



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, NOVEMBER 16, 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, November 16, 2021 at 5:30 PM for the purpose of discussing the following items:

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

I. CALL TO ORDER

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

II. PUBLIC COMMENTS

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

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

III. PUBLIC HEARING

- A. To solicit input on behalf of Maria Alanis to rezone 409 N Kansas Ave, also being Lot 16, block 4, Gonzalez Addition Subdivision, Weslaco, Hidalgo County, Texas from an R-1 Family Dwelling District to R-2 Duplex and Apartment District.
- B. To solicit input on behalf of Juan Gonzalez to rezone 110 W Adelita Street, also being Lot 26, San Francisco Subdivision, Weslaco, Hidalgo County, Texas from an R-1 Family Dwelling District to R-2 Duplex and Apartment District.
- C. To solicit input on behalf of Fuad Taja to rezone 202 N. Palmas. Also being Lot 10-13,

Block 12, Northside Subdivision, Weslaco, Hidalgo County, Texas from R-1 Family Dwelling District to R-2 Duplex and Apartment District.

- D. To solicit input on behalf of Weslaco New Hope LLC to approve a Conditional Use Permit to obtain a Conditional Use Permit for a Wine and Malt Beverage Retail Dealer's On-Premise permit at 2307 W Expressway 83 Ste. B. Also being Lot 4, Town Center Subdivision, Weslaco, Hidalgo County, Texas.
- E. To solicit input on behalf of Rene's Restaurant LLC to approve a Conditional Use Permit for an On-Premise Wine and Beer Retailer's Permit at 306 S Illinois Avenue also being Lot 1-6, Block 27, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.
- F. To solicit input on behalf of The City of Weslaco to revoke Conditional Use Permit for a Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, 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 November 2, 2021 (Staffed by City Secretary Department.) Attachment.
- B. Approval to ratify the advertisement for the solicitation of sealed bids for the proposed 12" Interconnect Water Line Improvements RFB No.: 2021-22-01 and authorize the Mayor to execute any related items. (Staffed by Interim City Manager.) Attachment.
- C. Approval on amendments and extension from December 7, 2021 to January 7, 2022 for Disaster Declaration (COVID-19) and any reports to such executive orders and authorize the Mayor to execute any related documents. (Staffed Interim City Manager.)
- D. Approval to purchase 2 marked police packaged SUVs with police equipment for an amount not to exceed \$64,000 each and one admin police package SUV with police equipment for an amount not to exceed \$36,000 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- E. Approval to submit an application to the South Texas Literacy Coalition free book distribution programs; acceptance of books upon award and authorize the Mayor to execute any related documents. (Staffed by the Library Department.) Attachment.

- F. Approval to authorize the Mayor Joe V Sánchez Public Library to waive printing fees for school-age children for print outs related to their schoolwork at the discretion of library staff. (Staffed by Library Department.) Attachment.
- G. Approval to authorize Mayor Joe V. Sanchez Public Library to implement a Food for Fines program supporting local food drives and the RGV Food Bank during Holiday Season, implement a Toy Drive to support local toy drives, and authorize the Mayor to execute any related documents. (Staffed by Library Department.) Attachment.
- H. Approval to authorize the solicitation of bids for miscellaneous park equipment and supplies for various park projects as approved in the Capital Improvement Project budget for FY 2021-2022. (Staffed by Parks & Recreation.)
- I. Approval to submit an application for a Texas Recreational Trail Grant program for a non-motorized trail to be located at Mayor Pablo Pena City Park with a total project cost not to exceed \$250,000, which includes a 20% match and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation.)
- J. Approval on request to close Mayor Pablo Pena City Park for the Weslaco Police Department's Annual Christmas Toy Drive on December 20, 2021 from 3:00 p.m. - 6:00 p.m. and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.)
- K. Approval to solicit a quote from Buyboard Vendor Musco Lighting for athletic field lighting and control equipment of the baseball/softball fields, tennis courts, and basketball courts at Mayor Pablo Pena City Park and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation.)
- L. Approval of the annual request to host the 2021 Weslaco Lighted Christmas Parade on Saturday, December 11, 2021 along with Santa Dash fun run hosted by RGV Theme Runs from 4 p.m. to 9 p.m. on Texas Boulevard from Pike Boulevard to Sixth Street, approval of the use of City Hall parking lot to stage 5k participants for start and end of run, request to waive any required fees and authorize the Mayor to execute any related documents as may be required by the Texas Department of Transportation for proposed street closure affecting state right of-way. (Staffed by Parks & Recreation.)

V. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of Maria Alanis on Ordinance 2021-45 to rezone 409 N Kansas Ave also being Lot 16, Block 4, Gonzalez Addition Subdivision, Weslaco, Hidalgo County, Texas from R-1 Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-45. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Domingo Gonzalez on

Ordinance 2021-46 to rezone 110 W Adelita St. also being Lot 26, San Francisco Subdivision, Weslaco, Hidalgo County, Texas from R-1 Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-46. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- C. Discussion and consideration after public hearing on behalf of Fuad Taja on Ordinance 2021-47 to rezone 202 N. Palmas also being Lot 10-13, Block 12, Northside Subdivision, Weslaco, Hidalgo County, Texas from R-1 Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-47. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration after public hearing on behalf of Weslaco New Hope LLC to approve a Conditional Use Permit for a Wine and Malt Beverage Retail Dealer's On-Premise permit at 2307 W Expressway 83 Ste. B also being Lot 4, Town Center Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Discussion and consideration after public hearing on behalf of Rene's Restaurant LLC to approve a Conditional Use Permit for a On-Premise Wine and Beer Retailer's Permit at 306 S Illinois Avenue also being Lot 1-6, Block 27, Weslaco Original Townsite Subdivision, 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 after a public hearing on behalf of The City of Weslaco to revoke Conditional Use Permit for a Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2 Suite A also being lot 4, Town Center Subdivision Lots 2-9, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration to approve the Final Plat for Pastor Estates No. 2 Subdivision— being a 2.734 acre tract of land being all of lot 4 Pastor Estates No. 2, Weslaco, Hidalgo County, Texas Located approximately on Mile 4 ½ West Road 3,690 ft North of Mile 10 North Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- H. Discussion and consideration to approve the Final Plat for Pleasant View Village Subdivision— being 8.55 out of Farm Tract 709, Block 136, The West and Adams Tracts, Weslaco, Hidalgo County, Texas located approximately 1,300 feet South of Business 83 & Pleasantview Dr. to the East and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement

Department.) Attachment.

- I. Discussion and consideration to approve the Final Plat for North Park Place Ph II—being 10.589 acres out of Farm Tract 183 and Farm Tract 184, Block 161, The West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 800 ft E from the intersection of Mile 10 N and N mile 5 ½ and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- J. Discussion and consideration to approve Ordinance 2021-48 for the Voluntary Annexation of Texas Heights Subdivision— being 18.067 a part or portion out of Farm Tracts 108 &109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas located on Texas Blvd & Northcross Avenue and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-48. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- K. Discussion and consideration to approve the utility easement between Aztec Commercial, L.P. and the City of Weslaco and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning Code Enforcement Department.) Attachment.
- L. Discussion and consideration on request from Park Meadows Subdivision for separate entrance and exit for Airport Heights Subdivision. Possible action. (Staffed by Planning & Code Enforcement.)
- M. Discussion and consideration to review meeting dates for the Regular City Commission Meeting(s) for the month of December, 2021. Possible action. (Staffed by Interim City Manager.)
- N. Discussion and consideration on Resolution 2021-61 amending Resolution 2017-85 updating the rotation list of the Mayor Pro Tempore and, in accordance with the rotational list, appoint a Mayor Pro Tempore for 2021-2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.) Attachment.
- O. Discussion and consideration on request from Inframark for the annual Consumer Price Index adjustment not to exceed 3.036% for FY 2021-2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.) Attachment.
- P. Discussion and consideration to approve Ordinance 2021-49 authorizing and allowing under the act governing the TMRS system "Updated Service Credit" and establishing an effective date for such actions and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2021-49. Possible action. (Staffed by Human Resources Department.) Attachment.

- Q. Discussion and consideration to approve and accept the Architects ranking for the New Library/Library Renovation Project, selection of a date for a special meeting to interview the top 3 firms, and designation of an interview format and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Library Department.) Attachment.
- R. Discussion and consideration to solicit bid proposals for the Fourth of July Public Fireworks display for 2022 with options for annual renewal and select single or multiple display locations. Possible action. (Staffed by Parks and Recreation Department.).
- S. Discussion and consideration to authorize use of available allowances and contingency fund balance in the North Side Park Project to Celso Gonzalez Construction to rough grade open fields at Judge Gilbert Garza Park not to exceed \$12,200 and add 40 calendar days to the contract and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department) Attachment.
- T. Discussion and consideration to award Manhole Rehabilitation Phase V to Southern Trenchless Solutions, buyboard vendor contract no. 635-21, in the amount not to exceed \$207,330 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- U. Discussion and consideration to purchase three Gorman Rupp Pumps from Precision Pump Systems, Buyboard Contract No. 589-19, for an amount not to exceed \$159,767.17 and authorize the Mayor to execute all related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- V. Discussion and consideration on request from The Eatery to authorize the street closure of Kansas Street between 4th Street and 5th Street for any special events at 400 S. Kansas Ave. from November 2021 to October 2022 from 5:00pm to 12:00am and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- W. Discussion and consideration to approve proposed Change Order #13 in the amount of \$17,000 for the Pleasantview & 11th Street Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.
- X. Discussion and consideration to approve proposed Change Order #14 in the amount of \$12,300 for the Pleasantview & 11th St. Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.

VI. REPORTS

- A. Report on Public Safety Complex Construction (Staffed by Parks & Recreation

Department.)

VII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

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

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

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

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

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

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the Interim City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- B. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of various city-owned real property to Affordable Homes of South Texas, Inc., TuCasa Investments, Inc as authorized by section §551.072 of the Texas Government Code.
- C. Legal Consultation - Consultation with City Attorney relating to the lawsuit with CDM as authorized by section §551.071 of the Texas Government Code.
- D. Legal Consultation - Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.
- E. Legal Consultation - Consultation with City Attorney relating to 380 Agreement between City of Weslaco and SDI Weslaco Holdings, LLC. as authorized by section §551.071 of the Texas Government Code.
- F. Legal Consultation - Consultation with City Attorney regarding the Performance Contracting Agreement between the City of Weslaco and Siemens Industry Inc. as authorized by section §551.071 of the Texas Government Code
- G. Legal Consultation - Consultation with City Attorney regarding *Letter of Representation and Notice Pursuant to TEX.CIV.P. & REM. Code § 101, from the Law Office of Rogelio Solis, PLLC to on behalf of Laura de Socorro Zamora , Nathan Alexis Guerra and Jayden Isaiah Guerra* as authorized by section §551.071 of the

Texas Government Code.

- H. Legal Consultation - Consultation with the City Attorney regarding *claim in accordance with The Texas Tort Claims Act, Section 101.101 from the Law Office of Raul "Rudy" Rodriguez, P.C. on behalf of the estate, wife and minor children of Juan Pedro Guerra* as authorized by section §551.071 of the Texas Government Code.
- I. Legal Consultation - Consultation with City Attorney regarding the Conditional Use Permit for Sr. Mostacho located at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco Original Townsite, Weslaco, Hidalgo County as authorized by section §551.071 of the Texas Government Code.
- J. Economic Development - Consultation with City Attorney regarding financial offer or other incentives for Project Energy as authorized by section §551.087 of the Texas Local Government Code.
- K. Economic Development - Consultation with City Attorney regarding financial offer or other incentives for Project Second Verse as authorized by section §551.087 of the Texas Local Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 11th day of November 2021, on or before 5:00 pm 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:
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PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN".

“DE ACUERDO CON LA SECCION 30.06 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA OCULTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA OCULTA”.

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY".

“DE ACUERDO CON LA SECCION 30.07 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA A LA VISTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA A LA VISTA”.



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4448	
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 ANDREW MUNOZ		Created	
City Manager Comments: Approve.			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Raja Masilamony from Seventh Day Adventist 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: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4817
From: REBEKAH DE LA FUENTE		
Subject: To solicit input on behalf of Maria Alanis to rezone 409 N Kansas Ave, also being Lot 16, block 4, Gonzalez Addition Subdivision, Weslaco, Hidalgo County, Texas from an R-1 Family Dwelling District to R-2 Duplex and Apartment District.		
Background: The applicant is requesting to rezone R-1 One Family Dwelling district to R-2 Duplex and Apartment District. Twenty-four (24) property owners within 200 feet of the applicant's property were notified by letter on October 22, 2021.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing 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 October 18, 2021.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of November 3, 2021		
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Solicit public comments.		
Staff Recommendation: Staff recommends approval based on existing surrounding land use.		
Attachments, if any:		
Responsibilities upon Approval: Staff will advise the applicant		



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4819
From: REBEKAH DE LA FUENTE		
Subject: To solicit input on behalf of Juan Gonzalez to rezone 110 W Adelita Street, also being Lot 26, San Francisco Subdivision, Weslaco, Hidalgo County, Texas from an R-1 Family Dwelling District to R-2 Duplex and Apartment District.		
Background: The applicant is requesting to rezone R-1 One family Dwelling district to R-2 Duplex and Apartment District. Twenty-five (25) property owners within 200 feet of the applicant's property were notified by letter on October 22, 2021.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing 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 October 18, 2021		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of November 3, 2021		
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Solicit public comments.		
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use		
Attachments, if any:		
Responsibilities upon Approval: Staff will advise the applicant		



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4821	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of Fuad Taja to rezone 202 N. Palmas. Also being Lot 10-13, Block 12, Northside Subdivision, Weslaco, Hidalgo County, Texas from R-1 Family Dwelling District to R-2 Duplex and Apartment District.			
Background: The applicant is requesting to rezone R-1 One family Dwelling district to R-2 Duplex and Apartment District. Sixty-three (63) property owners within 200 feet of the applicant's property were notified by letter on October 22, 2021. Domingo Martinez, 218 North Palmas has expressed concerns against the rezoning of this property.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing 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 October 18, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended denial of the rezone at their regular meeting of November 3, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends denial based on 2040 land use map and the surrounding land use			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4823
From: REBEKAH DE LA FUENTE		
Subject: To solicit input on behalf of Weslaco New Hope LLC to approve a Conditional Use Permit to obtain a Conditional Use Permit for a Wine and Malt Beverage Retail Dealer's On-Premise permit at 2307 W Expressway 83 Ste. B. Also being Lot 4, Town Center Subdivision, Weslaco, Hidalgo County, Texas.		
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise permit Six (6) property owners within 200 feet of the applicant's property were notified by letter on October 22, 2021. The TABC license will be for the existing Kahn's Grill and they have has a TABC license before.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing 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 October 18, 2021.		
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 November 3, 2021		
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments:		
Staff Recommendation: Staff recommends approval of the conditional use permit.		
Attachments, if any:		
Responsibilities upon Approval: Staff will advise the applicant		



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4825
From: REBEKAH DE LA FUENTE		
Subject: To solicit input on behalf of Rene's Restaurant LLC to approve a Conditional Use Permit for an On-Premise Wine and Beer Retailer's Permit at 306 S Illinois Avenue also being Lot 1-6, Block 27, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.		
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit. Twenty- one (21) property owners within 200 feet of the applicant's property were notified by letter on October 22, 2021. The TABC license will be for a proposed restaurant.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing 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 October 18, 2021.		
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 November 3, 2021		
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Solicit public comments.		
Staff Recommendation: Staff recommends approval of the conditional use permit.		
Attachments, if any:		
Responsibilities upon Approval: Staff will advise the applicant		



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4827	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of The City of Weslaco to revoke Conditional Use Permit for a Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to revoke the Conditional Use Permit for the Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit. Six (6) property owners within 200 feet of the applicant's property were notified by letter on September 24, 2021.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing 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 September 20, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the revocation of the Conditional Use permit at their regular meeting on November 3, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments:			
Staff Recommendation: Staff recommends approval to revoke the Conditional Use Permit based on amount and type of Police service calls			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4453
From:		
Subject: Approval of the Minutes of the Regular Meeting on November 2, 2021 (Staffed by City Secretary Department.) Attachment.		
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):		
NORMA CANTU ADELAIDA VEGA ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation:		
Attachments, if any: 21-11-02 minutes DRAFT		
Responsibilities upon Approval:		



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
NOVEMBER 2, 2021**

On Tuesday, November 2, 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
	Commissioner	Greg Kerr
	Commissioner	Letty Lopez
	Commissioner	Josh Pedraza
	Commissioner	Adrian Farias

ABSENT:	Mayor Pro Tem	Leo Muñoz
	Commissioner	J.P. Rodriguez

STAFF PRESENT:	Andrew Muñoz	Interim City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Vidal Roman, Finance Director, Antonio "Tony" Lopez, Fire Chief, Eddie Gil, IT Department, Omar Rodriguez, Parks & Recreation Director, Joe Pedraza, Asst. Director of Planning and Code Enforcement, Albert Aldana, City Engineer, Martin Vela, IT Director, Arnold Becho, Library Director, Pete Garcia, Public Works Director, David Arce, Deputy Public Works Director, Rosa Huerta, Municipal Court, and Aida Vega, Deputy City Secretary.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, October 29, 2021.

