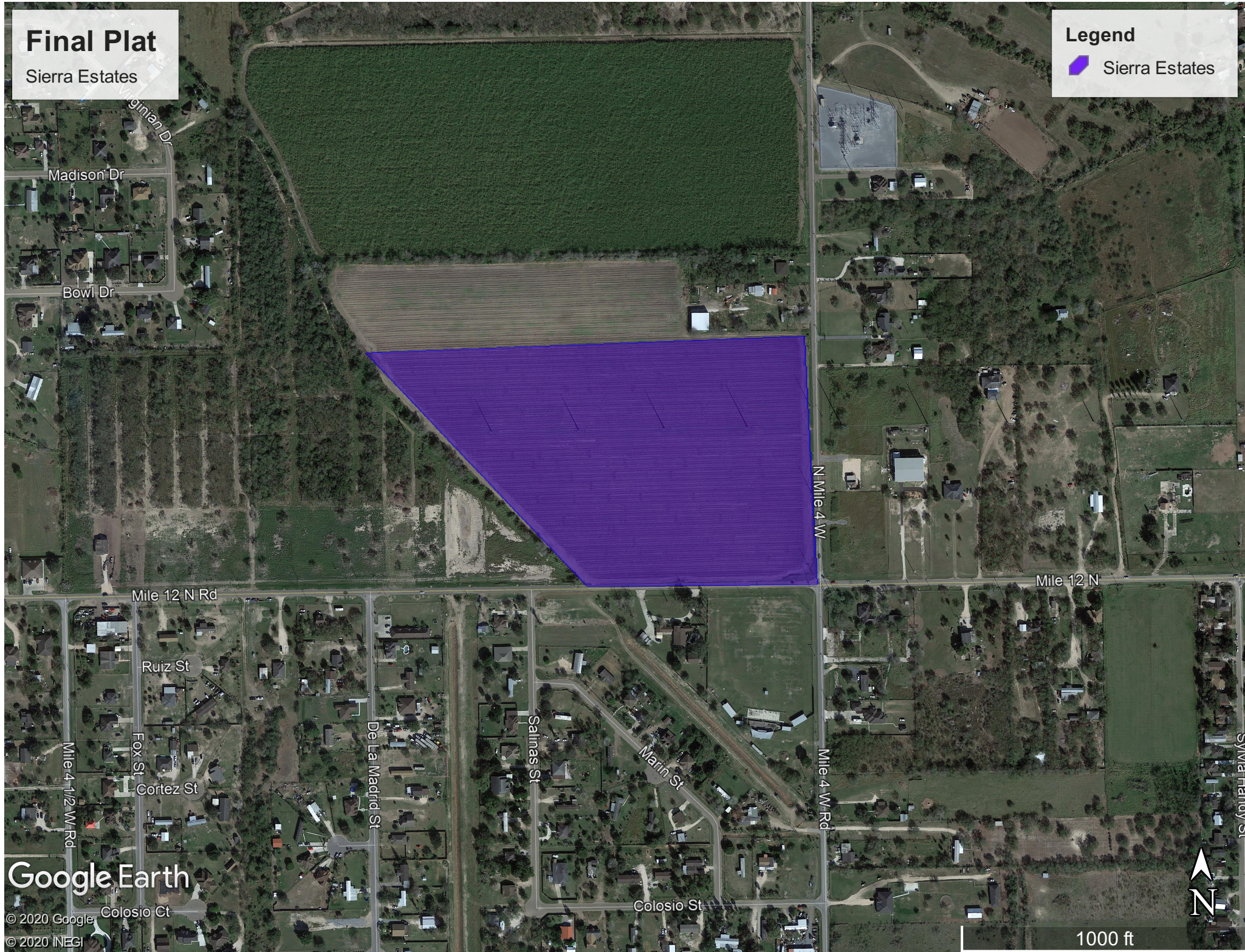
[illegible]

Final Plat

Sierra Estates

Legend

 Sierra Estates

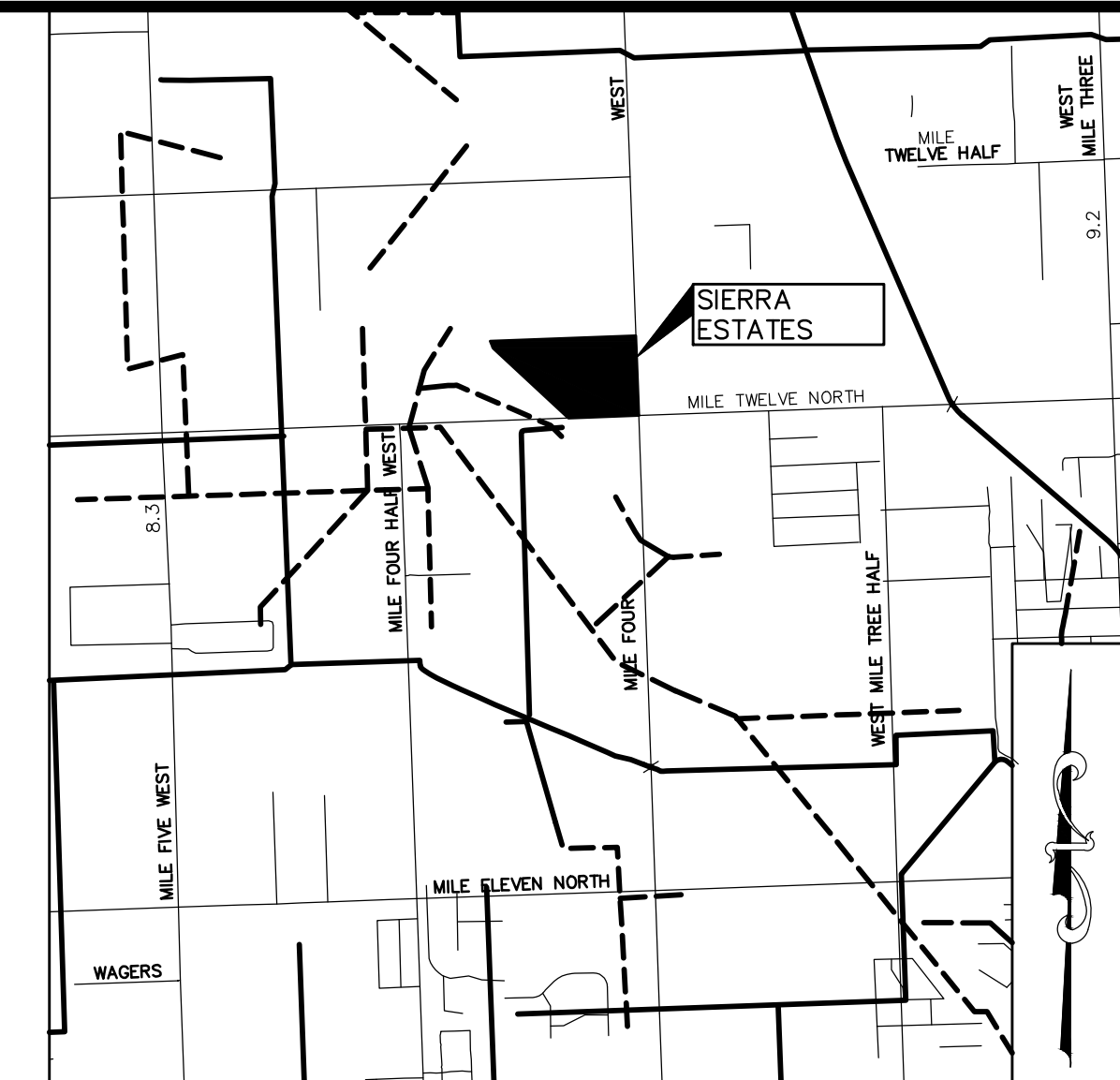


Google Earth

© 2020 Google
© 2020 INEGI

1000 ft







Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3936	
From: Rebekah De La Fuente			
Subject: Discussion and consideration for the Final Plat for Emily Villarreal Subdivision – being 4.00 acre out of Farm Tract 711, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northeast corner of Mile 5 North Rd and Midway Rd. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed three (3) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 6" waterline and sewer by OSSF. The property is within a Flood Zone "B". Applicant was granted a variance for OSSF.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Final Plat and compliance with the ordinance on the variance request at their regular meeting of January 6, 2021			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of Final Plat.			
Attachments, if any: Emily Villarreal- Final Plat- Memo, EMILY VILLARREAL - ATTACHMENTS, Aerial, Emily Villarreal- Final Plat			
Responsibilities upon Approval: Staff will advise applicant			

City of Weslaco

"The City on the Grow"



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

DATE: January 12, 2021

The proposed use for the 3-lot subdivision will be for residential lots as part of a family partition. The developer has complied with all departmental comments. The owner is requesting a variance to allow for sanitary sewer through OSSF, the nearest sanitary sewer line is located 1,900 feet to the east at the intersection of Mile 5 North and S Milanos. The developer will install the septic tanks prior to recording of the plat and will be required to enter into a development agreement so that City staff can oversee the constructions of the City water line.