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.

None.

E. Roll Call.

Norma A. Cantu, City Secretary, called the roll call noting the absence of Mayor Pro Tem Muñoz and Commissioner Rodriguez, and a quorum present.

II. PUBLIC COMMENTS

Abigail Gonzalez, representative for Park Meadows Subdivision, submitted a petition that requested a separate entry and exit for the apartment development on Airport Drive; voiced over a 100 signatures collected and more forthcoming; stated the development of the apartments has one ingress and egress through their subdivision and voiced concerns of high volume of additional traffic, congestion and safety for the children and requested the commission resolve this by having the development provide their own entry and exit way.

Rojelio Melendrez, 501 San Carlos, voiced drainage improvements in his area, San Carlos and Republic Street, need to continue; concerned on the lack of response from public works to clean drain outlets; felt poor maintenance of the drain outlets is an issue; commented the drainage outlet of a veteran who lives on the corner of Lulac Street and Airport Drive needs to be cleaned noting a tree growing out of it and with Veterans Day approaching requested the commission honor him by seeing that the drainage is cleaned and high weeds and grass on property owned by the city needs attention.

III. PUBLIC HEARING

Commissioner Pedraza seconded by Commissioner Farias moved to open the public hearing at 6:02 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

A. To solicit input in compliance with the Consolidated Plan for Community Planning and Development (CDBG) Urban County Program Fiscal Year 35 (2022) Needs Assessment Plan.

Marisol Gonzalez and Anita Jennings, Amigos Del Valle, requested funds in the amount of \$15,000 to provide home delivered meals to seventeen homebound senior citizens in Weslaco and thanked the commission for their consideration and support.

Vidal Roman, Finance Director, stated proposed activity included general program administration \$3,000; water/sewer improvements \$292,037; senior services (Amigos Del Valle) \$5,000 and noted for the record Nuestra Clinica Del Valle Inc submitted a request for funds in the amount of \$15,000 to help provide medical, dental, and behavioral services to residents of the City.

Commissioner Kerr seconded by Commissioner Lopez moved to close the public hearing at 6:06 pm p.m. The motion carried unanimously; Mayor Suarez was present and voting.

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 of October 19, 2021 and Special Meeting of October 25, 2021. (Staffed by City Secretary Department.)

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

1) Approval on Ordinance 2021-41 reducing the size of an existing 15-foot utility easement along the northside of the property line and a 20-foot utility easement along the westside of Lot C-1 Re-Plat of Apostolic Assembly Church Subdivision to a 10-foot utility easement along the north and east side and authorize the Mayor to execute any related documents. (First reading held October 19, 2021 staffed by Planning & Code Enforcement Department.)

2) Approval on Ordinance 2021-42 for the Voluntary Annexation of Adams Tract Subdivision – being 1.166 AC out of North 210.10 ft. of the East 242.00 ft. of Farm Tract 1009, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southwest corner of intersection FM 1015 and Mile 6 North and authorize the Mayor to execute any related documents. (First reading held October 19, 2021; staffed by Planning & Code Enforcement Department.)

3) Approval on Ordinance 2021-43 for the abandonment of a 50-foot right-of-way on West Esplanada Street and North Georgia Street and authorize the Mayor to execute any related documents. (First reading held October 19, 2021; staffed by Planning & Code Enforcement Department.)

4) Approval on Ordinance 2021-44 granting Freeport Tax Exemption in the City of Weslaco and authorize the Mayor to execute any related documents. (First reading held October 19, 2021; staffed by City Manager.)

C. Approval on amendments and extension from November 7, 2021 to December 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.)

D. Approval to submit an application renewing the E-Rate 2022-2023 within the confines of the Schools and Libraries Program of the Universal Service Administrative Fund, accept funds upon award, accept to advertise and solicit prospective vendors to submit Request for Proposals (RFPs) for basic maintenance of internal connections, accept additional funding if awarded during the grant year, and authorize the Mayor to execute any related documents. (Staffed by Library Department.)

- E. Approval of the purchase of nine (9) Tiati TP 9600 Portable Radios for an amount not to exceed \$25,435.81 and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department).
- F. Approval on renewal of an agreement with the Drug Enforcement Administration of State and Local HIDTA Task Force cooperation for Fiscal Year 2021-2022 and authorize Police Chief Joel Rivera to execute any related documents. (Staffed by Police Department.)
- G. Approval to accept FY22 Juvenile Justice & Truancy Prevention Grant #4003402 in the amount of \$69,640.89 with NO MATCH and RECURRING FEES to be used for salary, training and equipment for the First Offender Program and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- H. Approval to accept BJA FY21 Edward Byrne Memorial Justice Assistance Grant Program Award in the amount of \$12,010 with NO MATCH AND RECURRING FEES to purchase policy-making software and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- I. Approval to accept FY2021 General Victim Assistance Grant #3814603 in the amount of \$45,237.75 with a 20% match and no recurring fees and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- J. Approval to accept FY2022 Project Safe Neighborhoods Grant #4271601 in the amount of \$23,257.05 with NO MATCH REQUIRED and no RECURRING FEES to pay for overtime and to purchase surveillance equipment and authorize the Mayor to execute any related documents. (Staffed by Police Department.)
- K. Approval to terminate a Weslaco Mid Valley Airport Ground Lease Agreement with tenant Don Ed Holmes for Hangar E-25 and approval of a Weslaco Mid Valley Airport Ground Lease Agreement with Tenant Nowell Willis Borders for Hangar E-25 and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)
- L. Approval of a Weslaco Mid Valley Airport Ground Lease Agreement with tenant Armando Martinez D/B/A M-5 Texas Enterprises, LLC. and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)
- M. Approval for software maintenance and support renewal agreement for Tyler Technologies Incode system with Financial, Billing, Utility and Payroll software applications in the amount of \$54,084.05 and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department.)
- N. Approval of a request from the Valley Nature Center to close Gibson Park to the public on November 13th for the Brew in the Woods annual fund raiser and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

O. Approval on Resolution 2021-58 to place a Lighted Christmas Garland Skyline (Banner) affecting state right-of way on Texas Boulevard/FM 88 between Los Torritos Street and Agostadero Street on November 22, 2021 through January 11, 2022 and authorize the Mayor to execute any related documents as may be required by the Texas Department of Transportation. (Staffed by Parks and Recreation Department.)

P. Approval to renew the lease agreement for the building located at Mayor Pablo G. Pena Park with the Boys & Girls Club of Weslaco for a two-year term ending September 30, 2023 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)

Q. Approval of the annual subscription renewal to Rio Grande Valley Communications Group for radio communication services to all city departments from October 1, 2021 - September 30, 2022 in the amount of \$48,960 and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

R. Approval on the renewal of a Public Purposes Services Contract with Weslaco Bicultural Museum, d.b.a. Weslaco Museum of Local History and Cultural Art for an amount not to exceed \$69,100 and Boys & Girls Club in the amount not to exceed \$75,000 effective October 1, 2021 through September 30, 2022 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

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

V. APPOINTMENTS

A. Discussion and consideration on Resolution 2021-59 appointing two members to the Planning and Zoning Commission for terms set to expire and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Joe Pedraza, Asst. Director of Planning & Code Enforcement stated current board members Juan Jose Trevino and Adrian Torres expressed interest in continuing to serve as members of the Planning & Zoning Commission and recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to re-appoint Juan Jose Trevino and Adrian Torres as members to the Planning and Zoning Commission as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on Resolution 2021-60 appointing a member to The Economic Development Corporation of Weslaco for term set to expire and authorize the Mayor to execute any related documents. Possible action. (Staffed by The Weslaco Economic Development Corporation.)

Norma A. Cantu, City Secretary, stated Benita Valadez requested consideration for re-appointment and recommended approval.

Commissioner Farias seconded by Commissioner Lopez moved to re-appoint Benita Valadez as a member to The Economic Development Corporation of Weslaco as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VI. NEW BUSINESS

A. Discussion and consideration to authorize a one-time supplement for all full-time and permanent part-time active employees working during COVID from February 2020 to March 2021 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Andrew Munoz, Interim City Manager, stated previous commission action approved a one-time supplemental pay for police and fire from the CARES Act and for non-civil from the general fund for full-time and permanent part-time; presented cost breakdown and stated is based on active employment during COVID period of March 2020 through February 28, 2021. Staff recommended approval.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve a one-time supplement for full-time and permanent part-time active employees that worked during COVID as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to approve the Fiscal Year 2021 Interlocal Agreement with the County of Hidalgo under the Urban County Program setting the amount for the city at \$300,037 and authorizing the Mayor to execute any related documents. Possible action. (Staffed by the Finance Department.)

Vidal Roman, Finance Director recommended approval stating the city allotment for FY 2021 CDBG funds is \$300,037.00 that has allotted funds for general program administration \$3,000, water/sewer improvements \$293,060 and senior services \$5,000.

Commissioner Kerr seconded by Commissioner Pedraza moved to approve Fiscal Year 2021 Interlocal Agreement with County of Hidalgo under the Urban County Program as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Presentation and consideration to accept and file the Financial Reports (unaudited) as of September 30, 2021 for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund and authorize the Mayor to execute all related documents. (Staffed by the Finance department).

Vidal Roman, Finance Director stated the General Fund had a net surplus of \$2.5million; sales tax continues to be strong; Water Fund has improved; working capital days strong; Solid Waste and

Airport shows deficit due to revenues and grants not recognized and will be reconciled; brush netted \$81,000. Staff recommended approval to accept and file.

Commissioner Kerr seconded by Commissioner Lopez moved to accept and file the Financial Reports (unaudited) as of September 30, 2021 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Presentation and consideration to accept and file the Quarterly Investment Report for the period ending September 30, 2021 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Finance Department).

Vidal Roman presented the Quarterly Investment Report for the period ending September 30, 2021 stating cash on deposit less due to funds transferred to Tex-Pool Prime for a better interest rate and interest income increased slightly. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to accept and file the Quarterly Investment Report for period ending September 30, 2021 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration to approve solicitation of bids for the construction of infrastructure improvements consisting of drainage, stormwater, sanitary sewer, railroad crossing, and traffic signal improvements for the new Public Safety Facilities to be located at 300 S. Bridge St and 711 E. Railroad St and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana, City Engineer, stated the request for bids were for infrastructure improvements for the new Public Safety buildings; included widening of Witmer Street to Bridge St. then continue to Business 83; extension of Saint Clair Ave, water, sewer, and drainage will also be done; railroad crossing improvements (replan king and widening) and relocation of a warning signal light. Staff will request the Emergency Vehicle Preemption System that allows emergency vehicles to quickly communicate to signal control and gain green light access when approaching the intersection at Bridge St; estimated cost for improvements is \$780,000 and does not include the relocation of AEP poles.

In response to Mayor Suarez, Interim City Manager stated funds would come from the second round of funds from American Rescue Plan Act and the sale proceeds from the police-fire department building on Airport Drive.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve solicitation of bids for construction of infrastructure improvements as presented. Motion carried unanimously; Mayor Suarez was present and voting.

Mayor Suarez deviated to the Public Hearing item at 6:02 p.m.

F. Discussion and consideration to amend waste disposal agreement between the City of Edinburg and the City of Weslaco to include Waste Materials-Municipal Solid Waste at a rate of \$17.75 per ton and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

David Arce, Deputy Public Works Director, recommended approval to amend the waste disposal agreement; amendment would include the disposal of waste materials-municipal solid waste to be effective January 2022.

Commissioner Pedraza seconded by Commissioner Lopez moved to amend waste disposal agreement between City of Edinburg and City of Weslaco to include Waste Materials-Municipal Solid Waste at rate of \$17.75 per ton as presented. Motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and presentation on Solid Waste and Brush collection services. (Staffed by Public Works Department.)

Commissioner Pedraza seconded by Commissioner Kerr moved to discuss.

David Arce made a presentation to the commission for consideration of collection of garbage and brush be once a week instead of twice a week; proposed to designate quadrants into scheduled days; a benefit of once of week is life expectancy of equipment and having time for maintenance of the trucks; presented chart of cities overviewing the collection frequency noting once a week is being done by several cities that included Edinburg and requested direction if the commission was favorable for once a week staff will gather information on cost, resources and expenses.

Mayor Suarez suggested a workshop to further discuss once a week for garbage collection as there are answered questions; brush pick-up once a week he did not see objection.

Presentation and no action.

H. Discussion and consideration to award the purchase of three (3) Pickup Trucks with Goodbuy vendor Silsbee Ford.

1. Water Division, an F350 Crew Cab 4x4 in the amount of \$45,549,

2. Streets Division, an F250 Extended Cab \$32,873,

3. Drain Ditch Division, F250 Crew Cab \$34,195,

and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

David Arce stated staff solicited proposals from several vendors: Goodbuy vendor Silsbee Ford

only responsive submitting a quote for the super duty trucks. Staff recommended approval as Silsbee Ford can make delivery of 2022 vehicles if ordered by November and the bidding process and ordering can take 12 months and more. Staff recommended approval to purchase trucks from Silsbee Ford a Goodbuy Board vendor.

Commissioner Farias seconded by Commissioner Lopez moved to approve award to purchase three (3) pick-up trucks with Goodbuy vendor Silsbee Ford as presented. Motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration to approve the demolition of the Gibson Park Swimming Pool as discussed during budget workshops and approved in new budget and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation.)

Omar Rodriguez, Parks and Recreation Director, recommended approval to proceed with the demolition of Gibson Pool.

Commissioner Farias seconded by Commissioner Lopez moved to approve the demolition of the Gibson Park Swimming Pool as presented. Motion carried unanimously; Mayor Suarez was present and voting.

J. Discussion and consideration to solicit bids for a New Splash Pad to be installed at Gibson Park as budgeted in the current Capital Improvement Budget for Parks and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez recommended approval to solicit bids for a new splash pad at Gibson Park stating funds are budgeted.

Commissioner Farias seconded by Commissioner Lopez moved to approve solicit bids for New Splash Pad to be installed at Gibson Park as presented. Motion carried unanimously; Mayor Suarez was present and voting.

K. Discussion and consideration of selected material colors for the Public Safety Complex with the Police Department, Municipal Court and Fire Administration. Possible action. (Staffed by Parks and Recreation.)

Omar Rodriguez presented a packet of colors selected for the public safety building; the selection of color for the police building was blue color scheme. Chief Rivera agreed with the color selection of blue.

Commissioner Farias seconded by Commissioner Kerr moved to approve selected material color scheme of blue for Public Safety Complex as presented. Motion carried unanimously; Mayor Suarez was present and voting.

L. Discussion and consideration of selected material colors for the New Downtown Fire Station #2 Project. Possible action. (Staffed by City Manager.)

Omar Rodriguez presented two packet of color schemes for the fire safety building; the suggested color was red scheme from the Architect. Fire Chief Antonio Lopez recommended the blue scheme to allow consistency for the entire complex be one color.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the selected material color scheme of blue as presented. Motion carried unanimously; Mayor Suarez was present and voting.

VII. EXECUTIVE SESSION

At 6:23 p.m. Commissioner Pedraza seconded by Commissioner Kerr moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:51 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

A. Personnel - Discussion regarding the goals, objectives, and evaluation of the Interim City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.

No action.

B. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of various city-owned real property to Affordable Homes of South Texas, Inc., TuCasa Investments, Inc as authorized by section §551.072 of the Texas Government Code.

No action.

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

No action.

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

No action.

E. Legal Consultation - Consultation with City Attorney relating to 380 Agreement between City of Weslaco and SDI Weslaco Holdings, LLC. as authorized by section §551.071 of the Texas Government Code.

No action.

F. Legal Consultation - Consultation with City Attorney regarding the Performance Contracting Agreement between the City of Weslaco and Siemens Industry Inc. as authorized by section §551.071 of the Texas Government Code.

No action.

G. Legal Consultation - Consultation with City Attorney regarding *Letter of Representation and Notice Pursuant to TEX.CIV.P. & REM. Code § 101, from the Law Office of Rogelio Solis, PLLC to on behalf of Laura de Socorro Zamora , Nathan Alexis Guerra and Jayden Isaiah Guerra* as authorized by section §551.071 of the Texas Government Code.

No action.

H. Legal Consultation - Consultation with the City Attorney regarding claim *in accordance with The Texas Tort Claims Act, Section 101.101 from the Law Office of Raul "Rudy" Rodriguez, P.C. on behalf of the estate, wife and minor children of Juan Pedro Guerra* as authorized by section §551.071 of the Texas Government Code.

No action.

I. Economic Development - Consultation with City Attorney regarding financial offer or other incentives for Project Energy as authorized by section §551.087 of the Texas Local Government Code.

No action.

IX. ADJOURNMENT

Commissioner Kerr seconded by Commissioner Pedraza moved to adjourn the meeting of November 2, 2021 at 7:52 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4810	
From:			
Subject: Approval to ratify the advertisement for the solicitation of sealed bids for the proposed 12" Interconnect Water Line Improvements RFB No.: 2021-22-01 and authorize the Mayor to execute any related items. (Staffed by Interim 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):			
ADELAIDA VEGA ANDREW MUNOZ		Created/Initiated New	
City Manager Comments: Approved.			
Staff Recommendation:			
Attachments, if any: Proof_Quote_for_City_of_Weslaco_RFB_No_2021-22-01			
Responsibilities upon Approval:			



CITY OF WESLACO

Invitation to Bid **PROPOSED 12" INTERCONNECT WATER LINE IMPROVEMENTS** **RFB No.: 2021-22-01**

Electronic submission of bids addressed to Homer Rhodes, will be accepted via "BIDNET" (link provided in RFB document). RFB deadline **10:00 a.m.** on **November 23, 2021**, at which time they will be opened and read aloud via Zoom meeting (Zoom link provided in RFB document).

Potential Bidders/Respondents are advised that the bid documents can be downloaded from the City of Weslaco bid stream web page address: <https://www.bidnetdirect.com/texas/cityofweslaco> or by contacting SWG Engineering at 956-958-2194. **Be advised that BIDNET portal/website is the primary source of all bid documents. Obtaining bid information from a third-party planning room may lead to incomplete submissions. BIDNET portal/website must be monitored regularly for addendums and/or bid notices. Bidders are responsible for obtaining all the necessary information required for a compliant bid.** If your company is contemplating on bidding this project you must submit a vendor's notice of intent to bid form to the Purchasing Office.

A non-mandatory Zoom pre-bid conference will be conducted by the city on November 11, 2021 at 10:00 AM. (Zoom link provided in RFB document) followed by a site visit / walk through at 11:00 AM.

The City of Weslaco reserves the right to accept or reject any or all bids, to waive any informalities, and to accept the bid to be the best value and most advantageous (as allowed in Local Government Code 252.043) to the City and to hold bids for a period of forty-five (45) days without taking action, for the purpose of reviewing the bids and investigation of bidders' qualifications prior to bid award. Bids submitted past the aforementioned date and time will not be accepted.

City of Weslaco
 /s/ Homer Rhodes,
 Purchasing Office
 hrhodes@weslacotx.gov

(Published in the Advance News Journal on Nov. 3 & Nov. 10, 2021)

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Publication date(s): Wed., Nov. 3, 2021
 Wed., Nov. 10, 2021



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4843	
From:			
Subject: Approval on amendments and extension from December 7, 2021 to January 7, 2022 for Disaster Declaration (COVID-19) and any reports to such executive orders and authorize the Mayor to execute any related documents. (Staffed Interim 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):			
JUANITA VALLEJO ANDREW MUNOZ		Created/Initiated New	
City Manager Comments: Approved.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4811	
From: ROBERT LOPEZ			
Subject: Approval to purchase 2 marked police packaged SUVs with police equipment for an amount not to exceed \$64,000 each and one admin police package SUV with police equipment for an amount not to exceed \$36,000 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: Items were approved in the 2021-2022 Police Department budget.			
Funding Source (budget code, if applicable): 101-502-554240			
Amount: \$164,000		Term of Impact: 12 months	Identified in Current Budget: Yes
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):			
ROBERT LOPEZ ROBERT LOPEZ VIDAL ROMAN ANDREW MUNOZ		Created/Initiated Approved Approved New	
City Manager Comments: Approved.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4815	
From: ARNOLDO BECHO			
Subject: Approval to submit an application to the South Texas Literacy Coalition free book distribution programs; acceptance of books upon award and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)			
Background: The South Texas Literacy Coalition(STLC) is a non-profit organization dedicated to the coordination and promotion of literacy services. The STLC is interested in funding the distribution of books for programs where the need is great. Books go to community members and are distributed during literacy events. The audience focus is adults and children. There is no fiscal obligation. The library seeks to remain a partner. Past partnerships have been very positive.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission: N/A			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A			
Advisory Review, if any (name of board/committee, date of action, recommendation): None at this time			
MARICARMEN GARCIA ARNOLDO BECHO ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Memo- South Texas Literacy Coalition Book Distribution, Book Request Form			
Responsibilities upon Approval: The library will execute the agreement and return it to STLC. The library will then work with STLC to coordinate and document book dispersal events.			

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

Andrew Munoz, Interim City Manager

November 3, 2021

To: David Suarez, Mayor; Leo Muñoz, Mayor Pro-Tem; Greg Kerr, Commissioner; Jose "J.P." Rodriguez, Commissioner; Adrian Farias, Commissioner; Letty Lopez, Commissioner; Josh Pedraza, Commissioner; Andrew Munoz, Interim City Manager

CC: Martin J. Mata, Vidal Roman, Sonia Flores, MariCarmen Garcia

Fr: Arnoldo Becho, Library Director

Re: Request to reapply for the South Texas Literacy Coalition free book distribution program. South Texas Literacy Coalition (STLC) is a non-profit organization that funds the distribution of books for qualifying programs. The books go to community members and are distributed during literacy events. The audience focus is children. The book distribution initiative is designed as a community outreach project to promote reading, family literacy, and educational achievement.

Planning and documentation is required of participating organizations but there is no fiscal obligation. The library seeks to remain a partner indefinitely, so long as there is never any fiscal responsibility. Past partnerships have been very positive.

This agenda item requires no additional funding and adds no cost to the library budget. Library staff strongly supports the request. Please feel free to contact me with any questions, I will be happy to provide additional information.

Thank you for the time,

Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144
Email: abecho@weslacopl.us

Book Request Contact

The South Texas Literacy Coalition Distributes an average of 60,000 books every year through partnerships and collaboration to host community literacy projects. Our Book Distribution Initiative was designed to put new, free books in the hands of children throughout South Texas.

Sign in to Google to save your progress. [Learn more](#)

ALL REQUESTS MUST BE SUBMITTED AT LEAST 3 WEEKS PRIOR TO EVENT DATE

Name of Organization

Your answer

Purpose of Organization

Your answer

Name of point of contact

Your answer

Email

Your answer



Phone Number

Your answer

Is this your first time requesting books from The STLC?

☐ Yes

☐ No

If No, when was the last date you requested books?

Date

mm/dd/yyyy

Are you an active follower on our social media platforms? (Facebook, Twitter, Instagram)

☐ Yes

☐ No

Page 1 of 3

Next

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Book Request Contact

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Book Request Totals

We allow organizations to submit book requests twice a year.

Are you requesting more than 250 Books?

☐ Yes

☐ No



Reading levels you are requesting

We often are able provide a total of 250 books to every organization that submits a book request form. We customize the selection depending on your selected reading levels chosen below. Books are available for pick up from our facility Monday-Friday, 10am-3pm. You will be notified when your books are ready for pick up and will be given appointment options.

	0 Books	25 Books	50 Books	75 Books	100 Books	125 Books	150 Books	175 Books	200 Books
Toddlers (Pre-K - K)	☐	☐	☐	☐	☐	☐	☐	☐	☐
Early Elementary (1st-2nd)	☐	☐	☐	☐	☐	☐	☐	☐	☐
Elementary (3rd-5th)	☐	☐	☐	☐	☐	☐	☐	☐	☐
Middle School (6th-8th)	☐	☐	☐	☐	☐	☐	☐	☐	☐
High school (9th-12th)	☐	☐	☐	☐	☐	☐	☐	☐	☐

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Book Request Contact

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Book Request Event/Program Description

Our books distributions are made possible through the support of grantees, sponsorships and donations. We ask that you be as creative and detailed as possible when filling out this section as the information is used to continue applying for grants and seeking out sponsorships.

Name of Event/Program

Your answer

Event/Program Description

Your answer

Event, Program and Organization Objectives-Intended Outcomes

Your answer

Date of Event/Program

Date

mm/dd/yyyy



Event/Program Start Time

Time

: AM ▼

Event/Program Location

Your answer

Are you Requesting a Speaker at your event or a Exhibitor?

The date and time will be taken into consideration, If a staff member of the STLC is available on the date of your event, you will be notified of our RSVP.

- ☐ Speaker
- ☐ Exhibitor
- ☐ Virtual Presentation
- ☐ No, Thank You

IMPACT Stories

You will be sent a follow up email once your event has passed with a link to fill out an impact story. It is very important that you fill this form out as it will be taken into consideration for future book requests through The South Texas Literacy Coalition.

Page 3 of 3

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City of Weslaco

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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

Andrew Muñoz, Interim City Manager

November 5, 2021

To: David Suarez, Mayor; Leo Muñoz, Mayor Pro-Tem; Greg Kerr, Commissioner; Jose "JP" Rodriguez, Commissioner; Adrian Farias, Commissioner; Letty Lopez, Commissioner; Josh Pedraza, Commissioner; Andrew Muñoz, Interim City Manager
CC: Vidal Roman, Sonia Flores, Martin J. Mata
Fr: Arnoldo Becho, Library Director
Re: Request to waive printing fees for school-age children for print outs related to their schoolwork

Following the return of school children this Fall the library noticed that some children were not able to pay for printouts which they needed for their schoolwork. The situation is rare but the library would like to have the ability to waive fees for children who are printing out for school-related purposes. This amounts to only several dollars per day of revenue for the library but could be very helpful for those children who do not carry money on a daily basis.

The intention of this item is to forgive fees for students in grades K-12. We also ask for fees to be forgiven at the library's discretion to help avoid frivolous use of this privilege.

Fee forgiveness does not extend to cost associated with lost or damaged materials. The library does not desire to have forgiveness apply to lost or damaged items.

This agenda item requires no additional funding and adds no cost to the library budget. Revenue from fines will be lost. Typically revenue of this fashion is less than \$20 per day. Library staff supports the program. Please feel free to contact me with any questions, I will be happy to provide additional information. Thank you for the time.

Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144
Email: abecho@weslacopl.us



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4848	
From:			
Subject: Approval to authorize Mayor Joe V. Sanchez Public Library to implement a Food for Fines program supporting local food drives and the RGV Food Bank during Holiday Season, implement a Toy Drive to support local toy drives, and authorize the Mayor to execute any related documents. (Staffed by Library Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
JUANITA VALLEJO ARNOLDO BECHO ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation:			
Attachments, if any: memo - food and toys for fines 2021			
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

Andrew Muñoz, Interim City Manager

November 5, 2021

To: David Suarez, Mayor; Leo Muñoz, Mayor Pro-Tem; Gregory Kerr, Commissioner; Jose "J.P." Rodriguez, Commissioner; Adrian Farias, Commissioner; Letty Lopez, Commissioner; Josh Pedraza, Commissioner; Andrew Muñoz, City Manager
CC: Martin J. Mata, Vidal Roman, Kayla Pena, Maricarmen Garcia
Fr: Arnoldo Becho, Library Director
Re: Request to approve the Food for Fines and Toy Drive Program 2021

During the months of November and December the library has traditionally taken in canned goods and toys from the public in exchange for fine forgiveness. Library fines are very typically low in value (less than \$3) and many individuals donate to the cause even if they do not have a fine present on their account. Thus, the activity does not reduce revenues greatly but does have a very positive community result. The last few years we have collected greater than 2,000 total pounds of food and hundreds of toys.

The Library typically partners with the Police Department Toy Drive and all donations received will supplement that Toy Drive. Collected food is donated to the RGV Food Bank, if another City Department does not have a food drive. Only non-perishable food items will be accepted, monetary and other donations will not be accepted. Fine forgiveness does not extend to cost associated with lost or damaged materials. Cost associated with lost or damaged materials are classified as fees and the library does not desire to have forgiveness apply to lost or damaged items.

This agenda item requires no additional funding and adds no cost to the library budget. Library staff strongly supports the program and invites all community individuals and community organizations to help promote the program. We would love to collect as much for the needy in our community as possible. Please feel free to contact me with any questions, I will be happy to provide additional information. Thank you for the time.

Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144
Email: abecho@weslacopl.us



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4835
From: OMAR RODRIGUEZ		
Subject: Approval to authorize the solicitation of bids for miscellaneous park equipment and supplies for various park projects as approved in the Capital Improvement Project budget for FY 2021-2022. (Staffed by Parks & Recreation.)		
Background: The approved budget has several park projects requiring amenities such as benches, tables, bar-b-que pits, canopies, drinking fountains, back-stops, soccer goals, playground mulch, and solar lighting. This item allow staff to put bid packages together and solicit proposals.		
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):		
OMAR RODRIGUEZ OMAR RODRIGUEZ ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any:		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4837	
From:			
Subject: Approval to submit an application for a Texas Recreational Trail Grant program for a non-motorized trail to be located at Mayor Pablo Pena City Park with a total project cost not to exceed \$250,000, which includes a 20% match and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation.)			
Background: Funding provided by this program is on a cost reimbursement basis. Projects sponsors must have cash on hand for all grant purchases and must initiate their approved projects with their own funds and be reimbursed up to 80 percent of allowable costs after submitting documentation of expenses. Individual trail grant awards can range from \$4,000 (\$5,000 or more total project cost) to \$200,000 (\$250,000 or more total project cost) for non-motorized projects.			
Funding Source (budget code, if applicable): 410-5404-550100 project #			
Amount: \$100,000		Term of Impact: none	Identified in Current Budget: yes
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):			
OMAR RODRIGUEZ		Created/Initiated	
OMAR RODRIGUEZ		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4842	
From: OMAR RODRIGUEZ			
Subject: Approval on request to close Mayor Pablo Pena City Park for the Weslaco Police Department's Annual Christmas Toy Drive on December 20, 2021 from 3:00 p.m. - 6:00 p.m. and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.)			
Background: An annual event formerly held at City Hall / BVEC.			
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):			
JUANITA VALLEJO ROBERT LOPEZ ANDREW MUNOZ OMAR RODRIGUEZ		Created/Initiated New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4844	
From: OMAR RODRIGUEZ			
Subject: Approval to solicit a quote from Buyboard Vendor Musco Lighting for athletic field lighting and control equipment of the baseball/softball fields, tennis courts, and basketball courts at Mayor Pablo Pena City Park and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation.)			
Background: This project was previously approved at the March City Commission Workshop and City Budget 2021-22 Capital Improvement Project Fund.			
Funding Source (budget code, if applicable): 410-5404-550100 project #			
Amount: \$673,450	Term of Impact: none	Identified in Current Budget: yes	
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):			
JUANITA VALLEJO OMAR RODRIGUEZ ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4845
From:		
Subject: Approval of the annual request to host the 2021 Weslaco Lighted Christmas Parade on Saturday, December 11, 2021 along with Santa Dash fun run hosted by RGV Theme Runs from 4 p.m. to 9 p.m. on Texas Boulevard from Pike Boulevard to Sixth Street, approval of the use of City Hall parking lot to stage 5k participants for start and end of run, request to waive any required fees and authorize the Mayor to execute any related documents as may be required by the Texas Department of Transportation for proposed street closure affecting state right-of-way. (Staffed by Parks & Recreation.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
JUANITA VALLEJO OMAR RODRIGUEZ ANDREW MUNOZ	Created/Initiated Approved New	
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any:		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4818	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of Maria Alanis on Ordinance 2021-45 to rezone 409 N Kansas Ave also being Lot 16, Block 4, Gonzalez Addition Subdivision, Weslaco, Hidalgo County, Texas from R-1 Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-45. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone R-1 One family Dwelling district to R-2 Duplex and Apartment District. Twenty-four (24) property owners within 200 feet of the applicant's property were notified by letter on October 22, 2021.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Ordinance - First Reading 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 October 18, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of November 3, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval based on existing surrounding land use.			
Attachments, if any: Rezone-409 N Kansas- Memo, 409 N KANSAS- Aerial, 409 N Kansas - attachments, O2021-45 409 N Kansas- Ordinance			

Responsibilities upon Approval: Staff will advise the 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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 409 North Kansas Avenue

DATE: November 9, 2021

The property owner is proposing an apartment/duplex type use. The proposed use will conform to the surrounding neighborhood which is currently zoned commercial along the North, South and West side. The property owner will need to comply with all City adopted building, parking and zoning regulations in order to construct apartments on the property.