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: Emily Villarreal Subdivision

Location: northeast corner of Mile 5 North Rd and Midway Road

Legal Description: 4.0 acres out of Farm Tract 711, West Tract Subdivision

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: n/a

Existing Land Use: open land Proposed Land Use: residential

Number of Lots Proposed: 3 Gross Acreage: 4.0

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Martin Villarreal Telephone: 956-728-3028

Address: 3830 Lagos Verdes

Fax: _____

City: Weslaco

State: TX

Zip: 78596

E-mail: _____

ENGINEER INFORMATION

Name: R Robles Engineering, LLC

Telephone: 956-968-2422

Address: 107 W Huisache St

Fax: 956-969-2011

City: Weslaco

State: Tx

Zip: 78596

E-mail: reyr@rroblesengineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: OSSF

☒ YES ☐ NO Electric Company: Magic Valley Elec

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD#1</u>	☒ YES ☐ NO Irrigation District <u>HCCID#9</u>
---	--

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdela Fuente@weslacotx.gov
- _____ \$355.00 Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- _____ Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdela Fuente@weslacotx.gov
- _____ \$350.00 (one time fee for preliminary and final plat)
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements

255 S. KANSAS AVE ■ WESLACO, TEXAS 78586-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Martin Villarreal

Owner Signature: [Signature] Date: 11-5-20

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Emily Villarreal Subdivision

Location: northeast corner of Mile 5 North Road and Midway Road

Legal Description: 4.00 acres of land out of Farm Tract 711, West Tract Subdivision, Hidalgo County, Texas

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

There is no sanitary sewer service available to the site, therefore we are proposing to service the site via septic tank systems.

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☒ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Martin Villarreal Telephone: 956-724-3028

Address: 3830 Lagos Verdes Fax: _____

City: Weslaco State: Texas Zip: 78596 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Martin Villarreal

Owner Signature: [Signature] Date: 11-5-20

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____



SUBDIVISION REVIEW APPLICATION

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

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

FILE NO. 21000034

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

GENERAL INFORMATION

Name of Subdivision: Emily Villarreal Subdivision

Location: Northeast corner of Mile 5 N. Road and Midway Road

Legal Description: 4.00 acres out of Farm Tract 711, West Tract Subdivision, Hidalgo County, Texas, Vol. 2, Pg. 34-37, H.C.M.R.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: open land Proposed Land Use: residential

Number of Lots Proposed: 3 Gross Acreage: 4.00

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Martin Villarreal Telephone: (210) 724-3028

Address: 3830 Lagos Verdes Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: Rey Robles Jr Telephone: (956) 968-2422

Address: 107 W. Huisache Street Fax: (956) 969-2011

City: Weslaco State: TX Zip: 78596 E-mail: reyr@rroblesengineering.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: OSSF

☒ YES ☐ NO Electric Company: Magic Valley Electric Cooperative

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>H.C.D.D. #1</u>	☒ YES ☐ NO Irrigation District <u>H.C.C.I.D. #9</u>
--	--

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

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

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

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

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

_____ \$55.00 Subdivision Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing & Proposed street names

_____ Utility Layout

_____ Existing & Proposed Utilities

_____ Proposed Fire Hydrants

_____ Adjoiners

_____ Street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

_____ Number of fire hydrants proposed for subdivision

_____ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Martin Villarreal

Owner Signature: [Signature] Date: 10-1-20

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 9-30-20

Authorized Agent Printed Name: Rey Robles Jr.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ City of Weslaco 956-968-3181 Date Paid _____

Preliminary Subdivision Review REC#: 02689944 11/13/2020 11:03 AM

General Comments: _____ OPER: NV TERM: 039

_____ REF#: 151

_____ PAID BY: _____

TRAN: 203.0000 SUBDIVISION INSPECT
EMILY VILLARREAL
101-400-1025
SUBDIVISION INSPECT 355.00CR

TRAN: 116.0000 FIRE MARSHAL INSPECT
EMILY VILLARREAL
101-400-3110
FIRE MARSHALL INSPE 75.00CR

TRAN: 203.0000 SUBDIVISION INSPECT
EMILY VILLARREAL
101-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 355.00 CHECK
75.00 CHECK
55.00 CHECK

APPLIED: 485.00-

CHANGE: 0.00

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3120891

Billable Pages: 3

Recorded On: June 15, 2020 03:47 PM

Number of Pages: 4

*****Examined and Charged as Follows*****

Total Recording: \$ 44.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

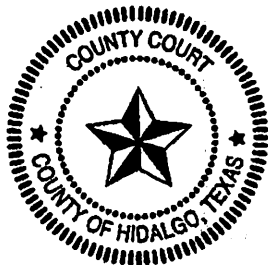
File Information:

Document No: 3120891
Receipt No: 20200615000292
Recorded On: June 15, 2020 03:47 PM
Deputy Clerk: Belya Trevino
Station: McAllen-CC-K22

Record and Return To:

Valley Land Title

MCALLEN TX



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

CHARGE: VLTC
GF#167012/MB

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: June 4, 2020

Grantor: MARIO CASTANEDA AND WIFE, MARTHA S. CASTANEDA

Grantor's Mailing Address: 2209 E. 23rd St.
Weslaco, Texas 78596

Grantee: MARTIN VILLARREAL, a married person

Grantee's Mailing Address: 3830 Lagos Verdes
Weslaco, Texas 78596

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Texas National Bank in the principal amount of ONE HUNDRED FORTY-TWO THOUSAND EIGHT HUNDRED TWENTY-TWO AND 48/100 DOLLARS (\$142,822.48) of which EIGHTY-FOUR THOUSAND AND NO/100 DOLLARS (\$84,000.00) was advanced in payment of the purchase price of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JOE QUIROGA, Trustee.

Property (including any improvements): Being 4.00 acres of land situated in Hidalgo County, Texas and being out of Farm Tract 711, WEST TRACT SUBDIVISION as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 4.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Farm Tract 711 and the southwest corner of said tract herein described;

THENCE, NORTH 0° 35' EAST, 275.61 feet with the west line of said Farm Tract 711, the centerline of Midway Road and the east line of La Donna Plat as per map recorded in Volume 1, Page 51 of the Hidalgo County Map Records to a cotton picker spindle found for the northwest corner of said tract herein described;

THENCE, EAST, with the south line of a tract of land described in Document #2787226 of the Hidalgo County Official Records, passing at a distance of 25.00 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set for reference on the east right-of-way line of said Midway Road and continuing for a total distance of 632.20 feet to a 1/2-inch iron rod found for the northeast corner of said tract herein described;

THENCE, SOUTH 0° 35' WEST, with the west line of a 1.0 acre tract of land described in Document #2012364 of the Hidalgo County Official Records, passing at a distance of 255.61 feet the north right-of-way line of Mile 5 North Road and continuing for a total distance of 275.61 feet to a point on the south line of said Farm Tract 711 and the centerline of said Mile 5 North Road for the southwest corner of said 1.0 acre tract and the southeast corner of said tract herein described;

THENCE, WEST, 632.20 feet with the south line of said Farm Tract 711, the north line of Farm Tract 781 and the centerline of said Mile 5 North Road to the **POINT OF BEGINNING** and containing 4.00 acres of land more or less.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roadways: 20 foot along the South side and 25 foot along the West side; 50 foot S.TX Natural Gas Gathering Co. easement along the West side; and 20 foot Standard Oil and Gas Co. easement as shown on the map and dedication of West and Adams Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas and as shown on survey dated April 15, 2020, Job No. 20409, prepared by Reynaldo Robles, R.P.L.S. No. 4032.

3. Pipeline easement in favor of Stanolind Oil and Gas Company as shown by instrument dated January 21, 1955, recorded in Volume 819, Page 525, Deed Records and assigned to Celanese Corporation of America by instrument dated October 20, 1958, recorded in Volume 931, Page 269, Deed Records, of Hidalgo County, Texas.
4. Cathodic installation easement in favor of South Texas Natural Gas Gathering Company as shown by instrument dated January 8, 1964, recorded in Volume 1081, Page 4, and assignment dated March 10, 1964, recorded in Volume 1083, page 593 and dated March 10, 1964, recorded in Volume 1088, page 187, all in the Deed Records of Hidalgo County, Texas.
5. Temporary easement in favor of Texas Gas Services as shown by instrument dated February 24, 2011, filed February 25, 2011 under Document Number 2011-2182668, Official Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Emma G. House, widow to Paul Meaders, dated July 30, 1943, recorded in Volume 49, Page 371, Oil and Gas Records of Hidalgo County, Texas. Said lease now held by Amoco Production Company.
7. An undivided 1/2 interest in all oil, gas and other minerals has been heretofore reserved by prior grantors as set forth in Deed dated September 1, 1948, recorded in Volume 693, Page 203, Deed Records of Hidalgo County, Texas.
8. Any claim or allegation that the Property, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
9. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway, including but not limited to, that portion of the subject land along the South side lying in Mile 5 North Road and along the West side lying in Midway Road as shown on survey dated April 15, 2020, Job No. 20409, prepared by Reynaldo Robles, R.P.L.S. No. 4032.
10. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes.

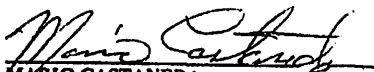
Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Texas National Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against the superior title to the Property are retained for the benefit of Texas National Bank and are transferred to Texas National Bank without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.


MARIO CASTANEDA

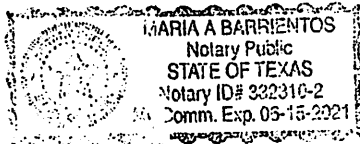

MARTHA S. CASTANEDA

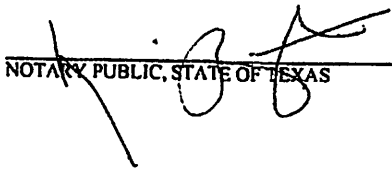
(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 4, 2020 by MARIO CASTANEDA.