The Planning & Zoning Commission recommended approval based existing surrounding land use.

Thank you,

Rebekah de la Fuente, CFM

REZONE

409 N KANSAS AVE

Legend

 409 N KANSAS

 NAPA Auto Parts - Weslaco Auto &...

 Luis Muffler & Radiator Shop

 Charles Johnson Finance

E Los Torritos St

 Sherwin-Williams Paint Store

 Vantage Bank Texas

 Jackson Hewitt Tax Service

 New Dimensions

W Agostadero

E Agostadero St

E Agostadero St

 Three Star Muffler Shop

 Mid Valley TV Repair

Google Earth

300 ft





APPLICATION FOR REZONING

RECEIVED

SEP 23 2021

Planning &
Code Enforcement Dept.

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

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

FILE NO. RZNE-000114-2021

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 16 Block 4

Subdivision Name Gonzales

Street Address 409 N Kansas Ave

Existing Zoning Residential Existing Land Use Empty

Proposed Zoning Duplex (2 Apts) Proposed Land Use Aparments

_____ \$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 Maria E Alanis Phone 956 777 8422

Address 110 E Agostadero St Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: mdalanis@aol.com

OWNER

Name Same as Applicant Phone _____

Address _____ Fax: _____

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

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

Signature [Signature] Date 9/23/21
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
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

October 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 3, 2021, and the City Commission will hold a public hearing on November 16, 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:

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 November 3, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Maria Alanis is requesting to rezone 409 N Kansas Ave Also being Lot 16, block 4, Gonzalez Addition Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment 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.

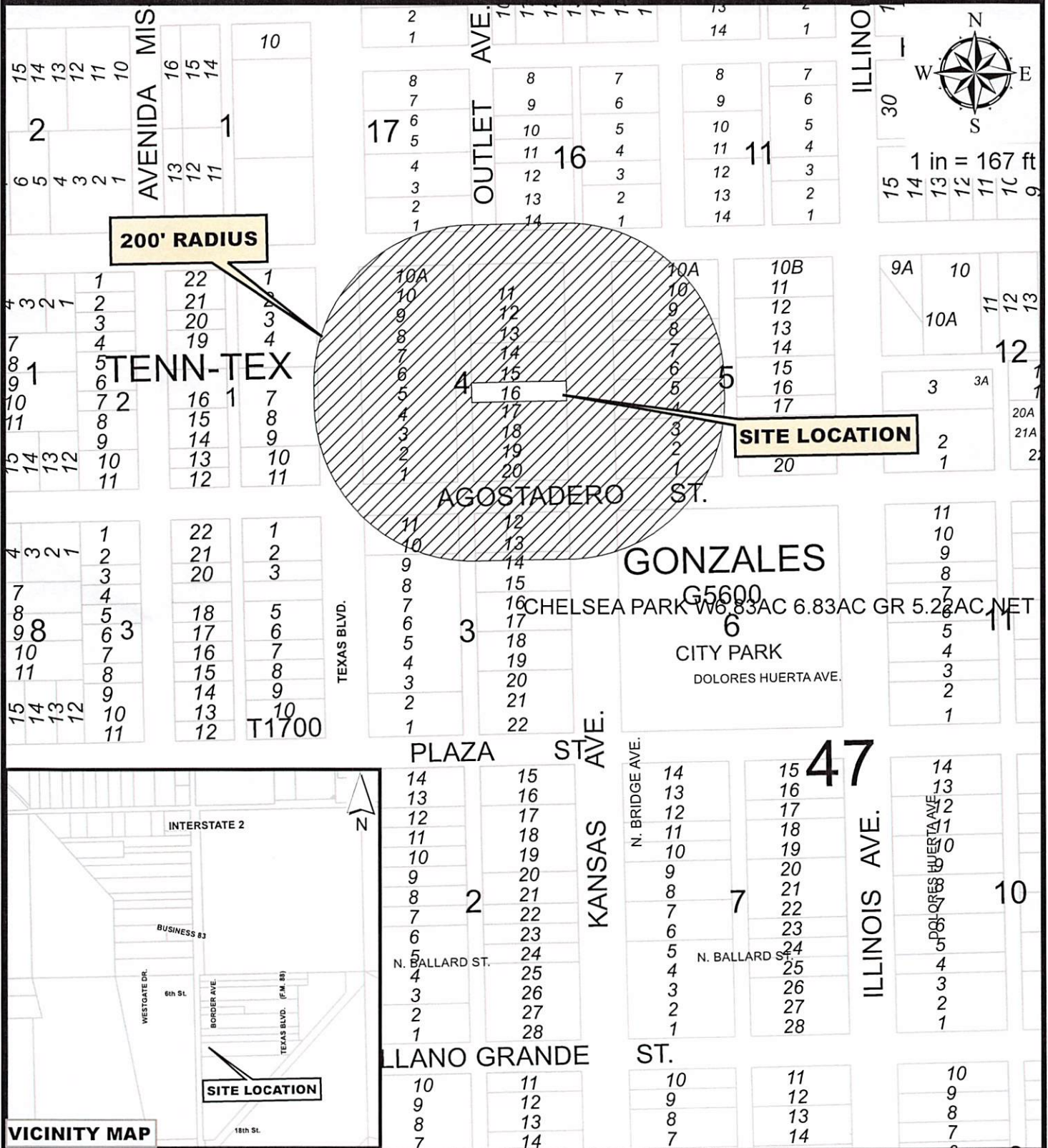
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Maria E Alanis

409 N Kansas Ave
Gonzales ADDN Lot 16 BLK 4
BLOCK 4, F.T. 197, LOT 16

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: One Family Dwelling District
Proposed zoning: R-2
Proposed land use: Commercial Use



OCT 21, 2021

RODRIGUEZ FRANCISCO ET UX 901 E UNIVERSITY DR EDINBURG TX 78539	G5600-00-003-0003-00 GONZALES ADDN LOTS 3 THRU 9 BLK 3 311 N TEXAS BLVD	L: 105000 B: 111959
GARCIA CHARLIE 2025 W MILE 11 N WESLACO TX 78599	G5600-00-003-0010-00 GONZALES ADDN LOTS 10 & 11 BLK 3 309 N TEXAS BLVD	L: 54900 B: 91977
MOLINA ESTELA 321 N KANSAS AVE WESLACO TX 78596	G5600-00-003-0012-00 GONZALES ADDN E80.25' LOTS 12 & 13 321 N KANSAS AVE	L: 14244 B: 17176
MOLINA EFRAIN & ESTELA 321 N KANSAS AVE WESLACO TX 78596	G5600-00-003-0012-01 GONZALES ADDN W39.75' LOTS 12 & 13 0 E AGOSTADERO ST	L: 9938 B: 10120
GARZA ISRAEL G Jr 315 N KANSAS AVE WESLACO TX 78596	G5600-00-003-0014-00 GONZALES ADDN LOTS 14 & 15 BLK 3 315 N KANSAS AVE	L: 21300 B: 23682
INTER NATIONAL BANK C/O CARLOS GARZA 1801 S 2ND ST SUITE 540 MCALLEN TX 78503	G5600-00-004-0001-00 GONZALES ADDN LOTS 1 THRU 10A BLK 4 0 N TEXAS	L: 231000 B: 628651
INTER NATIONAL BANK C/O CARLOS GARZA PO BOX 1700 MCALLEN TX 78505-1700	G5600-00-004-0003-00 GONZALEZ LOTS 3 THRU 10 & 10A BL K 4 401 N TEXAS BLVD	L: 101250 B: 61657
MORENO RUBEN PO BOX 512 WESLACO TX 78599	G5600-00-004-0011-00 GONZALES ADDN ALL LOTS 11 THRU 13 & 417 N KANSAS AVE	L: 42600 B: 79726
VANTAGE BANK TEXAS 1801 S 2ND STREET MCALLEN TX 78503	G5600-00-004-0014-00 GONZALES ADDN LOTS 14 & 15 BLK 4 413 N KANSAS AVE	L: 21300 B: 10475
ALANIS MARIA ELVA 110 E AGOSTADERO ST WESLACO TX 78596	G5600-00-004-0016-00 GONZALES ADDN LOT 16 BLK 4 409 N KANSAS AVE	L: 10650 B: 0
ALANIS MARIA ELVA 110 E AGOSTADERO STE A WESLACO TX 78596	G5600-00-004-0017-00 GONZALES ADDN LOTS 17 18 19 & 20 110 E ACOSTADERO ST	L: 60000 B: 182943
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	G5600-00-005-0001-00 GONZALES ADDN LOTS 1 THRU 3 BLK 5 402 N KANSAS AVE	L: 50625 B: 0

OCT 21, 2021

MARTINEZ CARLOS CESAR & PO BOX 624 WESLACO TX 78599	G5600-00-005-0004-00 GONZALES ADDN LOTS 4 & 5 BLK 5 408 N KANSAS AVE	L: 23963 B: 0
OCANA HIDALIA 403 DELIA AVE ALAMO TX 78516	G5600-00-005-0006-00 GONZALES ADDN LOTS 6 & 7 BLK 5 410 N KANSAS AVE	L: 23963 B: 100498
VEGA GLORIA M 221 N ILLINOIS AVE WESLACO TX 78596	G5600-00-005-0008-00 GONZALES ADDN LOT 8 BLK 5 414 N KANSAS AVE	L: 11981 B: 0
CAVAZOS JUAN JR 420 N KANSAS AVE WESLACO TX 78596	G5600-00-005-0009-00 GONZALES ADDN LOTS 9 10 & 10A BLK 5 420 N KANSAS AVE	L: 35944 B: 48174
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	G5600-00-006-0001-00 GONZALES ADDN LOTS 1 THRU 22 & ETWEEN LOTS 1 THRU 22 BLK 6 310 N KANSAS AVE	L: 392000 B: 6511
BORJAS JUAN G & ELIZABETH 1017 W 3RD ST WESLACO TX 78596	M6450-00-016-0001-00 L. D. MORGAN'S ADDN LOTS 1-2 BLK 16 501 N KANSAS AVE	L: 19525 B: 0
CUELLAR JOHN F 151 E TORRITOS WESLACO TX 78596	M6450-00-016-0012-00 L. D. MORGAN'S ADDN BLK 16 LOTS 12 13 151 E LOS TORRITOS ST	L: 42500 B: 44816
GONZALEZ SERGIO & GUDELIA REV PO BOX 706 SUGARLAND TX 77487	M6450-00-017-0001-00 L. D. MORGAN'S ADDN LOTS 1 & 2 BLK 17 500 N TEXAS BLVD	L: 42525 B: 12302
OLIVAREZ FAMILY PARTNERSHIP PO BOX 22 WESLACO TX 78599	T1700-00-001-0001-00 TENN-TEX LOTS 1 THRU 5 BLK 1 413 N TEXAS BLVD	L: 74375 B: 145061
OLIVAREZ FAMILY PARTNERSHIP PO BOX 22 WESLACO TX 78599	T1700-00-001-0006-00 TENN-TEX BLK 1 LTS 6 7 8 & 9 409 N TEXAS BLVD	L: 70000 B: 209646
OLIVAREZ FMLY PRTRNSHP LTD PO BOX 22 WESLACO TX 78599-0022	T1700-00-001-0009-00 TENN-TEX BLK 1 LT 9 404 N TEXAS BLVD	L: 25000 B: 0
OLIVAREZ FAMILY PTNRSHLP LTD PO BOX 22 WESLACO TX 78599	T1700-00-001-0010-00 TENN-TEX BLK 1 LTS 10-11 318 N TEXAS BLVD	L: 38888 B: 56778

Property

Account

Property ID:	180552	Legal Description:	GONZALES ADDN LOT 16 BLK 4
Geographic ID:	G5600-00-004-0016-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	409 N KANSAS AVE WESLACO, TX	Mapsco:	
Neighborhood:	GONZALEZ	Map ID:	CWL
Neighborhood CD:	G560000		

Owner

Name:	ALANIS MARIA ELVA	Owner ID:	628518
Mailing Address:	110 E AGOSTADERO ST WESLACO, TX 78596-5314	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$10,650	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$10,650	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$10,650	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$10,650	

Taxing Jurisdiction

Owner:	ALANIS MARIA ELVA
% Ownership:	100.0000000000%

Total Value: \$10,650

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$10,650	\$10,650	\$0.00
CWL	CITY OF WESLACO	0.696700	\$10,650	\$10,650	\$74.20
DR1	DRAINAGE DISTRICT #1	0.102600	\$10,650	\$10,650	\$10.93
GHD	HIDALGO COUNTY	0.575000	\$10,650	\$10,650	\$61.24
JCC	SOUTH TEXAS COLLEGE	0.171800	\$10,650	\$10,650	\$18.30
R02	ROAD DIST 02	0.000000	\$10,650	\$10,650	\$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$10,650	\$10,650	\$5.24
SWL	WESLACO ISD	1.018900	\$10,650	\$10,650	\$108.51
Total Tax Rate:		2.614200			
Taxes w/Current Exemptions:					\$278.42
Taxes w/o Exemptions:					\$278.41

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.0689	3000.00	25.00	120.00	\$10,650	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$0	\$10,650	0	10,650	\$0	\$10,650
2020	\$0	\$10,650	0	10,650	\$0	\$10,650
2019	\$0	\$10,050	0	10,050	\$0	\$10,050
2018	\$0	\$10,050	0	10,050	\$0	\$10,050
2017	\$0	\$10,050	0	10,050	\$0	\$10,050
2016	\$0	\$10,050	0	10,050	\$0	\$10,050
2015	\$0	\$10,050	0	10,050	\$0	\$10,050
2014	\$0	\$10,050	0	10,050	\$0	\$10,050
2013	\$0	\$9,000	0	9,000	\$0	\$9,000
2012	\$0	\$9,000	0	9,000	\$0	\$9,000
2011	\$0	\$9,000	0	9,000	\$0	\$9,000
2010	\$0	\$9,000	0	9,000	\$0	\$9,000
2009	\$0	\$9,000	0	9,000	\$0	\$9,000
2008	\$10,158	\$9,000	0	19,158	\$3,227	\$15,931
2007	\$8,933	\$5,550	0	14,483	\$0	\$14,483

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/26/2013	WDV	WARRANTY DEED/VENDORS LIEN	LEAL ROSA G	ALANIS MARIA ELVA			2425363
2	10/22/2009	WD	WARRANTY DEED	LEAL ROSA G, LETICIA	LEAL ROSA G			2045629

OROZCO &
GRISELDA
LARA ET AL

3 10/22/2009 AOH AFFIDAVIT OF HEIRSHIP

FLORES
ANGELICA

LEAL ROSA G,
LETICIA
OROZCO &
GRISELDA
LARA ET AL

2045628

Tax Due

Property Tax Information as of 05/17/2021

Amount Due if Paid on:  ▼

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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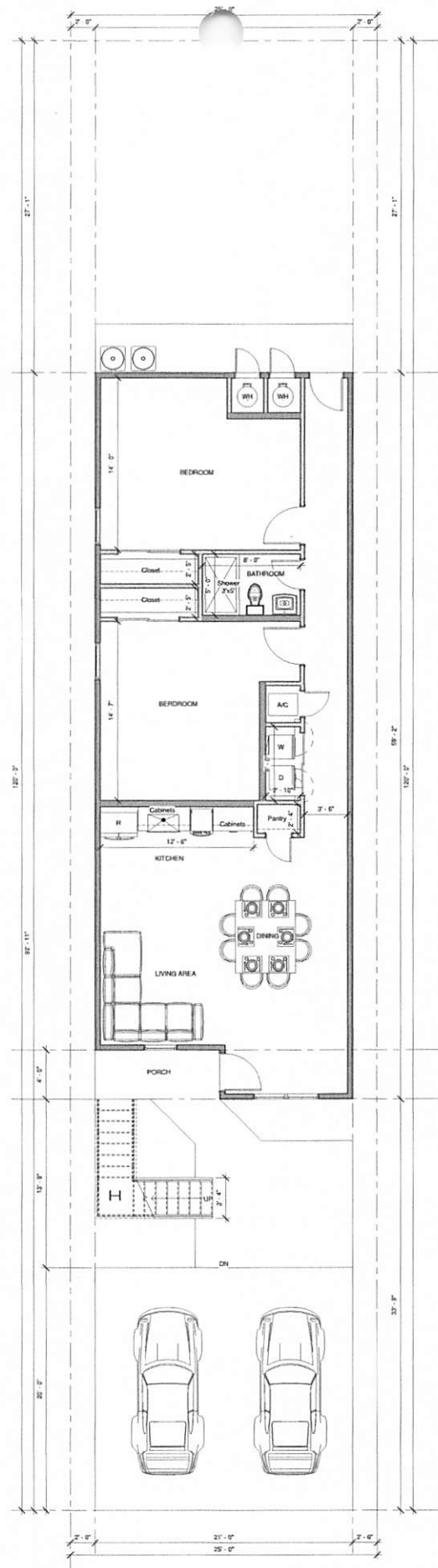
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

ADDRESS: 409 N KANSAS, WESLACO TX. 78596

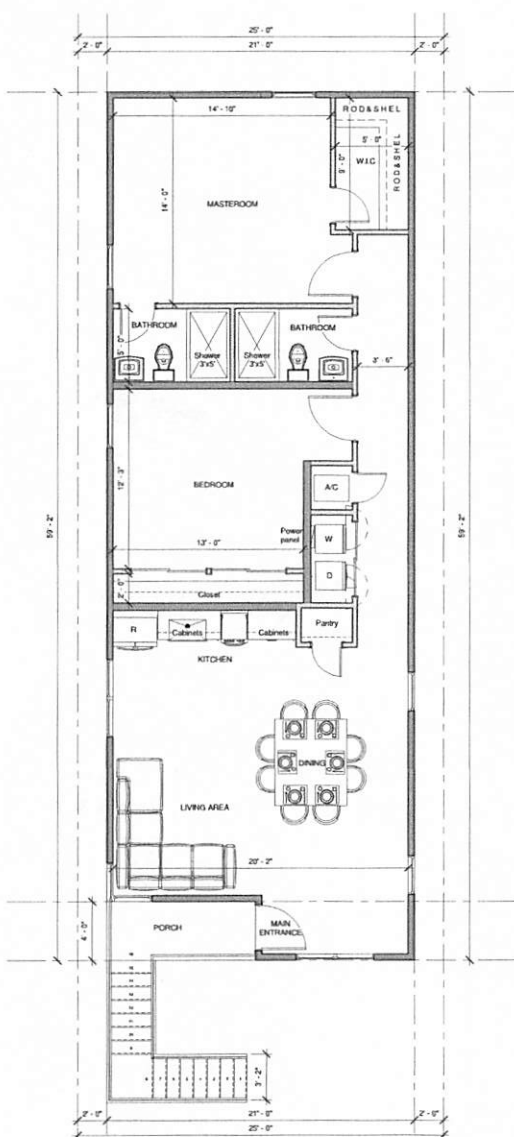


PROJECT ELVA
ALANIS' HOME
409 N KANSAS,
WESLACO TX. 78596

LIVING AREA
KITCHEN
BATHROOM
BEDROOM
MASTERROOM
TOTAL AREA



① Level 1
1/4" = 1'-0"



② Level 2
1/4" = 1'-0"

PROJECT ELVA ALANIS' HOME

FLOOR PLAN

SCALE: As Shown
DATE: 5/4/2021 5:43:12 AM
DNL: #87596L
FLOOR PLAN
ARCH. JOSE LUIS PRIETO

A101

ORDINANCE NO. 2021-45

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 409 N KANSAS AVE ALSO BEING LOT 16, BLOCK 4, GONZALEZ ADDITION SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT SUBDIVISION 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 R-2 Duplex and Apartment District located at 409 N Kansas Ave. Also being Lot 16, Block 4, Gonzalez Addition Subdivision, 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 16th day of November 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**



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4820
From: REBEKAH DE LA FUENTE		
Subject: Discussion and consideration after public hearing on behalf of Domingo Gonzalez on Ordinance 2021-46 to rezone 110 W Adelita St. also being Lot 26, San Francisco Subdivision, Weslaco, Hidalgo County, Texas from R-1 Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-46. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The applicant is requesting to rezone R-1 Family Dwelling District to R-2 Duplex and Apartment District. Twenty-five (25) property owners within 200 feet of the applicant's property were notified by letter on October 22, 2021.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Ordinance - First Reading 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 October 18, 2021.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of November 3, 2021		
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use		
Attachments, if any: Rezone-110 W Adelita- Memo, 110 W ADELITA- Aerial, 110 W Adelita- attachments, O2021-46 110 W Adelita- Ordinance		

Responsibilities upon Approval: Staff will advise the 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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 110 W Adelita

DATE: November 9, 2021

The property owner is proposing an apartment/duplex type use. The 2040 Land Use Map has identified this area as a future apartments district and will conform to the surrounding neighborhood, which currently has apartments along Adelita and Maria Isabel. No petitions were received for or against this item. The property owner will need to comply with all City adopted building, parking and zoning regulations in order to construct apartments on the property.

The Planning & Zoning Commission recommended approval based on the 2040 Land Use Map and existing surrounding land use.

Thank you,

Rebekah de la Fuente, CFM

REZONE

R-1 TO R-2 DUPLEX AND APTS

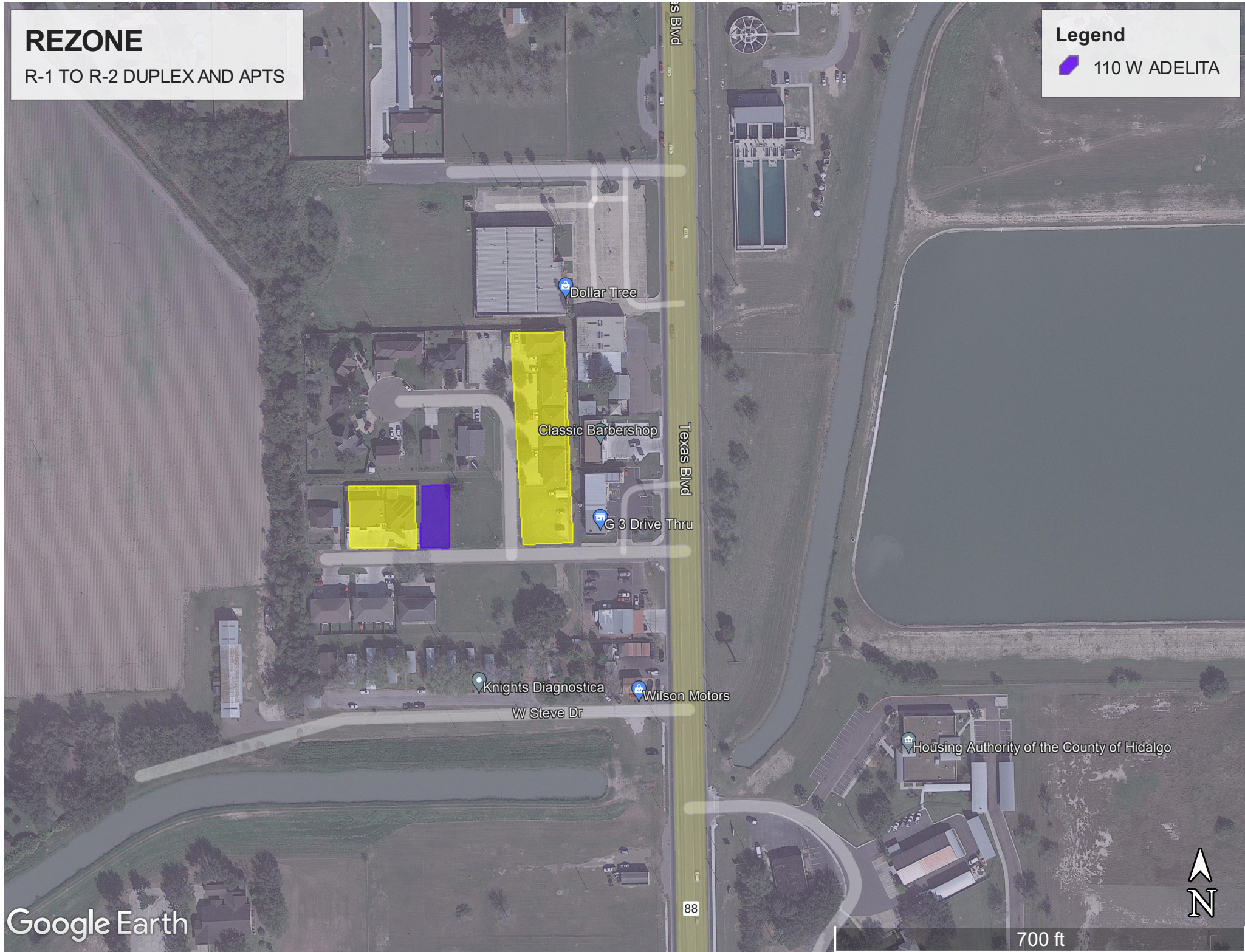
Legend

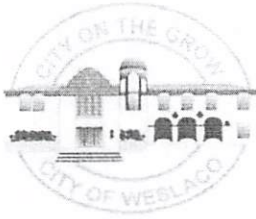
 110 W ADELITA

Google Earth

88

700 ft





APPLICATION FOR REZONING

RZNE-000132-2021

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 26 Block _____

Subdivision Name San Francisco Sub.

Street Address _____

Existing Zoning R1 Existing Land Use _____

Proposed Zoning R2 Proposed Land Use Apartment

- _____ \$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 Juan Gonzalez Phone 956-314-2575

Address 3308 Rosewood Dr. Fax: N/A

City Weslaco State Tx Zip Code 78599 E-Mail: nelda027@yahoo.com

OWNER

Name (Same as Above) Juan Gonzalez Phone 956-314-2575

Address 3308 Rosewood Dr. Fax: N/A

City Weslaco State Tx Zip Code 78599 E-Mail: nelda027@yahoo.com

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

Signature _____ Date 4/5/21

Signature _____ Date _____

Signature _____ Date _____

Property Tax Balance

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

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

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

Unless otherwise noted, all data refers to tax information for 2020. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: S06500000002600

Pending Credit Card or eCheck Payments:
No Payment Pending

Appraisal District Number: 275020

Pay by Credit Card

Address:
GONZALEZ JUAN & NELDA
3308 ROSEWOOD DR
WESLACO, TX 78599-3625

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

Property Site Address:
ADELITA ST

Pay by eCheck

Legal Description:
SAN FRANCISCO LT 26

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

Current Tax Levy: \$347.84

Print Current Statement

Current Amount Due: \$0.00

Print Delinquent Statement

Prior Year Amount Due: \$0.00

Total Amount Due: \$0.00

[Register for Certified Statements by E-mail](#)

Last Payment Amount for Current Year Taxes:
\$347.84

Gross Value: \$13,306

Last Payer for Current Year Taxes:
NELDA GONZALEZ

Land Value: \$13,306

Improvement Value: \$0

Last Payment Date for Current Year Taxes:
12/23/2020

Capped Value: \$0

Agricultural Value: \$0

Active Lawsuits: None

Exemptions:
None

[Exemption and Tax Rate Information](#)

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

[Payment Information](#)

[Print a Current Tax Statement](#)

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

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

October 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 3, 2021, and the City Commission will hold a public hearing on November 16, 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:

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 November 3, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Juan Gonzalez is requesting to rezone 110 W Adelita St. Also being Lot 26, San Francisco Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment 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.

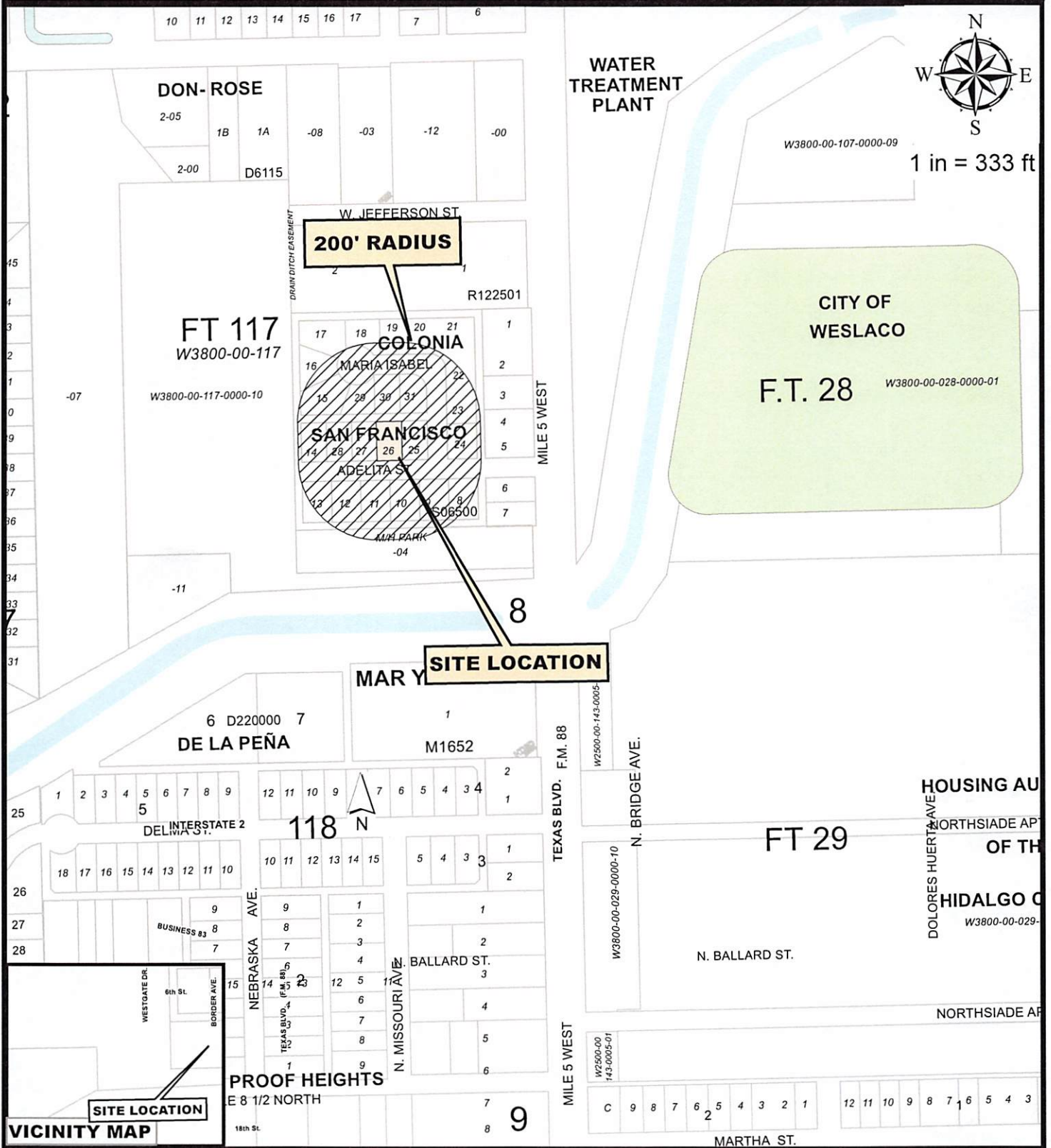
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Juan Gonzalez

110 West Adelita Street

BLOCK 162, F.T. 117, LOT 1

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: One Family Dwelling District
Proposed zoning: R-2
Proposed land use: Duplex & Apartments



OCT 22, 2021

DE LA CRUZ FELIX & IRMA 2411 DURANGO DR MISSION TX 78573	S0650-00-000-0008-00 COLONIA SAN FRANCISCO DE WESLACO 105 ADELITA ST	L: 16041 B: 0
DE LA CRUZ FELIX & IRMA 613 S RAUL LONGORIA RD EDINBURG TX 78542	S0650-00-000-0009-00 COLONIA SAN FRANCISCO DE WESLACO 107 ADELITA ST	L: 16041 B: 0
DE LA CRUZ FELIX & IRMA 2411 DURANGO DR MISSION TX 78573	S0650-00-000-0010-00 COLONIA SAN FRANCISCO DE WESLACO 109 ADELITA ST	L: 16043 B: 0
LARA ELEAZAR & LIANA A B PO BOX 1970 DONNA TX 78537	S0650-00-000-0011-00 COLONIA SAN FRANCISCO DE WESLACO 111 ADELITA ST	L: 23682 B: 184718
BLOOM PROPERTIES LLC 1316 CITRINE DR WESLACO TX 78596	S0650-00-000-0012-00 COLONIA SAN FRANCISCO DE WESLACO 113 ADELITA ST	L: 23682 B: 221676
LF TRINITY DEVELOPMENT GROUP 3533 MORELAND DR STE A WESLACO TX 78596	S0650-00-000-0013-00 COLONIA SAN FRANCISCO DE WESLACO 115 ADELITA ST	L: 23682 B: 187672
PENA BENIGNO 4793 W EXPRESSWAY 83 HARLINGEN TX 78552	S0650-00-000-0014-00 COLONIA SAN FRANCISCO DE WESLACO 116 ADELITA ST	L: 13306 B: 27410
LEOS NORA 1914 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0015-00 COLONIA SAN FRANCISCO DE WESLACO 1914 MARIA ISABEL DR	L: 14553 B: 114152
RODRIGUEZ NATILISA I 1916 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0016-00 COLONIA SAN FRANCISCO DE WESLACO 1916 MARIA ISABEL DR	L: 14553 B: 16529
LOPEZ DIANA MARISSA ANN HANKS 1915 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0017-00 COLONIA SAN FRANCISCO DE WESLACO 1915 MARIA ISABEL DR	L: 14553 B: 45101
RODRIGUEZ APOLINAR & ELISVIA 1913 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0018-00 COLONIA SAN FRANCISCO DE WESLACO 1913 MARIA ISABELA DR	L: 14553 B: 137066
CAVAZOS DOMINGO JR & SANDRA 1911 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0019-00 COLONIA SAN FRANCISCO DE WESLACO 1911 MARIA ISABEL DR	L: 13230 B: 84273

City of Weslaco Code Enforcement Dept.