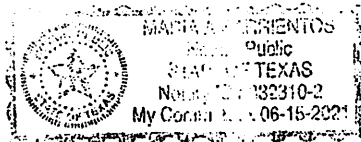
NOTARY PUBLIC, STATE OF TEXAS

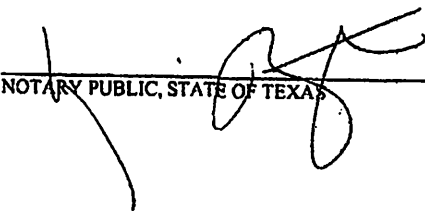
(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 4, 2020 by MARTHA S. CASTANEDA.





NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
MARTIN VILLARREAL
3830 Lagos Verdes
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:
L.G. "JERRY" CANALES
6013 N. 10th Street
McAllen, Texas 78504
File No. 167012

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Friday, October 30, 2020 8:53 AM
To: rey robles
Subject: RE: Emily Villarreal

Good Morning,

You project has been approved with comments, please address the comments below and submit the following items:

- Subdivision Platting Application
- \$355.00 Platting fee
- \$75.00 Fire Review Fee
- 12 sets of preliminary updated plats, utility, drainage and paving sheet
- Up to date Drainage Report
- Variance Application and Fee

Planning Approved with Comments:

- Request a variance for OSSF

Engineering approved with Comments

- The Plat Sheet is on the Location Map and the Project Site is showing up on Donna's Jurisdiction, this needs to be addressed.

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3401
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: rey robles <reyr@rroblesengineering.com>
Sent: Wednesday, October 21, 2020 2:53 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Re: Emily Villarreal

Good afternoon Rebekah, please see attached updated plat sheets for Emily Villarreal Subdivision.
Sincerely,
Rey Robles, Jr.

On Thu, Oct 8, 2020 at 10:38 AM Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Good Morning

Below are the comments for each department. Once revised email over a pdf copy of the plat sheets for re-review. After you have been cleared by all departments you will be authorized to proceed with the subdivision platting application.

Fire Marshal's Office

There are no fire hydrants shown on the utility sheet. We need a fire hydrant within 400 foot fire truck travel distance to all lots. Plus \$75.00 fire review fee

Planning Comments:

- Identify the point of commencement
- Identify the point of beginning
- Adjacent properties must be identified on all sides.
- Add Plat Note: Streetlight must be located every 300 feet
- Update Plat Note 2: Required rear setback is 20% of lot depth but need not exceed 25' . A Variance will be required for proposed rear setback
- Request a variance for OSSF
- Add Plat Note: A 4 ft. sidewalk is required along all interior streets upon the issuance of a building permit. On corner lots, the owner shall be responsible for the sidewalk along all streets adjoining the lot
- Add Plat Note: Corners lot driveways should be constructed at furthest possible point from intersections and in compliance with access management ordinance
-

Engineering Comments:

- Show Point of Commencement and Point of Beginning on Layout and Description
- Subdivision name is misspelled, please address
- Vicinity Map shall be 1" to 1000'
- Midway Road Label shall also note (Mile 7 West Road)
- Road Label shall read as West Mile 5 North Road
- Additional ROW and Easements Labels shall note "By This Plat"
- A Concrete Monument shall be furnished at the proposed South West Corner of this subdivision as if the whole was a large block. Including Coordinates and Elevation to be noted on layout.

Sheet 2

- Ensure scale is correct
- Service Connection shall have a Brass Corp and Angle Stops

Rebekah de la Fuente, CFM

Planning & Code Enforcement Director



City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

rdelafuente@weslacotx.gov

From: rey robles <reyr@rroblesengineering.com>

Sent: Wednesday, October 7, 2020 10:10 AM

To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>

Subject: Re: Emily Villarreal

Good morning Rebekah,

Sorry about that, please see attached files

On Wed, Oct 7, 2020 at 7:52 AM Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Can you please send me the PDF for Emily Villarreal Subdivision

Rebekah de la Fuente, CFM

Planning & Code Enforcement Director



City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

rdelafuente@weslacotx.gov

Rebekah M. De La Fuente

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Rebekah de la Fuente, CFM

Planning & Code Enforcement Director



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Ph: (956) 447-3401

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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 2, 2020

TO: Albert Aldana/ Peter Hermida, Engineer III
Marcelo Cosme, Water Distribution Supervisor
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department/ Eric Hernandez

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

SUBJECT: Subdivision Review Meeting

A subdivision review meeting comments are due on **Thursday, October 8, 2020**. Listed below is the subdivision that will be discussed:

➤ **Emily Villarreal- ETJ**

Please make every effort is made to submit your comments in writing before 12:00 p.m. on the due date. **Be advised that all comments must be received before the scheduled meeting in order to avoid delays of construction.**

Should you have any questions, please call 447-3401.



ROBLES
ENGINEERING, LLC

FIRM NO. F-17391

Office: (956) 968-2422

Fax: (956) 969-2011

PO Box 476

Weslaco, TX 78599

DRAINAGE STATEMENT

FOR

EMILY VILLARREAL SUBDIVISION

CITY OF WESLACO ETJ, HIDALGO COUNTY, TEXAS

September 15, 2020

Prepared By:



Reynaldo Robles, Jr., P.E.



Index

Page 1 – Cover Sheet

Page 2 – Index

Page 3 – Drainage Statement (Flood Zone Designation,
Existing Soils, Existing Conditions, Future Conditions)

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

Pages 9-10 – FEMA FIRM Map

Pages 11-13 – USDA Soil Map and Legend

Page 14-15 – USDA Soil Report: Engineering Properties

Pages 16-18 – Subdivision Plat Sheets and Profile Sheet



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FIRM NO. F-17391

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Fax: (956) 969-2011

PO Box 476

Weslaco, TX 78599

- ☐ REJECTED
☒ APPROVED FOR SUBMITTAL
☒ TO H.C. PLANNING DEPT.
☒ TO CITY
☐ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☐ CITY FACILITY
☐ OTHER



DRAINAGE STATEMENT

For

EMILY VILLARREAL SUBDIVISION
CITY OF WESLACO ETJ
HIDALGO COUNTY, TEXAS



Hector Garcia

9/30/20

H.C.D.D. NO. 1

DATE

Emily Villarreal Subdivision is located on the northeast corner of the intersection of Mile 5 N. Road and Midway Road within the City of Weslaco 1 Mile ETJ, in the County of Hidalgo, Texas and is described as follows: 4.00 acres of land out of Farm Tract 711 of the West Tract Subdivision, Hidalgo County, Texas, according to the plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in Flood Zone "B", which is described as areas between limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, as per F.E.M.A. flood insurance rate map with community panel No. 480334 0525 B, map dated January 2, 1981.

Existing Soils:

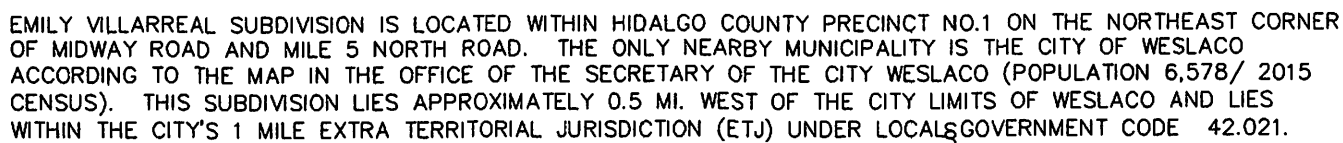
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (29), Mercedes clay (39), and Raymondville clay loam (52). Hidalgo sandy clay loam is listed in hydrologic group B, which consist of well drained soils with a moderate infiltration rate. Mercedes clay loam is listed in hydrologic group D, which consists of soils having very slow infiltration rates. Raymondville clay loam is listed in hydrologic group C, which consists of soils having a slow infiltration rate when thoroughly wet.