OCT 22, 2021

MDQ INVESTMENTS LLC 54 3RD ST PRESQUE ISLE ME 4769	S0650-00-000-0020-00 COLONIA SAN FRANCISCO DE WESLACO 1909 MARIA ISABEL DR	L: 85142 B: 625387
GILL EDWARD T & EDITH A 3207 MABURY RD SAN JOSE CA 95127	S0650-00-000-0021-00 SAN FRANCISCO LT 21	L: 21483 B: 135324
GILL EDWARD T & EDITH A 3207 MABURY RD SAN JOSE CA 95127	S0650-00-000-0022-00 SAN FRANCISCO LT 22 1907 MARIA ISABEL DR	L: 21483 B: 126246
GILL, EDWARD T & EDITH A 3207 MABURY RD SAN JOSE CA 95127	S0650-00-000-0023-00 SAN FRANCISCO LT 23 1905 MARIA ISABEL DR	L: 20693 B: 266507
RANGEL ROBERTO & MELISSA G 2303 FRESNO ST SAN JUAN TX 78589	S0650-00-000-0024-00 COLONIA SAN FRANCISCO DE WESLACO	L: 14018 B: 0
DE LA CRUZ FELIX & IRMA 2411 DURANGO DR MISSION TX 78573	S0650-00-000-0025-00 COLONIA SAN FRANCISCO DE WESLACO 108 ADELITA ST	L: 13306 B: 0
GONZALEZ JUAN & NELDA 3308 ROSEWOOD DR WESLACO TX 78599	S0650-00-000-0026-00 COLONIA SAN FRANCISCO DE WESLACO 110 ADELITA ST	L: 13306 B: 0
GARCIA NELDA 112 ADELITA ST WESLACO TX 78599	S0650-00-000-0027-00 COLONIA SAN FRANCISCO DE WESLACO 112 W ADELITA ST	L: 13306 B: 109467
GARCIA NELDA 112 ADELITA ST WESLACO TX 78599	S0650-00-000-0028-00 COLONIA SAN FRANCISCO DE WESLACO	L: 13306 B: 104225
ESTRADA EDUARDO R & EMMA L 1912 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0029-00 COLONIA SAN FRANCISCO DE WESLACO 1912 MARIA ISABEL DR	L: 14553 B: 39932
RODRIGUEZ EDUARDO E & EMMA L 1910 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0030-00 COLONIA SAN FRANCISCO DE WESLACO 1910 MARIA ISABEL DR	L: 13306 B: 35295
SALAS MARIA DEL CARMEN & JESUS 1908 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0031-00 COLONIA SAN FRANCISCO DE WESLACO 1908 MARIA ISABEL DR	L: 13929 B: 54302

OCT 22, 2021

WILSON STEVE R & ELSA A	W3800-00-117-0000-04	L: 191252
301 W STEVE DR	WEST TRACT S108'- E660' FT 117	B: 51787
WESLACO TX 78599	K 1.64 AC GR 1.52 AC NET	
	118 W STEVE DR	

ORDINANCE NO. 2021-46

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 110 W ADELITA ST ALSO BEING LOT 26, SAN FRANCISCO SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT SUBDIVISION 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 R-2 Duplex and Apartment District located at 110 W Adelita St. Also being Lot 26, San Francisco Subdivision, 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 16th day of November 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**



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4822
From: REBEKAH DE LA FUENTE		
Subject: Discussion and consideration after public hearing on behalf of Fuad Taja on Ordinance 2021-47 to rezone 202 N. Palmas also being Lot 10-13, Block 12, Northside Subdivision, Weslaco, Hidalgo County, Texas from R-1 Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-47. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The applicant is requesting to rezone R-1 One family Dwelling district to R-2 Duplex and Apartment District. Sixty-three (63) property owners within 200 feet of the applicant's property were notified by letter on October 22, 2021. Domingo Martinez, 218 North Palmas has expressed concerns against the rezoning of this property.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Ordinance - First Reading 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 October 18, 2021.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended denial of the rezone at their regular meeting of November 3, 2021		
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends denial based on 2040 land use map and the surrounding land use		
Attachments, if any: Rezone-202 N Palmas- Memo, 202 N Palmas- Aerial, 202 N Palmas- attachments,		

O2021-47 202 N Palmas- Ordinance
Responsibilities upon Approval: Staff will advise the 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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 202 N Palmas

DATE: November 9, 2021

The property owner is proposing an apartment/duplex type use. The 2040 Land Use Map has identified this area to remain a residential zoned area and does not conform to the surrounding neighborhood. The nearest apartment zoned area is on N Cedro and the use has remained as a single-family residential home. Staff received a petition against rezone from Mr. Domingo Martinez of 218 N Palmas, citing concerns with parking and feasibility of the lot.

The Planning & Zoning Commission denial approval based on the 2040 Land Use Map and existing surrounding land use.

Thank you,

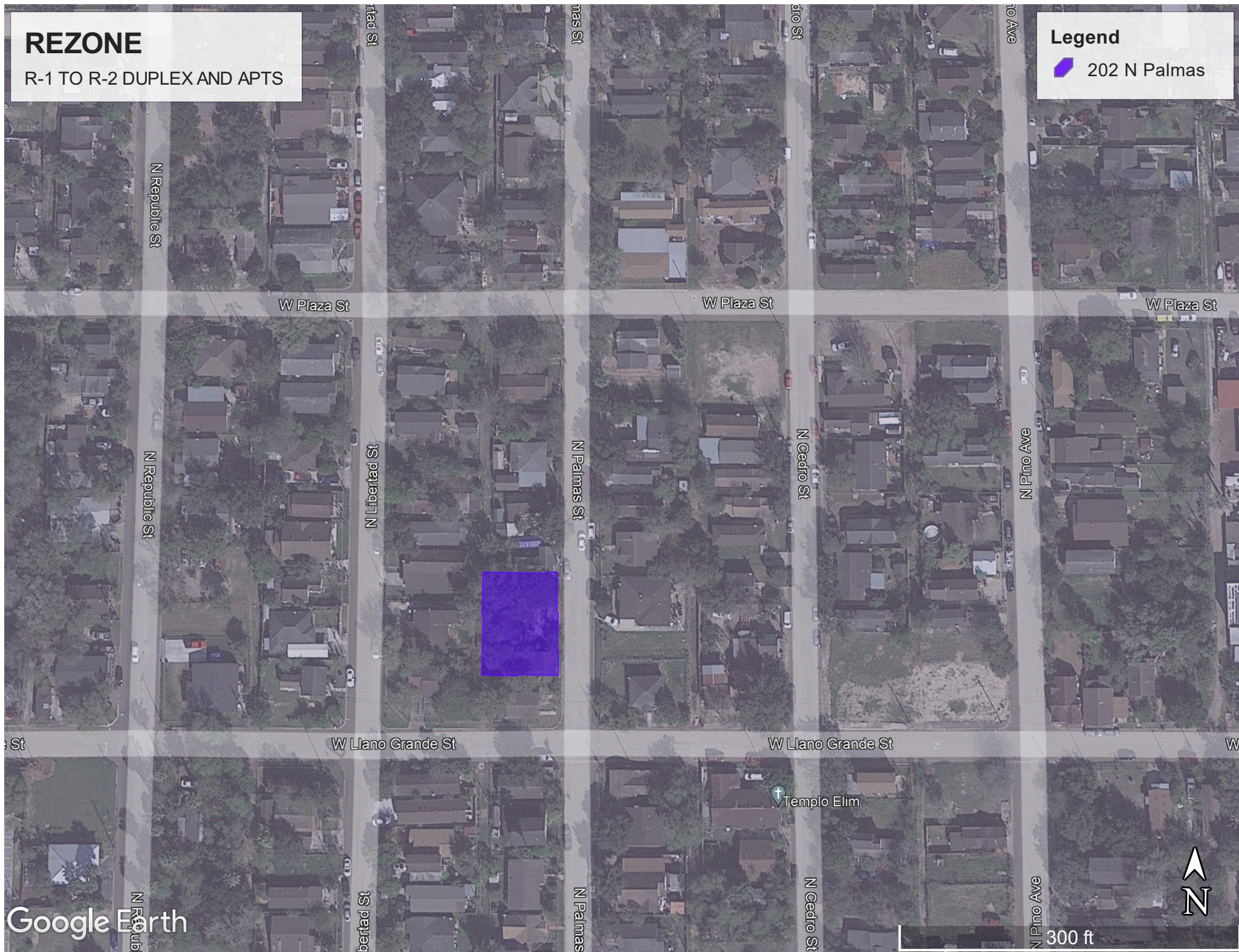
Rebekah de la Fuente, CFM

REZONE

R-1 TO R-2 DUPLEX AND APTS

Legend

 202 N Palmas





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

RZNE-000134-2021
FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 10-13 Block 12

Subdivision Name Northside

Street Address 202 N Palmas

Existing Zoning RS Existing Land Use _____

Proposed Zoning Multi Family Proposed Land Use Apartments

_____ \$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 Fuad Taja Phone 956.451.0209

Address 111 NE Augusta Sq Fax: _____

City McAllen State TX Zip Code 78503 E-Mail: Fuadtaja@hotmail.com

OWNER

Name Same as above Phone _____

Address _____ Fax: _____

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

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

Signature Fuad Taja Date 10/12/2021

Owner

Signature _____ Date _____

Applicant

Signature _____ Date _____

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

October 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 3, 2021, and the City Commission will hold a public hearing on November 16, 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:

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 November 3, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Fuad Taja is requesting to rezone 202 N. Palmas. Also being Lot 10-13, block 12, Northside Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment 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.

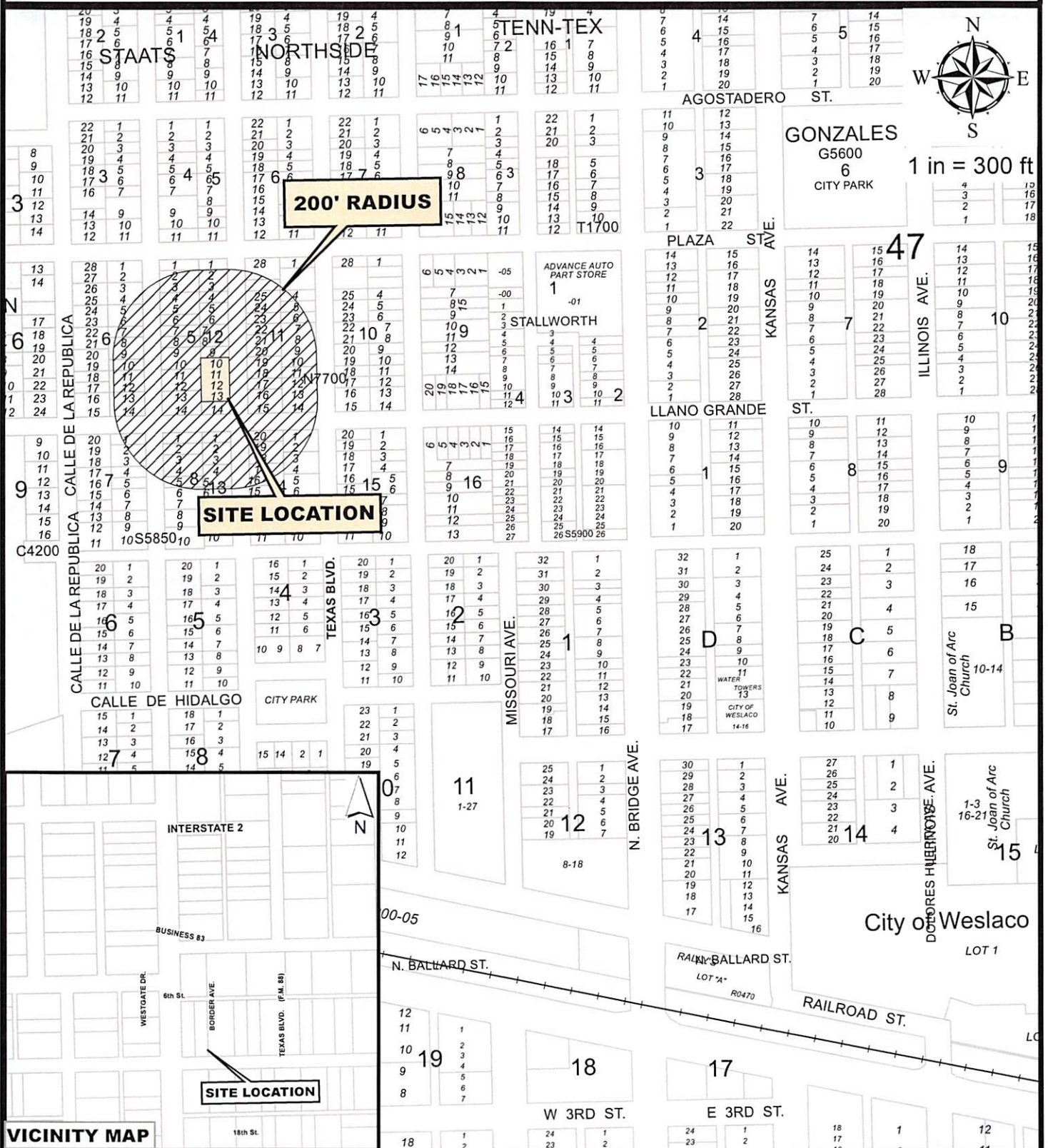
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



VICINITY MAP

Fuad Taja

202 N Palmas Street

BLOCK 163, F.T. 1510, LOT 10-13

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: One Family Dwelling District
Proposed zoning: R-2
Proposed land use: Duplex & Apartments