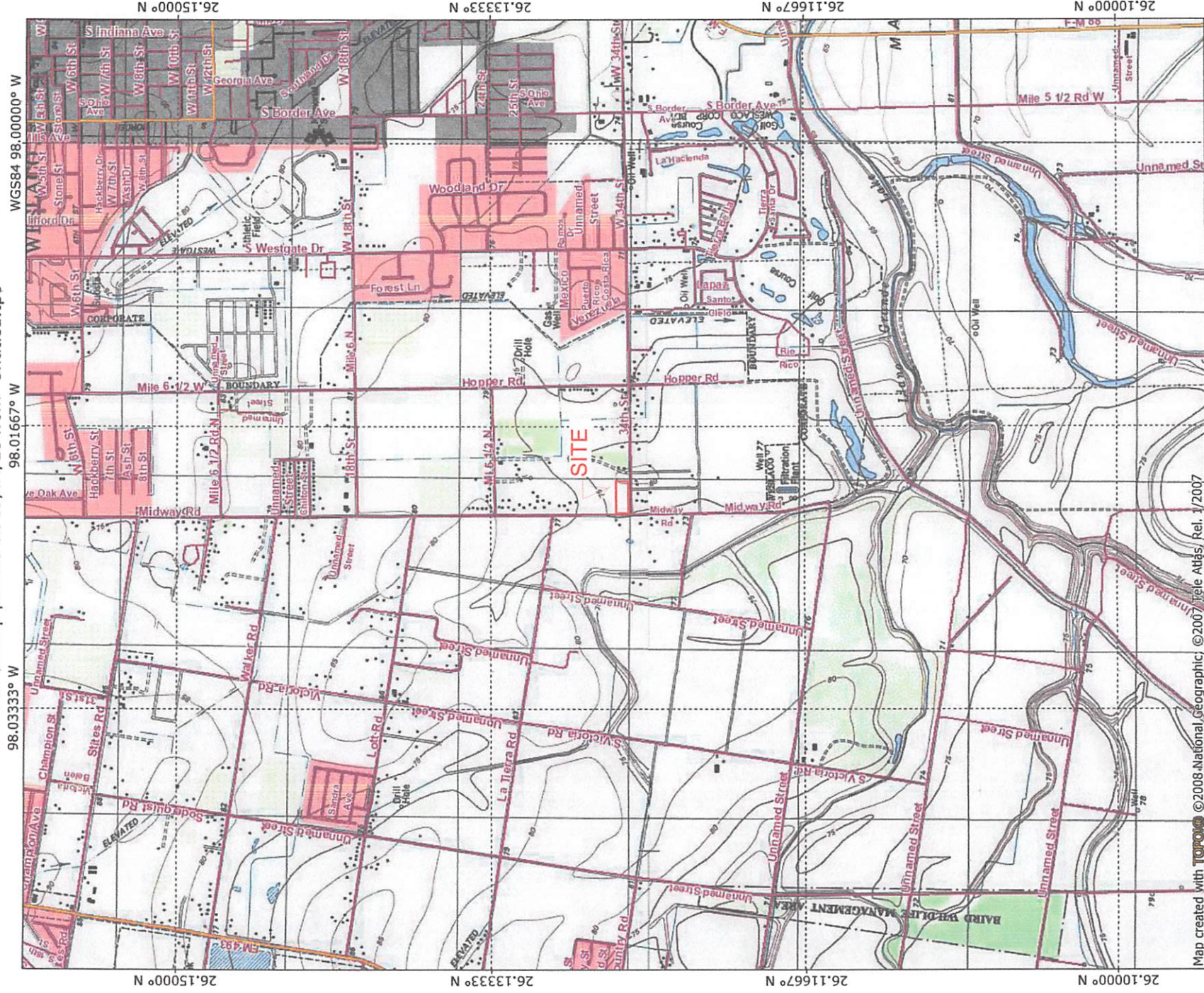
Pre-development Conditions:

The land comprising this subdivision is currently undeveloped open land, partially covered with brush. Topographic information of the undeveloped site reveals the site is fairly level with a slope towards the west. Existing runoff makes its way into the roadside ditch along Midway Road, flows south and outfalls into the South Donna Drain, owned by the Hidalgo County Drainage District #1. Calculations reveal an estimated pre-development runoff of 3.21 CFS.

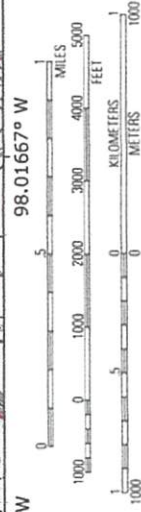
Future Conditions:

Expected future use for this subdivision will be for residential use. The development will consist of three lots. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 5.09 CFS, a total maximum volume of additional run-off of 12,539 cubic feet (0.288 acre-ft), and a future Q of 8.30 CFS. This runoff will be detained in existing natural low areas and flow into the regraded roadside ditch. The regraded roadside ditch will flow into an existing drainage ditch located approximately 1,100 feet south of the site. A drainage plan is to be approved by the County of Hidalgo at the time of issuance of a building permit.





Map created with **TOPO!** ©2008 National Geographic ©2007 Tele Atlas, Rel. 1/2007



09/14/20
3 1/2°
TNT



ROBLES ENGINEERING, LLC

FIRM NO. F-17391

Office: (956) 968-2422

Fax: (956) 969-2011

PO Box 476

Weslaco, TX 78599

Detention Volume

Emily Villarreal Subdivision

Using Modified Rational Method:

Maximum Additional Runoff Volume for 10-Year Undeveloped VS 50-Year Developed to determine required detention Volume.

For the existing Subdivision site:

Area = 4 ac.
Runoff Length = 640 ft
Slope = 0.5 %
Cex = 0.15
 $V = K_u K_s S_o^{0.5} = 0.49 \text{ ft/s}$
 $t_t = L / 60V = 21.59 \text{ min.}$
 $I = b / (t_t + d)^a = 5.34 \text{ in./hr.}$

Where $Q = CIA = 3.21 \text{ cfs}$

10-Yr	b= Intensity-Frequency	116.24
	d= Duration Coefficients for	14.33
	e= Hidalgo County, TX	0.8599

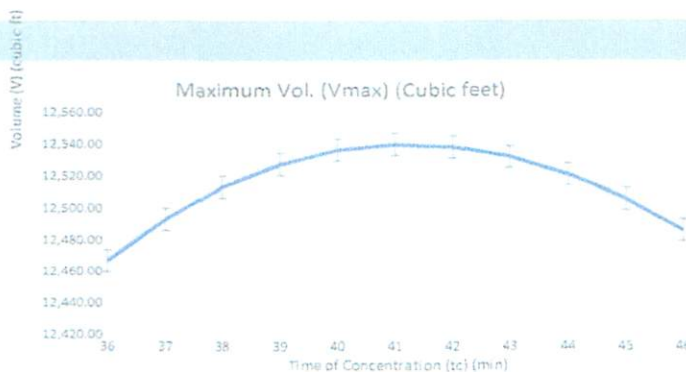
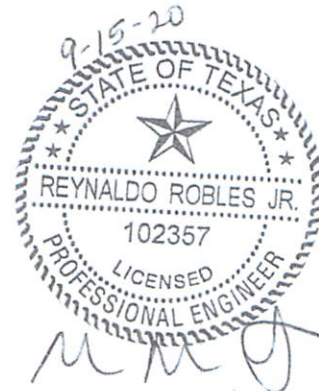
For the future developed subdivision:

	Area %	C	Weighted C
Residential	100	0.4	0.4

50-Yr	b= Intensity-Frequency	170.66
	d= Duration Coefficients for	16.71
	e= Hidalgo County, TX	0.8613

Cfut = 0.4

Tc	Qfut	Vfut	Qex	Vex	Vmax
36	8.98	19,392.73	3.21	6,926.40	12,466.34
37	8.83	19,611.38	3.21	7,118.80	12,492.58
38	8.69	19,823.93	3.21	7,311.20	12,512.73
39	8.56	20,030.66	3.21	7,503.60	12,527.07
40	8.43	20,231.86	3.21	7,696.00	12,535.87
41	8.30	20,427.79	3.21	7,888.40	12,539.39
42	8.18	20,618.67	3.21	8,080.80	12,537.87
43	8.06	20,804.73	3.21	8,273.20	12,531.53
44	7.95	20,986.19	3.21	8,465.60	12,520.59
45	7.84	21,163.24	3.21	8,658.00	12,505.25
46	7.73	21,336.08	3.21	8,850.40	12,485.68



Total Required Detention Volume: 12,539 cfs =
0.288 ac-ft

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041

"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc. Select Units

15 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00

Intensity (in./hr)	4.07	5.47	6.36	7.54	8.69	9.88
-----------------------	------	------	------	------	------	------

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

Table 3-1. Runoff Coefficients for Rational Formula.⁽¹⁴⁾	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	



APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981



federal emergency management agency
federal insurance administration

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

River Mile

• M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:
MAY 23, 1978



APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981



federal emergency management agency
federal insurance administration

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Soil Map—Hidalgo County, Texas



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/14/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

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 19, Jun 11, 2020

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29	Hidalgo sandy clay loam, 1 to 3 percent slopes	1,6	40.4%
39	Mercedes clay, 0 to 1 percent slopes	1,3	33.3%
52	Raymondville clay loam, 0 to 1 percent slopes	1,0	26.4%
Totals for Area of Interest		3,9	100.0%

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

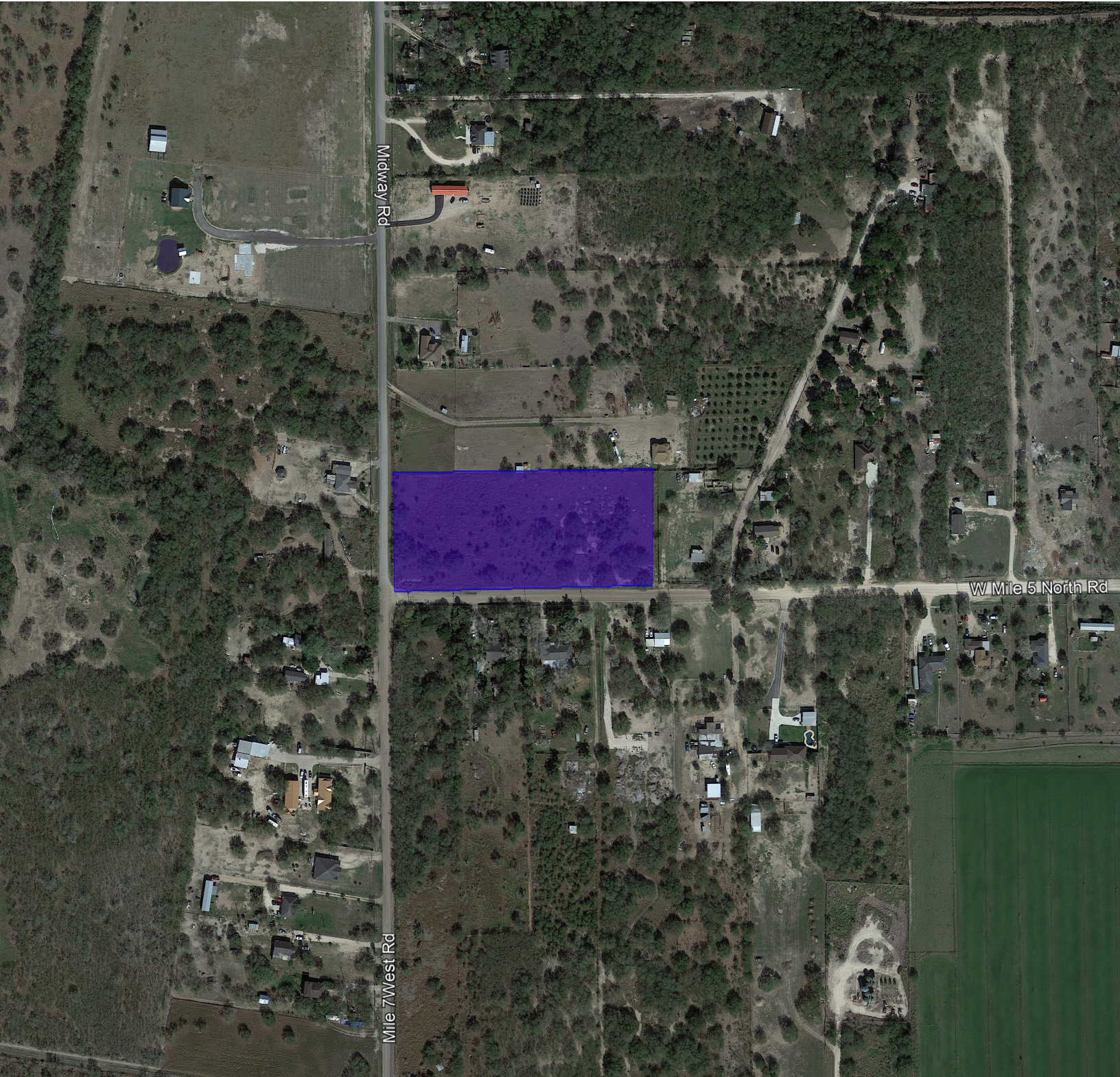
Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	
29—Hidalgo sandy clay loam, 1 to 3 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	90-95-100	36-46-55	29-35-40	11-16-20
			17-28	Sandy clay loam, clay loam	CL, SC	A-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	90-95-100	36-58-80	30-35-40	11-16-20
			28-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	90-95-100	80-90-100	75-87-99	44-62-80	30-37-44	11-17-23
39—Mercedes clay, 0 to 1 percent slopes														
Mercedes	85	D	0-19	Clay	CH	A-7-6	0- 0- 0	0- 1- 2	85-93-100	80-90-100	80-90-100	75-85-95	55-66-76	32-41-49
			19-57	Clay	CH	A-7-6	0- 0- 0	0- 1- 2	85-93-100	80-90-100	80-90-100	75-85-95	50-63-76	32-41-49
			57-65	Clay	CH, CL	A-7-6	0- 0- 0	0- 1- 2	85-93-100	80-90-100	80-90-100	75-85-95	48-62-76	32-41-49

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	85	C	0-15	Clay loam	CL	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	51-68-85	37-44-50	18-24-30
			15-43	Clay, clay loam	CH, CL	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	95-98-100	75-85-95	38-47-55	19-27-35
			43-65	Clay, clay loam	CH, CL	A-7-6	0- 0- 0	0- 0- 0	100-100-100	85-93-100	80-90-100	75-85-95	40-47-53	20-25-30

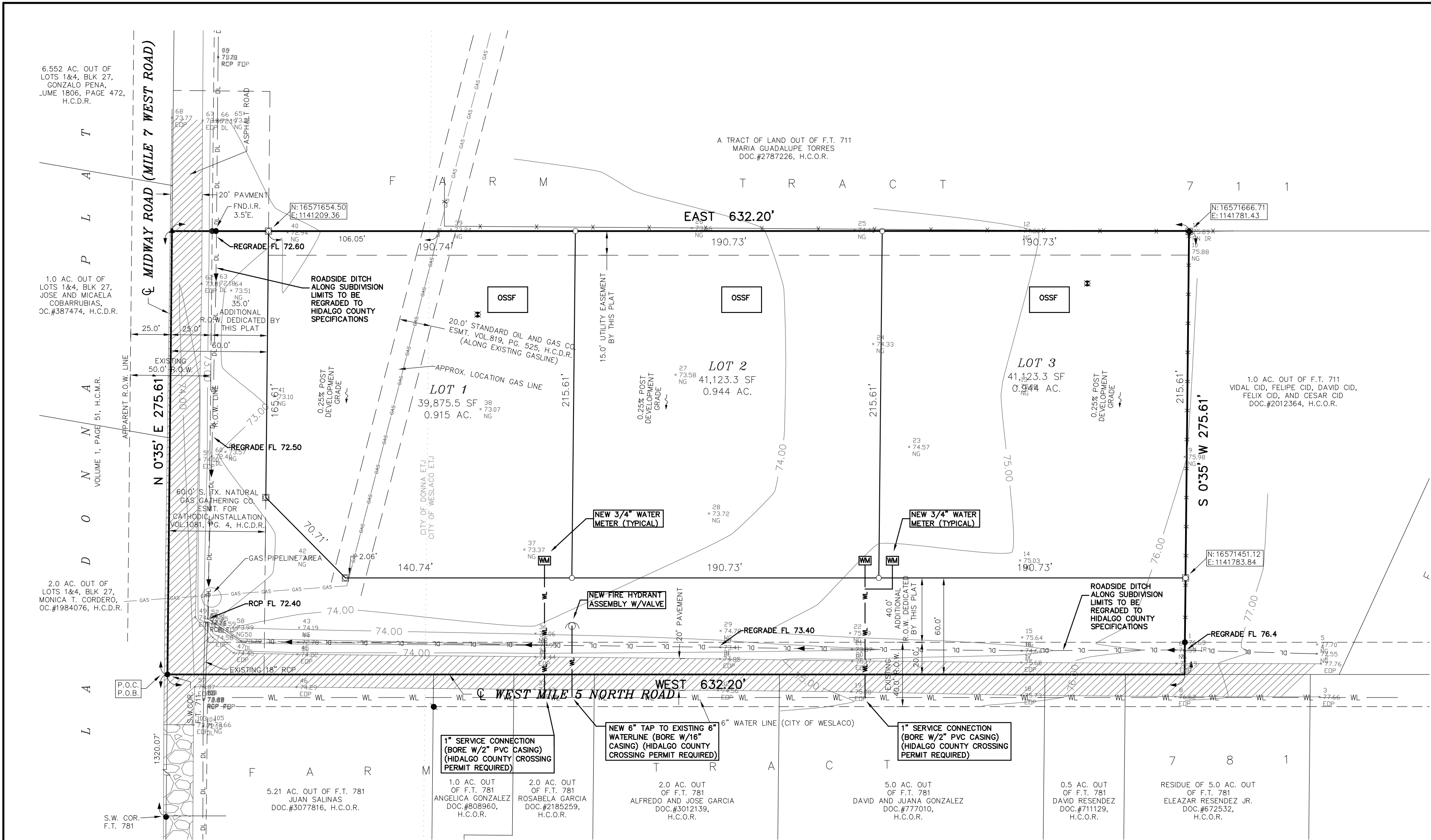
Data Source Information

Soil Survey Area: Hidalgo County, Texas
 Survey Area Data: Version 19, Jun 11, 2020





- | | |
|---------|--|
| SHEET 1 | LOCATION MAP AND E.T.U. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.U. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES. |
| SHEET 2 | WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); PHYSICAL WATER AND SEWER CONNECTION; SUBDIVIDER CERTIFICATION AND STATEMENT; DRAINAGE REPORT INCLUDING DRAINAGE DESIGN AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS. |

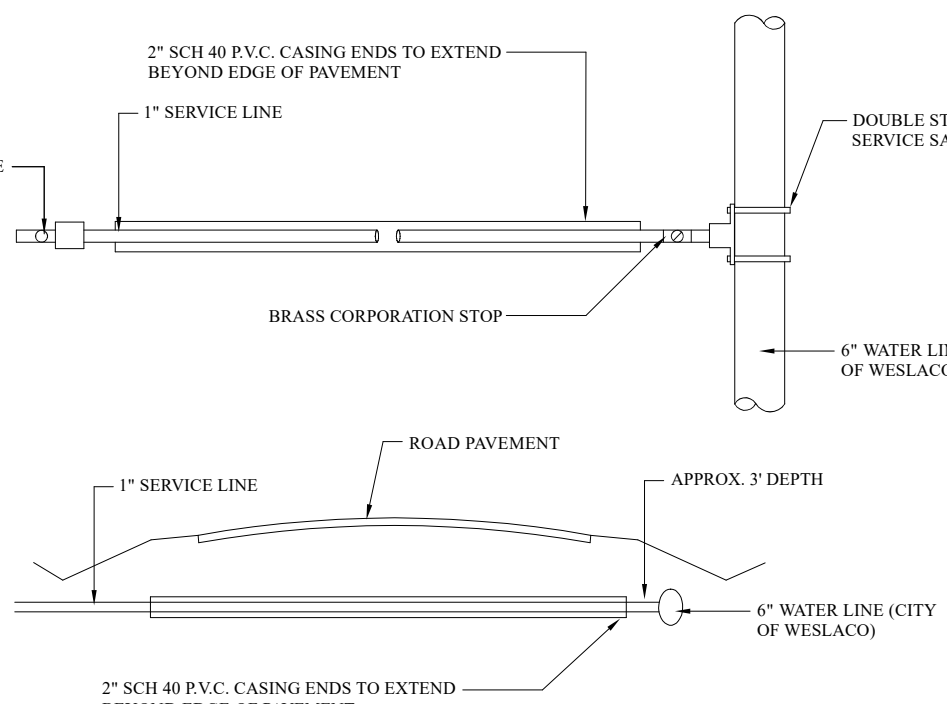


EMILY VILLARRERAL SUBDIVISION

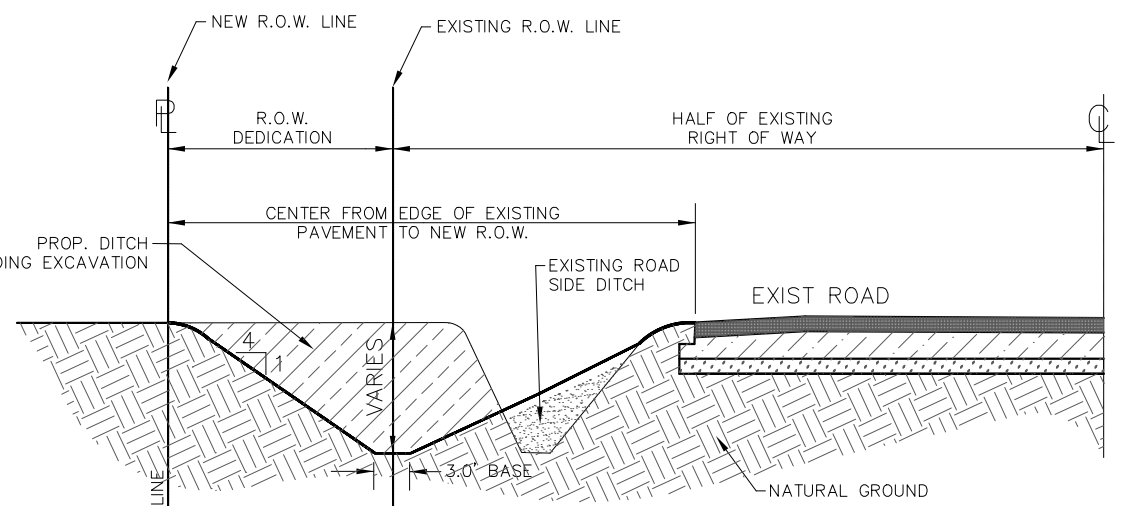
BEING A SUBDIVISION OF 4.00 ACRES OF LAND OUT OF FARM TRACT 711, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS

SCALE: 1"=50'

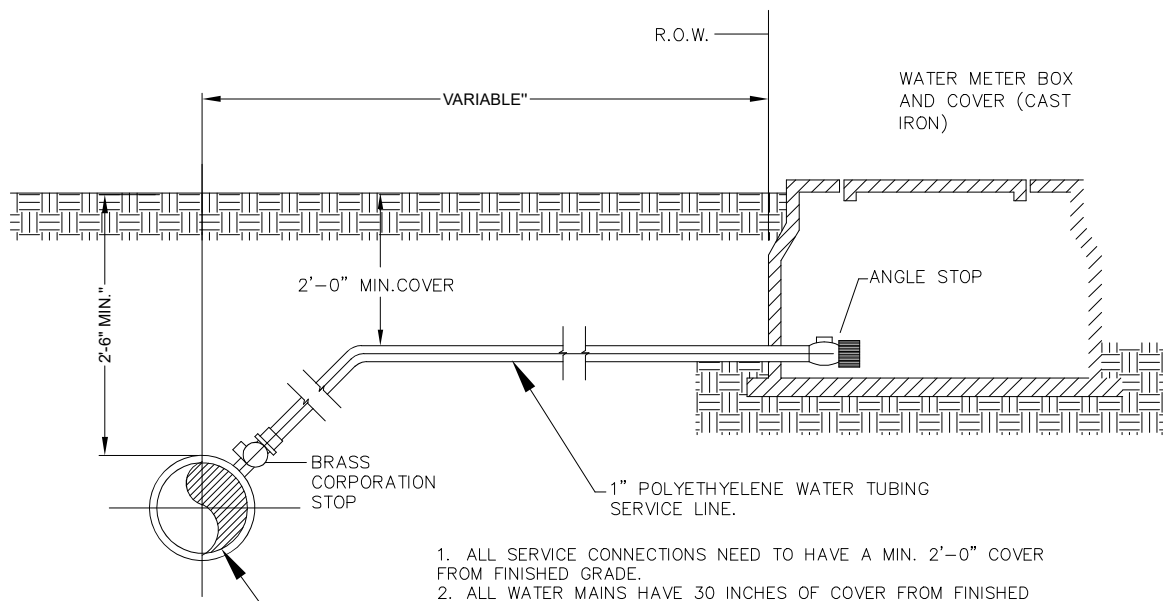
- LEGEND**
- POWER POLE
 - WATERLINE
 - DIRECTION OF FLOW
 - GRADE ELEVATION
 - FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD
 - WATERVALVE
 - HOGWIRE FENCE LINE
 - BORE LOCATION



TYPICAL SERVICE CONNECTION
(STREET CROSSING)
N.T.S.



RECONSTRUCTION OF ROADSIDE DITCH
N.T.S.



STANDARD WATER SERVICE
CONNECTION

SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS AND (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I (WE), MARTIN VILLARREAL, THE UNDERSIGNED, SUBDIVIDER(S) OF EMILY VILLARREAL SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: MARTIN VILLARREAL
ADDRESS: 3830 LAGOS VERDES
WESLACO, TEXAS 78596

DATE

STATE OF TEXAS
HIDALGO COUNTY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020

NOTARY PUBLIC, FOR THE STATE OF TEXAS

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO
LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA DE LA CIUDAD DE WESLACO. EL DUEÑO DE LA SUBDIVISIÓN Y WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. WESLACO HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN CONSISTE DE UN CONDUCTO DE AGUA DE 6 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO SUR DE LA CARRETERA MILE 5 N.

DEL CONDUCTO DE 6" SE CONECTARÁ UN SERVICIO DOBLE DE 1" Y UN SERVICIO DE 3/4" PARA LOS LOTES CON MEDIDOR MECÁNICO DE AGUA. YA SE HAN INSTALADO LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$1,700.00. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA CIUDAD DE WESLACO \$1,750.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA CIUDAD DE WESLACO LO INSTALARÁ SIN ALGÚN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISIÓN.

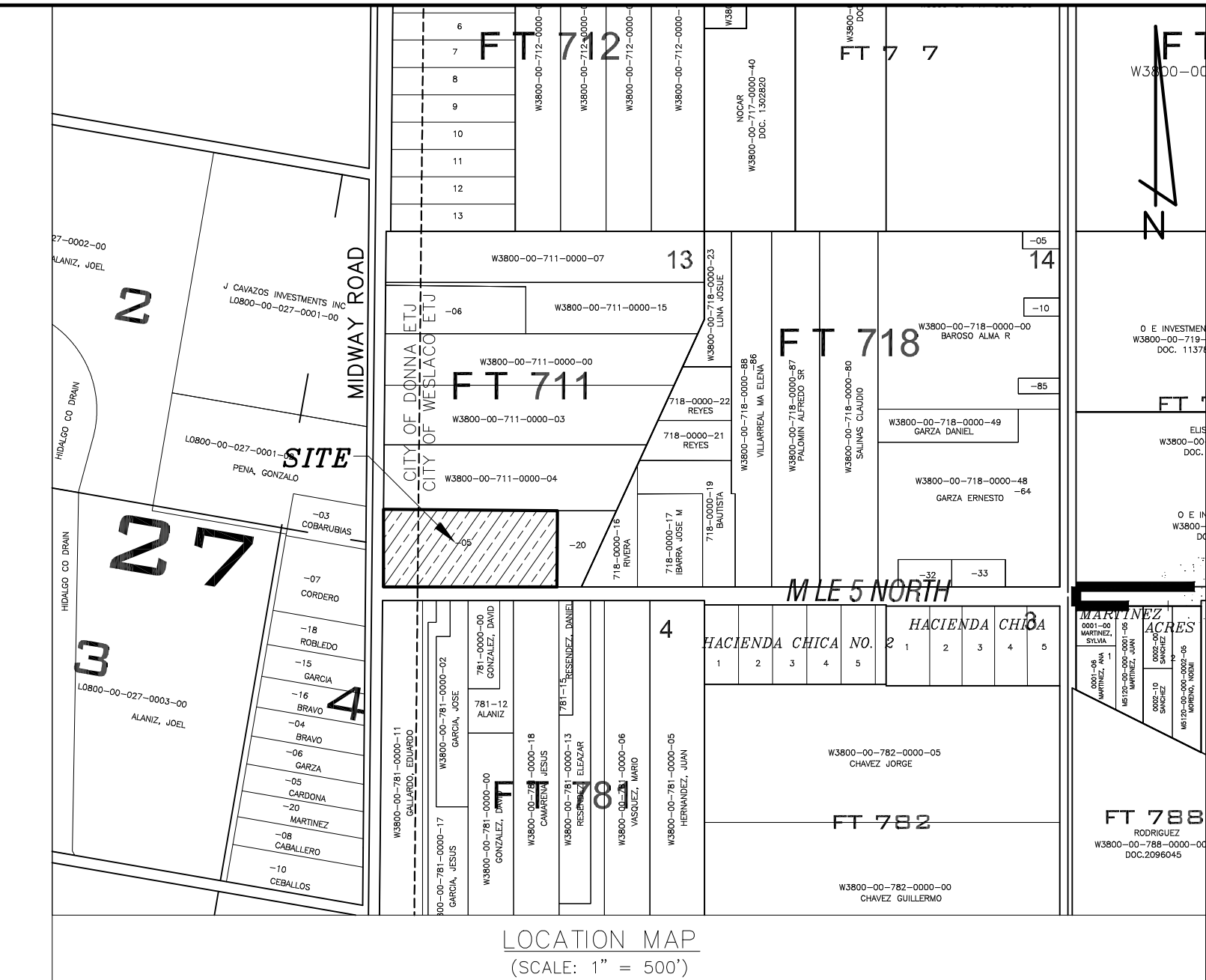
DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE ANGEL GONZALEZ, LICENCIA NO. 0512258, HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS O MÁS ARRIBA DE LO MÁS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON 1,500.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. LOTE 1 TIENE UNA FOSA SÉPTICA EXISTENTE. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y HA APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS.

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES, ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA YA HAN INSTALADO Y COMPLETAMENTE CONSTRUÍDO CON EL MEDIDOR MECÁNICO DE AGUA A UN COSTO TOTAL DE \$1,725.00 O \$1,725.00 POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$1,500.00 O \$1,500.00 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____



SUBDIVISION LOCATION DESCRIPTION

EMILY VILLARREAL SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE NORTHEAST CORNER OF MIDWAY ROAD AND MILE 5 NORTH ROAD. NEARBY MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY WESLACO (POPULATION 41,171/ 2018 CENSUS). THIS SUBDIVISION LIES APPROXIMATELY 0.5 MI. WEST OF THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATA:
THIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO. THE SUBDIVIDER AND THE CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF WESLACO, HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF MILE 5 N. ROAD.

WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF A 3/4" SERVICE CONNECTION TO THE EXISTING 6" WATERLINE AND A 1" DUAL SERVICE CONNECTION WITH WATER METERS. THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$1,700.00. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF WESLACO THE SUM OF \$1,750.00, WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO WESLACO. UPON REQUEST BY THE LOT OWNER, THE CITY OF WESLACO WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF WESLACO AND DUAL DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA:
SEWAGE FROM THIS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE SITE EVALUATOR JOSE ANGEL GONZALEZ, LICENSE NO.0512258, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.
SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.
ALL OSSF HAVE BEEN INSTALLED AS OF THE DATE OF APPLICATION FOR FINAL PLAT APPROVAL. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES – THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$1,725.00 WHICH EQUALS TO \$1,725.00 PER LOT.
SEWAGE FACILITIES – SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

DRAINAGE STATEMENT

LOCATION
Emily Villarreal Subdivision is located on the northeast corner of the intersection of Mile 5 N. Road and Midway Road within the City of Weslaco 1 Mile ETJ, in the County of Hidalgo, Texas and is described as follows: 4.00 acres of land out of Farm Tract 711 of the West Tract Subdivision, Hidalgo County, Texas, according to the plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

FLOOD ZONE DESIGNATION
By graphical plotting this property falls in Flood Zone "B", which is described as areas between limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood, as per F.E.M.A. flood insurance rate map with community panel No. 480334 0525 B, map dated January 2, 1991.

EXISTING SOILS
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (29), Mercedes clay (39), and Raymondville clay loam (52). Hidalgo sandy clay loam is listed in hydrologic group B, which consist of well drained soils with a moderate infiltration rate. Mercedes clay loam is listed in hydrologic group D, which consists of soils having very slow infiltration rates. Raymondville clay loam is listed in hydrologic group C, which consists of soils having a slow infiltration rate when thoroughly wet.

PRE-DEVELOPMENT CONDITIONS
The land comprising this subdivision is currently undeveloped open land, partially covered with brush. Topographic information of the undeveloped site reveals the site is fairly level with a slope towards the west. Existing runoff makes its way into the roadside ditch along Midway Road, flows south and outfalls into the South Donna Drain, owned by the Hidalgo County Drainage District #1. Calculations reveal an estimated pre-development runoff of 3.21 CFS.

FUTURE CONDITIONS
Future Conditions-Expected future use for this subdivision will be for residential use. The development will consist of three lots. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 5.09 CFS, a total maximum volume of additional run-off of 12,539 cubic feet (0.288 acre-ft), and a future Q of 8.30 CFS. This runoff will be detained in existing roadside ditch. The proposed roadside ditch will flow into an existing drainage ditch located approximately 1,100 feet south of the site. A drainage plan is to be approved by the County of Hidalgo at the time of issuance of a building permit.

ENGINEER'S SIGNATURE _____ DATE _____

JOB No. 144-20
DATE: 7-02-20
DRAWN BY: JR



	NAME	ADDRESS	PHONE
OWNER:	MARTIN VILLARREAL	3830 LAGOS VERDES, WESLACO, TX 78596	(956) 724-3028
SURVEYOR:	REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER:	REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968-2422

INDEX TO SHEETS OF EMILY VILLARREAL SUBDIVISION	
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS.

PRELIMINARY-FOR REVIEW ONLY



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3937	
From: Rebekah De La Fuente			
Subject: Discussion and consideration for six-month extension for the Final Plat for San Jacinto Estates No.10. Phase II Subdivision – being 13.49-acre tract of land out of Farm Tract 94, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately on the Northwest corner of Mile 10 North Road and Mile 4 West Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed sixteen (16) lot subdivision outside the City of Weslaco city limits. Final Plat approval is set to expire on January 21, 2021. Notice to proceed has been issued for this development and is currently under construction.			
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: City Commission approved the final plat for San Jacinto Estates No.10. Phase II January 21, 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 and Zoning Commission recommended approval of the six-month extension at their regular meeting of January 6, 2021			
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of six-month extension.			
Attachments, if any: San Jacinto No. 10 Phase II- Memo, San Jacinto No. 10 Phase II- Extension request-Letter, San Jacinto No. 10 Phase II- Aerial			
Responsibilities upon Approval: Staff will advise applicant			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
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: San Jacinto No. 10 Phase II

DATE: January 12, 2021

The proposed subdivision was previously approved by the City Commission on January 21, 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 currently under construction and City Staff is overseeing the installation of city utilities for this development.

Thank you,

Rebekah de la Fuente, CFM



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

December 28, 2020

Ms. Rebekah de la Fuente, CFM
Planning Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: San Jacinto Estates No. 10 Phase II

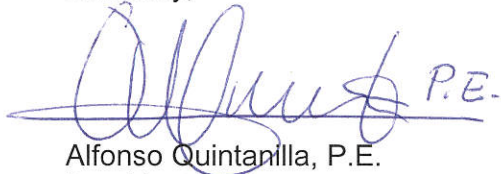
Dear Ms. de la Fuente:

I am requesting a time extension of six months for the approval of this subdivision.

Please review this request and present it to the Planning and Zoning Commission and the City Commission for their consideration.

Should you have any questions, please feel free to call me at 381-6480.

Sincerely,



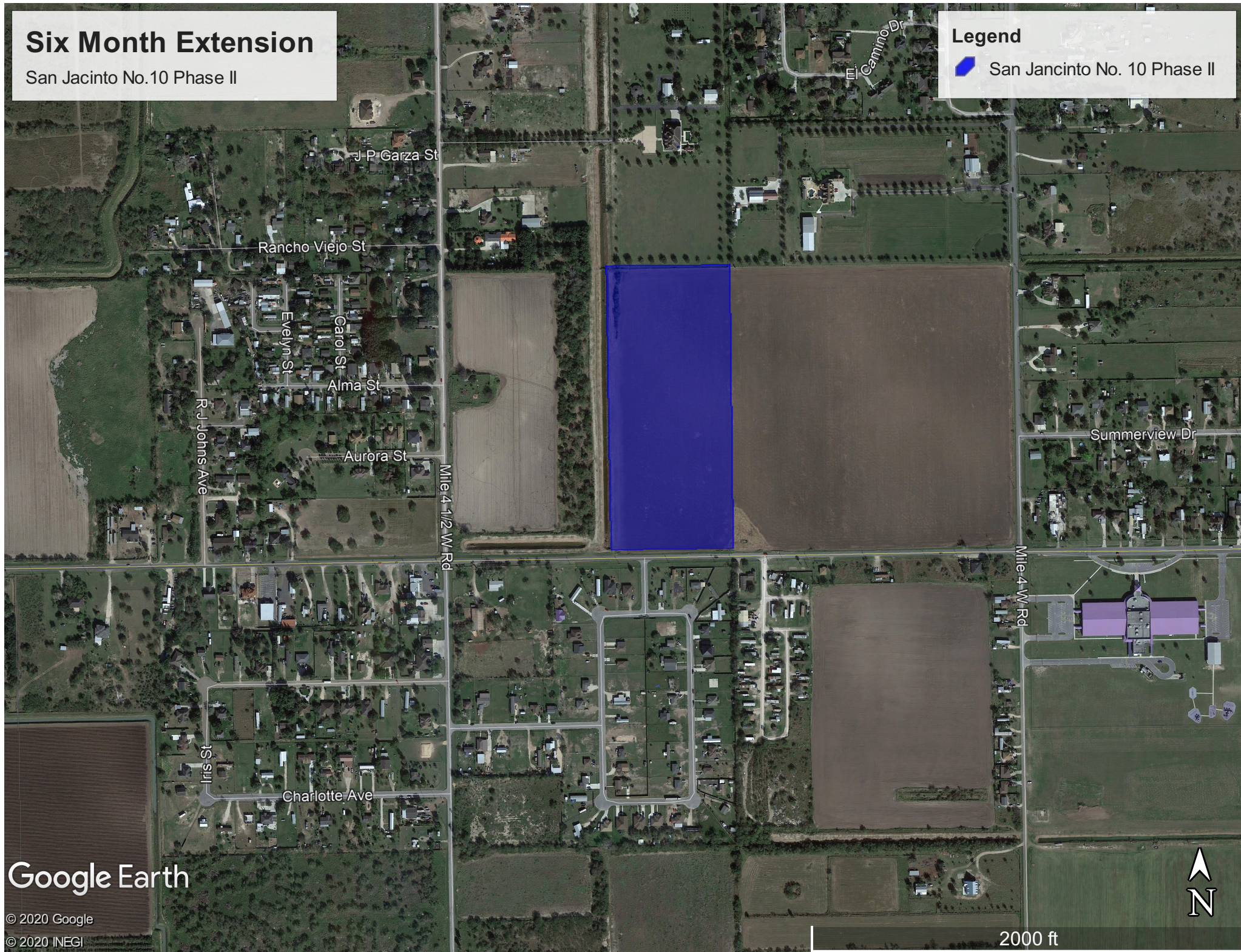
Alfonso Quintanilla, P.E.
President

Six Month Extension

San Jacinto No.10 Phase II

Legend

 San Jacinto No. 10 Phase II



Google Earth

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Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3938
From: Rebekah De La Fuente		
Subject: Discussion and consideration for six-month extension for the Final Plat for San Pedro Estates Subdivision – being 20 acre tract of land out of Farm Tract 647, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately 2,964 ft. North of the Intersection of 18th and Milanos Rd. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The proposed sixteen (16) lot subdivision outside the City of Weslaco city limits. Final Plat approval is set to expire on January 21, 2021. Notice to proceed has been issued for this development and is currently under construction.		
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: City Commission approved the final plat for San Pedro Estates January 21, 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 and Zoning Commission recommended approval of the six-month extension at their regular meeting of January 6, 2021		
Kayla Arevalo Rebekah De La Fuente Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of the six-month extension.		
Attachments, if any: San Pedro Estates- Memo, San Pedro Estates- Extension Request- Letter, San Pedro Estates- Aerial		
Responsibilities upon Approval: Staff will advise applicant.		

City of Weslaco

"The City on the Grow"



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

DATE: January 12, 2021

The proposed subdivision was previously approved by the City Commission on January 21, 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 currently under construction and City Staff is overseeing the installation of city utilities for this development.

Thank you,

Rebekah de la Fuente, CFM

Moore Land Surveying, LLC

14216 Palis Drive
La Feria, TX 78559

(956)245-0988
(956)245-4651

TBPLS Firm No. 10194186
TBPE Firm No. 19190

Mr. Rebekah de la Fuente
Director of Planning
Weslaco Planning Department
City of Weslaco
255 S. Kansas Ave
Weslaco, TX 78596

December 31, 2020

Re: SAN PEDRO ESTATES APPROVAL EXTENSION

Ms. de la Fuente:

In regards to the extension approval of San Pedro Estates, we would like to request a 6 month extension for the referenced subdivision. Due to COVID concerns in March of this year the client put the project on hold, but has since re-started it and is currently in the middle of construction for the water, sewer and drainage improvements. Construction should be completed within the month and the mylar is currently at the HCCID No. 9 for signature, and all work and signatures should be complete in the next 6 months.

If you have any questions please feel free to contact myself at 956-245-4651.

Respectfully,



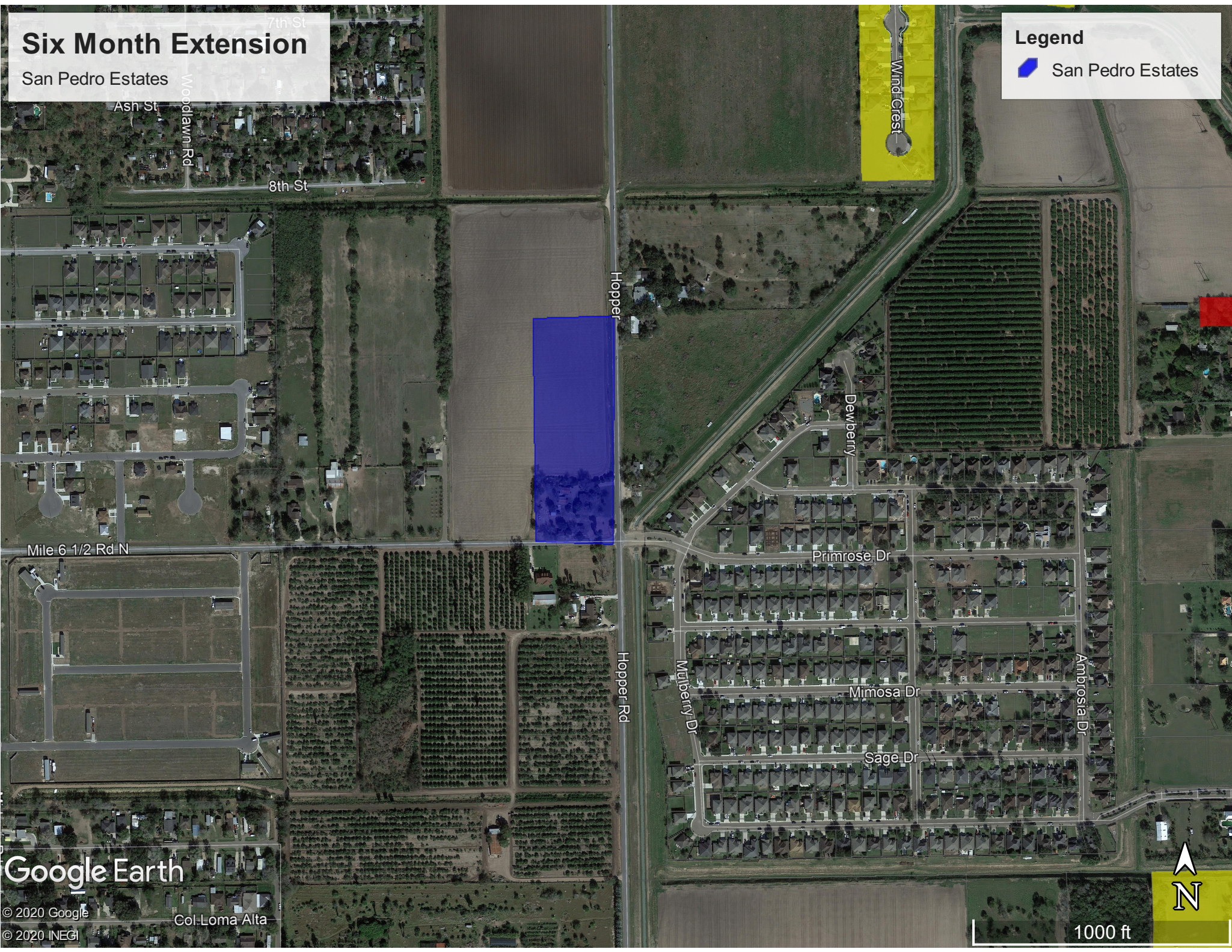
Dustin Moore, PE
Moore Land Surveying, LLC

Six Month Extension

San Pedro Estates

Legend

 San Pedro Estates



Google Earth

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Col-Loma Alta



1000 ft



Standardized Agenda Request Form

Date of Meeting: January 19, 2021		Agenda Item No. (to be assigned by CSO): 2021-3952	
From:			
Subject: Discussion and consideration on Resolution 2021-05 to authorize the Transfer of Authority of the Weslaco Foreign Trade Zone No. 156 to the Hidalgo County Regional Foreign Trade Zone and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: R2021-05 Transfer of Authority Foreign Trade Zone 156			
Responsibilities upon Approval:			

RESOLUTION NO. 2021-05

**RESOLUTION AUTHORIZING THE TRANSFER OF AUTHORITY OF THE
CITY OF WESLACO FOREIGN TRADE ZONE NO. 156**

WHEREAS, Resolution 86-18 duly approved and adopted on August 5, 1986 authorized the submission of an application for a Foreign Trade Zone Grant of Authority for the City of Weslaco; and

WHEREAS, on December 28, 1988 a grant issued by the Foreign Trade Zones Board approved the City of Weslaco Foreign Trade Zone No. 156; and

WHEREAS, the formation of The Hidalgo County Regional Foreign Trade Zone was done to foster the idea of regionalization for entities for future potential growth, development, international trade and commerce all vital to our national economy;

**NOW, THEREFORE, BE IT RESOLVED BY THE WESLACO CITY COMMISSION TO
AUTHORIZE THE MAYOR TO SIGN ANY DOCUMENTS TO TRANSFER THE
WESLACO FOREIGN TRADE ZONE NO. 156 TO HIDALGO COUNTY REGIONAL
FOREIGN TRADE ZONE IS HEREBY KNOWN.**

PASSED AND APPROVED on this 19th day of January 2021.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, City Attorney