OCT 22, 2021

SALDANA SAMUEL 1210 JASPER DR WESLACO TX 78596	N7700-00-011-0002-00 NORTHSIDE LOTS 2 BLK 11 226 N CEDRO ST	L: 7100 B: 0
VALENCIA JEANETTE 4203 KENNEDY ST MERCEDES TX 78570	N7700-00-011-0004-00 NORTHSIDE LOT 4 BLK 11 222 N CEDRO ST	L: 7100 B: 17501
ESTEBANES ENRIQUE 220 N CEDRO ST WESLACO TX 78596	N7700-00-011-0005-00 NORTHSIDE LOT 5 BLK 11 220 N CEDRO ST	L: 7100 B: 17198
REGALADO GENARA M 218 N CEDRO ST WESLACO TX 78596	N7700-00-011-0006-00 NORTHSIDE LOT 6 BLK 11 218 N CEDRO ST	L: 7100 B: 16558
CANTU JOSE A GRACIELA VILLARREAL 1502 VIDA DULCE WESLACO TX 78596	N7700-00-011-0007-00 NORTHSIDE LOTS 7-10 BLK 11 208 N CEDRO ST	L: 28400 B: 40454
ELIZONDO ANTONIO 205 N CEDRO ST WESLACO TX 78596	N7700-00-011-0011-00 NORTHSIDE LOT 11 BLK 11 0 N CEDRO ST	L: 7100 B: 0
GARCIA JOEL & ELVIA 118 N CEDRO ST WESLACO TX 78596	N7700-00-011-0012-00 NORTHSIDE LOTS 12-14 BLK 11 202 N CEDRO ST	L: 22720 B: 32663
CUELLAR YOLANDA & SANTIAGO 416 W LLANO GRANDE ST WESLACO TX 78596	N7700-00-011-0015-00 NORTHSIDE LOTS 15-16 BLK 11 416 W LLANO GRANDE	L: 15620 B: 20299
ESTRADA PEDRO & YOLANDA 306 N PINO ST WESLACO TX 78596	N7700-00-011-0017-00 NORTHSIDE LOT 17 BLK 11 205 N PALMAS ST	L: 7100 B: 0
YARRITO ELISEO 209 N PALMAS ST WESLACO TX 78596	N7700-00-011-0018-00 NORTHSIDE LOTS 18-19 BLK 11 209 N PALMAS	L: 14200 B: 27526
MORALES AARON LERMA 729 WITMER ST WESLACO TX 78596	N7700-00-011-0020-00 NORTHSIDE LOTS 20-21 BLK 11 215 N PALMAS ST	L: 14200 B: 18599
GARZA OVIDIO V JR & NELLY A 2839 ANGELINA DR ROUND ROCK TX 78665	N7700-00-011-0022-00 NORTHSIDE LOT 22 BLK 11 217 N PALMAS ST	L: 7100 B: 15121

OCT 22, 2021

BANDA JOSE CABRERA 4941 BLACK ST WESLACO TX 78599	N7700-00-011-0023-00 NORTHSIDE LOT 23 BLK 11 219 N PALMAS ST	L: 7100 B: 10147
HERNANDEZ JUAN M & MARY 221 N PALMAS ST WESLACO TX 78596	N7700-00-011-0024-00 NORTHSIDE LOT 24 & 25 BLK 11 221 N PALMAS	L: 14200 B: 27524
HERNANDEZ, JUAN M & MARY 221 N PALMAS ST WESLACO TX 78596-5237	N7700-00-011-0025-00 NORTHSIDE LOT 25 BLK 11 0 N PALMAS	L: 7000 B: 0
SALDANA SAMUEL 1210 JASPER DR WESLACO TX 78596	N7700-00-011-0026-00 NORTHSIDE LOT 26 BLK 11 223 N PALMAS ST	L: 7100 B: 0
CABRERA EDITH A & PEDRO A 411 W PLAZA WESLACO TX 78596	N7700-00-011-0027-00 NORTHSIDE LOTS 27-28 BLK 11 411 W PLAZA ST	L: 14200 B: 22867
REYES ROOSEVELT JR 1804 JOHNSON LN DONNA, TX 78537-6593	N7700-00-012-0001-00 NORTHSIDE LOT 1 BLK 12 224 N PALMAS ST	L: 5769 B: 0
GARZA AMALIA H 222 N PALMAS ST WESLACO TX 78596	N7700-00-012-0002-00 NORTHSIDE LOTS 2-3 BLK 12 222 N PALMAS ST	L: 11538 B: 18855
GOMEZ JUAN 3100 SWEETWATER RD APT 306 LAWRENCEVILLE GA 30044	N7700-00-012-0004-00 NORTHSIDE LOT 4 BLK 12 220 N PALMAS ST	L: 5769 B: 8404
MARTINEZ DOMINGO 523 PARNELL AVE CHICAGO HEIGHTS IL 60411	N7700-00-012-0005-00 NORTHSIDE LOTS 5-6 BLK 12 218 N PALMAS	L: 11538 B: 22528
MATA MANUEL 214 N PALMAS ST WESLACO TX 78596	N7700-00-012-0007-00 NORTHSIDE LOTS 7-8 BLK 12 214 N PALMAS	L: 11538 B: 17964
MATA SAUL 514 S 7TH ST DONNA TX 78537	N7700-00-012-0009-00 NORTHSIDE LOT 9 BLK 12 210 N PALMAS ST	L: 5769 B: 8556
TAJA FUAD 111 E AUGUSTA SQ MCALLEN TX 78503	N7700-00-012-0010-00 NORTHSIDE LOTS 10-13 BLK 12 202 N PALMAS ST	L: 23075 B: 19916

OCT 22, 2021

GARCIA ADAN 1402 S TIO AVE WESLACO TX 78596	N7700-00-012-0014-00 NORTHSIDE LOT 14 BLK 12 200 N PALMAS ST	L: 6923 B: 13608
DAVILA RODOLFO & SANJUANITA 1313 E 2ND ST WESLACO TX 78596	N7700-00-013-0001-00 NORTHSIDE LOT 1 BLK 13 118 N PALMAS ST	L: 5769 B: 13223
FLORES BEATRIZ 704 W 7TH ST WESLACO TX 78596	N7700-00-013-0002-00 NORTHSIDE LOTS 2-3 BLK 13 116 N PALMAS ST	L: 11538 B: 29855
RODRIGUEZ CARMEN & ELI ELSA R CHARLES 110 N PALMAS ST WESLACO TX 78596	N7700-00-013-0004-00 NORTHSIDE LOTS 4-5 BLK 13 110 N PALMAS	L: 11538 B: 17699
JONES JOHN W 108 N PALMAS ST WESLACO TX 78596	N7700-00-013-0006-00 NORTHSIDE LOTS 6-7 BLK 13 108 N PALMAS ST	L: 11538 B: 26677
GARCIA JOEL & ELVIA 118 N CEDRO ST WESLACO TX 78596	N7700-00-014-0001-00 NORTHSIDE LOT 1 & 2 BLK 14 118 N CEDRO ST	L: 14200 B: 49245
GARCIA JOEL & ELVIA 118 N CEDRO ST WESLACO TX 78596	N7700-00-014-0003-00 NORTHSIDE LOTS 3-4 BLK 14 116 N CEDRO ST	L: 14200 B: 39136
RODRIGUEZ YOLANDA 112 N CEDRO ST WESLACO TX 78596	N7700-00-014-0005-00 NORTHSIDE LOTS 5-6 BLK 14 112 N CEDRO ST	L: 14200 B: 11650
FUENTES MARIA G 109 NORTH PALMAS WESLACO TX 78596	N7700-00-014-0014-00 NORTHSIDE LOTS 14-15 BLK 14 109 N PALMAS	L: 14200 B: 19023
MURILLO RODRIGO S & UBALDINA 118 N CEDRO ST WESLACO TX 78596	N7700-00-014-0016-00 NORTHSIDE LOT 16 & 17 BLK 14 111 N PALMAS ST	L: 14200 B: 24272
VAZQUEZ, RANULFO GUEVARA ELISA RODRIGUEZ GUEVARA (DEC) 111 N PALMAS ST WESLACO TX 78596-5235	N7700-00-014-0017-00 NORTHSIDE LOT 17 BLK 14 113 N PALMAS	L: 5300 B: 4758
CONFIDENTIAL 115 N PALMAS ST WESLACO TX 78596	N7700-00-014-0018-00 NORTHSIDE LOTS 18-19 BLK 14 115 N PALMAS	L: 14200 B: 24359

OCT 22, 2021

CASAREZ IRMA 13043 EDGEHILL DR HOUSTON TX 77049	N7700-00-014-0020-00 NORTHSIDE LOT 20 BLK 14 119 N PALMAS ST	L: 7100 B: 9047
LUNA FLORENCIO PO BOX 13 WESLACO TX 78599	S5850-00-005-0001-00 STAATS ADDN BLK 5 LT 1 225 N LIBERTY ST	L: 7988 B: 13369
BUENROSTRO GUADALUPE ET AL ISABEL BUENROSTRO 515 ROPER ST HOUSTON TX 77034	S5850-00-005-0002-00 STAATS ADDN BLK 5 LTS 2 3 223 N LIBERTY ST	L: 15975 B: 12559
AYALA DOMINGA 221 N LIBERTY ST WESLACO TX 78596	S5850-00-005-0004-00 STAATS ADDN BLK 5 LTS 4 5 221 N LIBERTY ST	L: 15975 B: 13500
REYES MARIA DE JESUS 217 N LIBERTY ST WESLACO TX 78596	S5850-00-005-0006-00 STAATS ADDN BLK 5 LT 6 217 N LIBERTY ST	L: 7988 B: 10988
AREVALO MARCELINA ESTRADA C/O LUIS GONZALEZ 802 S MISSOURI AVE WESLACO TX 78596	S5850-00-005-0007-00 STAATS ADDN BLK 5 LT 7 215 N LIBERTY ST	L: 7988 B: 8988
AREVALO MARTIN 213 N LIBERTY ST WESLACO TX 78596	S5850-00-005-0008-00 STAATS ADDN BLK 5 LT 8 213 N LIBERTY ST	L: 7988 B: 15050
GARCIA HUMBERTO & ANTONIO 1905 BALD CYPRESS WESLACO TX 78596	S5850-00-005-0009-00 STAATS ADDN BLK 5 LTS 9 10 211 N LIBERTY ST	L: 15975 B: 25136
MOYA MARIA DE LA LUZ 207 N LIBERTY ST WESLACO TX 78596	S5850-00-005-0011-00 STAATS ADDN BLK 5 LTS 11 12 207 N LIBERTY ST	L: 15975 B: 21942
TREVINO ELIDA L 8004 MC VICKER AVE BURBANK IL 60459	S5850-00-005-0013-00 STAATS ADDN BLK 5 LTS 13 14 516 W LLANO GRANDE	L: 17573 B: 18323
TREVINO SEVERA S 1117 W 5TH ST WESLACO TX 78596	S5850-00-006-0003-00 STAATS ADDN BLK 6 LTS 3 4 220 N LIBERTY ST	L: 14200 B: 18913
LUNA SALVADOR TORRES PO BOX 255 HARGILL TX 78549	S5850-00-006-0005-00 STAATS ADDN BLK 6 LTS 5 6 214 N LIBERTY ST	L: 14200 B: 19813

OCT 22, 2021

CORTEZ JOSE A & MA DEL SOCORRO 212 N LIBERTY ST WESLACO TX 78596	S5850-00-006-0007-00 STAATS ADDN BLK 6 LT 7 212 N LIBERTY ST	L: 7100 B: 13149
MATA RUFINO & MICAELA 210 N LIBERTY ST WESLACO TX 78596	S5850-00-006-0008-00 STAATS ADDN BLK 6 LTS 8 9 210 N LIBERTY ST	L: 14200 B: 29720
MENDEZ ELEAZAR JR & GILDA LOPEZ 1505 GARDENIA ST WESLACO TX 78599	S5850-00-006-0010-00 STAATS ADDN BLK 6 LT 10 208 N LIBERTY ST	L: 7100 B: 12901
SALINAS JOSE A & ALMA L 206 N LIBERTY ST WESLACO TX 78596	S5850-00-006-0011-00 STAATS ADDN LOTS 11 & 12 BLK 6 206 N LIBERTY ST	L: 14200 B: 33469
ESPINOSA CUPERTINA 200 N LIBERTY ST WESLACO TX 78596	S5850-00-006-0013-00 STAATS ADDN BLK 6 LTS 13 14 200 N LIBERTY ST	L: 15620 B: 13386
LEOS JOSE O 2121 EISENHOWER DR WESLACO TX 78599	S5850-00-007-0001-00 STAATS ADDN BLK 7 LT 1 118 N LIBERTY ST	L: 7100 B: 7130
BEATTIE PRISCILLA & OFELIA C 704 W RUSS AVE MISHAWAKA IN 46545	S5850-00-007-0002-00 STAATS ADDN BLK 7 LTS 2 3 116 N LIBERTY ST	L: 14200 B: 16904
GARZA OVIDIO V JR & NELLY A 2839 ANGELINA DR ROUND ROCK TX 78665	S5850-00-007-0004-00 STAATS ADDN BLK 7 LT 4 112 N LIBERTY ST	L: 7100 B: 0
AQUINO ESTHER & RUTH 119 N LIBERTY ST WESLACO TX 78596	S5850-00-008-0001-00 STAATS ADDN BLK 8 LT 1 119 N LIBERTY ST	L: 7988 B: 12722
IBARRA MARTIN 9439 N MILE 6 W WESLACO TX 78599	S5850-00-008-0002-00 STAATS ADDN BLK 8 LT 2 117 N LIBERTY ST	L: 7988 B: 14419
GERMAIN BLANCA 115 N LIBERTY ST WESLACO TX 78596	S5850-00-008-0003-00 STAATS ADDN BLK 8 LTS 3 4 115 N LIBERTY ST	L: 15975 B: 27475
LUNA FELIPE 111 N LIBERTY ST WESLACO TX 78596	S5850-00-008-0005-00 STAATS ADDN BLK 8 LT 5 111 N LIBERTY ST	L: 7988 B: 15579

OCT 22, 2021

BUSTOS LAZARO & CLARA	S5850-00-008-0006-00	L: 15975
109 N LIBERTY ST	STAATS ADDN BLK 8 LTS 6 7	B: 15436
WESLACO TX 78596	109 N LIBERTY ST	
CUELLAR, SANTIAGO	N7700-00-011-0015-01	L: 5830
416 W LLANO GRANDE ST	NORTHSIDE LOTS 15-16 BLK 11	B: 10483
WESLACO TX 78596-5271	416 W LLANO GRANDE	
PENNY & LILLY PROPERTIES LLC	N7700-00-011-0003-00	L: 7100
416 LOS PALOMOS ST	NORTHSIDE LOTS 3 BLK 11	B: 0
WESLACO TX 78596		

DUPLICATE TAX RECEIPT



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

Certified Owner:

TAJA FUAD
111 E AUGUSTA SQ
MCALLEN, TX 78503

Legal Description:

NORTHSIDE LOTS 10-13 BLK 12

Parcel Address: 202 N PALMAS
Legal Acres: 0.1492

Remit Seq No: 45269844

Receipt Date: 12/15/2020

Deposit Date: 12/15/2020

Print Date: 10/12/2021 10:49 AM

Printed By: DULCE130

Deposit No: MC20350136A
Validation No: 900000059379877

Account No: N7700-00-012-0010-00

Operator Code: NELDA136

Appr. Dist. No.: 249253

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2020	Hidalgo County	TL	38,573	0.575000	221.79	0.00	0.00	221.79
2020	Drainage Dist #1	TL	38,573	0.102600	39.58	0.00	0.00	39.58
2020	City Of Weslaco	TL	38,573	0.696700	268.74	0.00	0.00	268.74
2020	Weslaco Isd	TL	38,573	1.018900	393.02	0.00	0.00	393.02
2020	South Texas Isd	TL	38,573	0.049200	18.98	0.00	0.00	18.98
2020	South Texas College	TL	38,573	0.171800	66.27	0.00	0.00	66.27
					\$1,008.38	\$0.00	\$0.00	\$1,008.38

>--

Check Number(s):
651

PAYMENT TYPE: PARTIAL PAYMENT

Checks:

\$1,008.38

Exemptions on this property:

Total Applied:

\$1,008.38

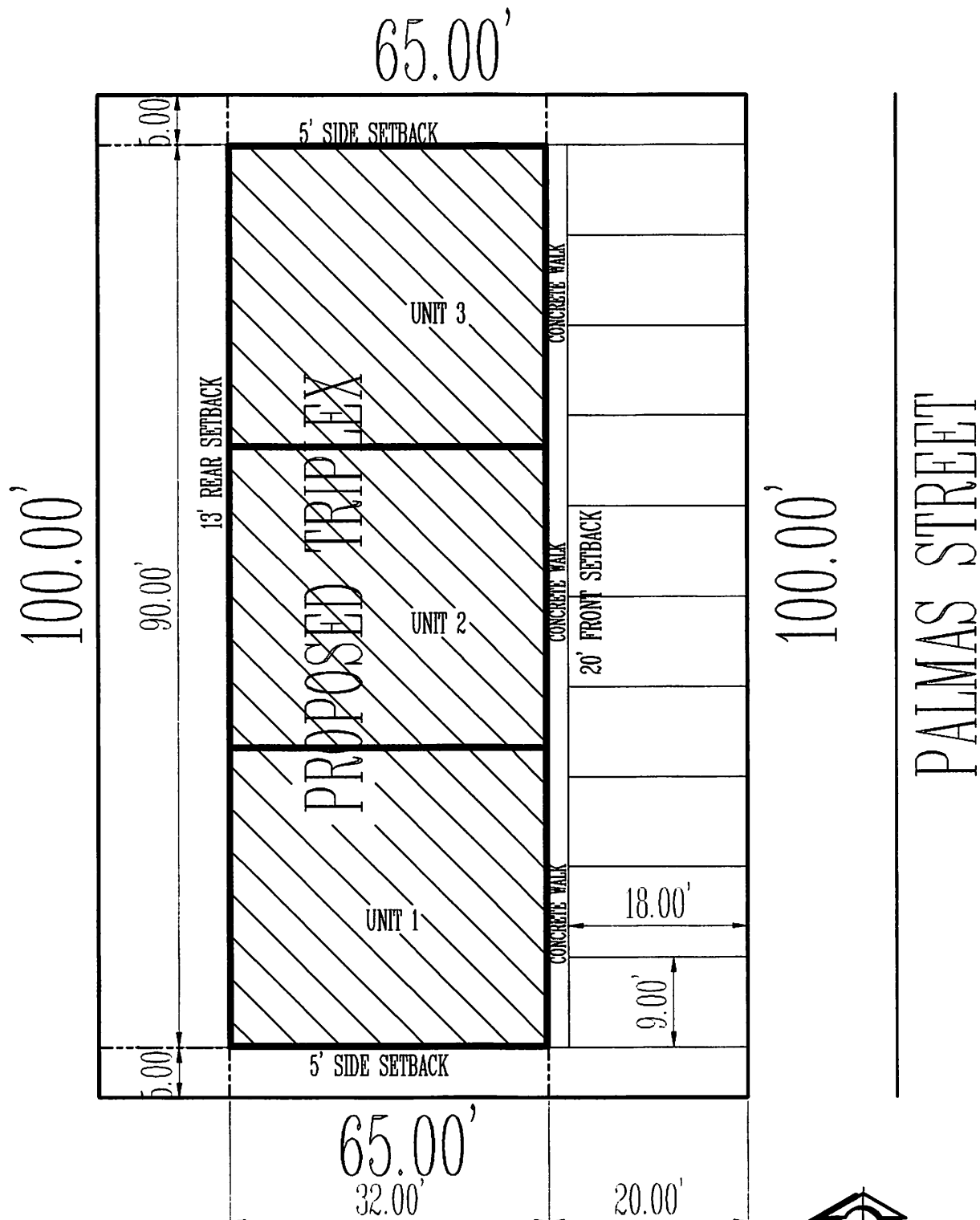
Change Paid:

\$0.00

Account No: N7700-00-012-0010-00
PAYER: 27227330

FUAD W TAJA
1001 E BALBOA AVENUE
MCALLEN, TX 78503

REMAINING BALANCE



SITE PLAN
NOT TO SCALE

SHEET: Site Plan	NORTHSIDE SUBDIVISION BLOCK 12 LOTS 10-13 WESLACO, TX PLAN ID#	202 N PALMAS ST. APARTMENT PROPOSAL	DRAWN BY: FRANK X. CASTANEDA CONTACT NUMBER: 956 225 - 4191 EMAIL: fransxcastaneda@yahoo.com APPROVED BY: APPROVED BY: APPROVED BY:	DATE: 10-10-21
---------------------------------------	---	--	--	---------------------------

ORDINANCE NO. 2021-47

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 202 N. PALMAS ALSO BEING LOT 10-13, BLOCK 12, NORTHSIDE SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT SUBDIVISION 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 R-2 Duplex and Apartment District located at 202 N. Palmas. Also being Lot 10-13, block 12, Northside Subdivision, 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 16th day of November 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**



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4824	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of Weslaco New Hope LLC to approve a Conditional Use Permit for a Wine and Malt Beverage Retail Dealer's On-Premise permit at 2307 W Expressway 83 Ste. B also being Lot 4, Town Center Subdivision, 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 Wine and Malt Beverage Retail Dealer's On-Premise permit Six (6) property owners within 200 feet of the applicant's property were notified by letter on October 22, 2021. The TABC license will be for the existing Kahn's Grill and they have has a TABC license before.			
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 October 18, 2021.			
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 November 3, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval of the conditional use permit.			
Attachments, if any: CUP-2307 W Expy 83 Ste B- Memo, 2307 W Exp 83 Ste B - Aerial, 2307 W Expy 83 Ste B- attachments			

Responsibilities upon Approval: Staff will advise the 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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: CUP- 2307 W Expy 83 Ste B

DATE: November 9, 2021

The applicant is proposing to obtain a permit for a Wine and Malt Beverage Retail Dealer's On-Premise permit at the existing Kahn's Grill. The primary use of this location will be a restaurant and will be serving a 90% to 10% food to alcohol ratio. Planning & Zoning recommended approval of the conditional use permit.

Thank you,

Rebekah de la Fuente, CFM

CONDITIONAL USE PERMIT

Wine and Malt Beverage Retail Dealer's On-Premise

Legend

 2307 W IH 2 STE B

Google Earth



100 ft



APPLICATION FOR CONDITIONAL USE PERMIT

DEDLme
1st wed

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. USE-000128-2021

RECEIVED

OCT 04 2021

PROPOSED PROJECT

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

Planning &
Code Enforcement Dept.

Lot Town Center Lot 4 Block _____

Subdivision Name _____

Street Address 2307 W Expressway 83 Weslaco

Existing Zoning _____ Existing Land Use Restaurant

Purpose for the Conditional Use Permit Request on premise consumption of wine + food Beverage Permit

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

N/A

- _____ \$300.00 non-refundable filing fee, plus a \$5.00 processing 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

Rick Caballero Member

Name Weslaco New Hope LLC Phone 956-454-7305

Address 2307 W Expressway 83 Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: Rickcaballero@hotmail.com

OWNER

Rick Caballero

Name Caballero Real Estate LLC Phone 956-454-7305

Address 610 maco DR Fax: _____

City HARLINGEN State TX Zip Code 78596 E-Mail: Rickcaballero@hotmail.com

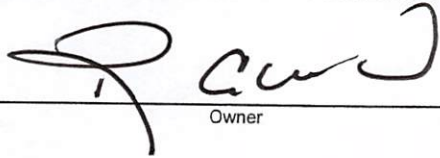
To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes _____

No ✓

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

Signature _____



Owner

Date _____

9-17-21

Signature _____

Applicant

Date _____

Signature _____

Authorized Agent

Date _____

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

Date _____

P & Z Notice of Public Hearing Published in Newspaper

Date _____

City Commission Notice of Public Hearing Published
in Newspaper

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

City of Weslaco

"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

October 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 3, 2021, and the City Commission will hold a public hearing on November 16, 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:

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 November 3, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Weslaco New Hope LLC is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise permit at 2307 W Expressway 83. Also being Lot 4, Town Center Subdivision, Weslaco, Hidalgo County, and Texas

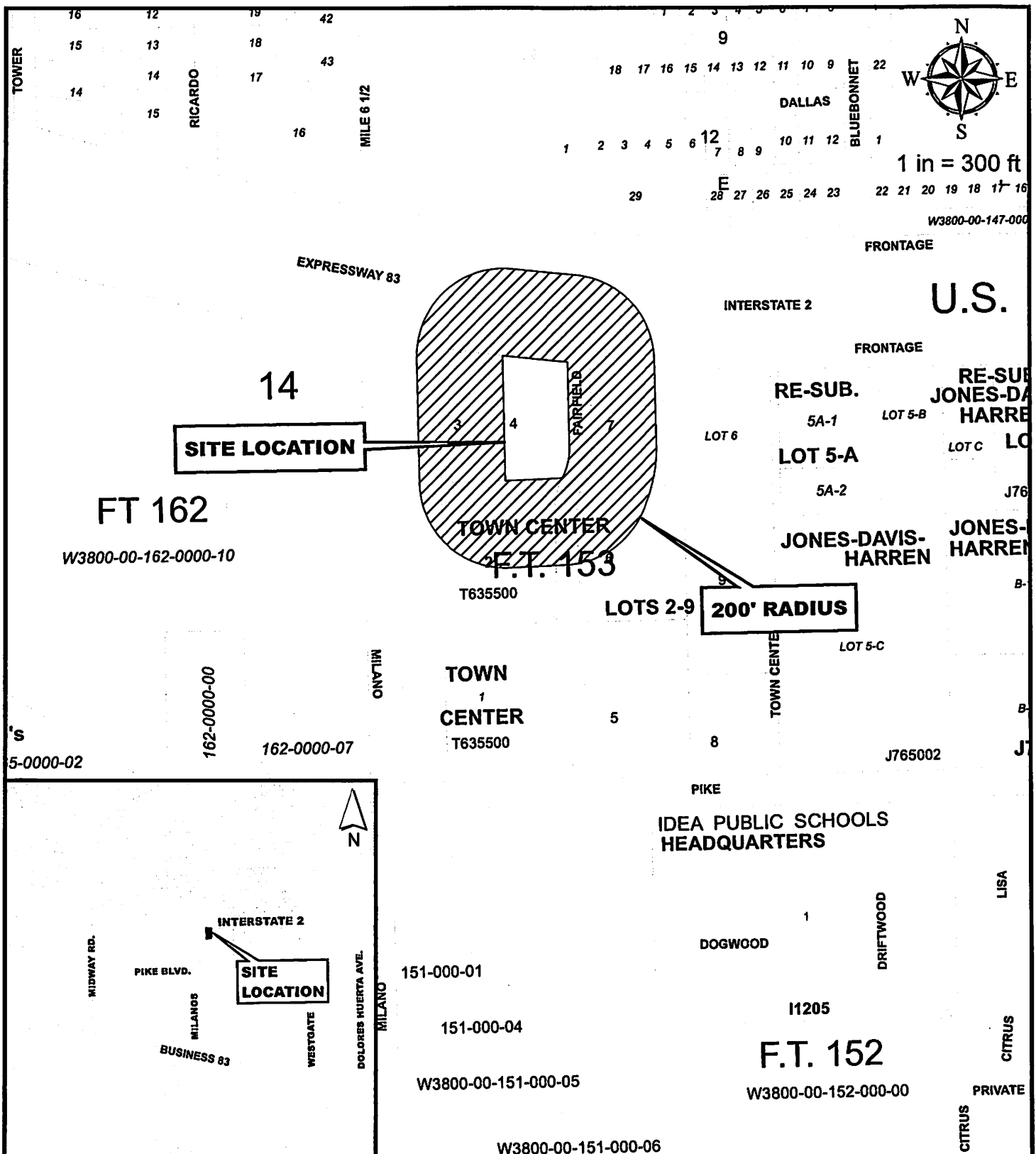
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information, please call the Planning Department at (956) 447-3403.

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Engineering Department



**Weslaco New Hope LLC.
2307 West Expressway 83, Weslaco Texas
TOWN CENTER LOT 4
LOT 15, BLOCK 179, F.T. 153**

Purpose for the Conditional Use Permit request
Existing zoning: B-2
Existing land use: Retail
CUP request: TABC License



OCT 21, 2021

CREATIVE HOTEL GROUP LLC 6301 S PADRE ISLAND DR CORPUS CHRISTI TX 78412	T6355-00-000-0002-00 TOWN CENTER LOT 2 1005 FAIRFIELD BLVD	L: 433332 B: 1514168
JDH DEVELOPERS LTD 2300 W PIKE BLVD STE 300 WESLACO TX 78596	T6355-00-000-0003-00 TOWN CENTER LOT 3 2309 EXPRWY 83	L: 696707 B: 0
CABALLERO REAL ESTATE LLC 610 MACO DR HARLINGEN TX 78550	T6355-00-000-0004-00 TOWN CENTER LOT 4 2307 EXPRWY 83	L: 644905 B: 685161
KRISHNA VALLEY LLC 7118 CRESTA BULIVAR SAN ANTONIO TX 78256	T6355-00-000-0006-00 TOWN CENTER LOT 6 1004 FAIRFIELD BLVD	L: 476718 B: 3714630
EGD PROPERTIES LLC 1100 TANGLEWOOD LN WESLACO TX 78596	T6355-00-000-0007-00 TOWN CENTER LOT 7 2303 EXPRWY 83	L: 593777 B: 366380
HIDALGO & CAMERON COUNTIES PO BOX 237 MERCEDES TX 78570	W3800-00-153-0000-00 WEST TRACT 2.87AC BNG W120' FT 153 2300 W PIKE BLVD	L: 21310 B: 0

2020 TAX STATEMENT



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

Certified Owner:
CABALLERO REAL ESTATE LLC
610 MACO DR
HARLINGEN, TX 78550-8450

Legal Description:
TOWN CENTER LOT 4

Account No: T6355-00-000-0004-00

Appr. Dist. No.: 611303

Legal Acres: .9460

Parcel Address: 2307 W US EXPRWY 83

As of Date: 09/28/2021

Print Date: 09/28/2021

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$644,905	\$694,141	\$1,339,046	\$1,339,046	\$0	\$0	\$0	\$1,339,046
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
HIDALGO COUNTY		\$1,339,046		\$0.00	\$1,339,046	0.5750000	\$7,699.51
DRAINAGE DIST #1		\$1,339,046		\$0.00	\$1,339,046	0.1026000	\$1,373.86
CITY OF WESLACO		\$1,339,046		\$0.00	\$1,339,046	0.6967000	\$9,329.13
WESLACO ISD		\$1,339,046		\$0.00	\$1,339,046	1.0189000	\$13,643.54
SOUTH TEXAS ISD		\$1,339,046		\$0.00	\$1,339,046	0.0492000	\$658.81
SOUTH TEXAS COLLEGE		\$1,339,046		\$0.00	\$1,339,046	0.1718000	\$2,300.48

Total Tax: \$35,005.33
Total Tax Paid to date: \$35,005.33
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

09/30/2021 20 + up to 15%	11/01/2021 21 + up to 15%	11/30/2021 22 + up to 15%	12/31/2021 23 + up to 15%	01/31/2022 24 + up to 15%	02/28/2022 25 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/31/2022 26 + up to 15%	05/02/2022 27 + up to 15%	05/31/2022 28 + up to 15%	06/30/2022 29 + up to 15%	08/01/2022 30 + up to 15%	08/31/2022 31 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

WESLACO ISD 2020 M&O .99890000 I&S .02000000 Total 1.0189000 2019 M&O 1.0487000 I&S .02000000 Total 1.0687000

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

4.1.71

Print Date: 09/28/2021

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

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



* T 6 3 5 5 0 0 0 0 0 0 0 0 4 0 0 *

T6355-00-000-0004-00

CABALLERO REAL ESTATE LLC
610 MACO DR
HARLINGEN, TX 78550-8450

AMOUNT PAID:

\$ _____

00006113030000000000





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

COPY

RECEIVED

OCT 04 2021

**Planning &
Code Enforcement Dept.**

**Initial Application
Reinstatement
Change of Location**

Join TABC in the fight against Human Trafficking

L-IA (8/2021)

TABC has enhanced our license and permit application process. We encourage you to take advantage of our user-friendly online application process through the Alcohol Industry Management System (AIMS). If you are unable to submit your application via AIMS, you may complete the paper application below. If you submit a paper application, it will take considerably longer to obtain your license or permit.

Complete this form to apply for an original license or permit, or to make certain changes to an existing license or permit. Ultimate responsibility for the privilege of holding such license or permit rests on the applicant or license/permit holder. Visit our website (www.tabc.texas.gov) for statutory requirements, authorities or to find your local office.

Initial Information

1. Application for:

☒ Original

☐ Reinstatement

License/Permit Number _____

☐ Reinstatement and Change of Trade Name

License/Permit Number _____

☐ Change of Location

License/Permit Number _____

☐ Change of Location and Trade Name

License/Permit Number _____

2A. Type of Off-Premise License/Permit

☐ BF Retail Dealer's Off-Premise License

☐ ET Third-Party Local Cartage Permit

☐ P Package Store Permit

☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit

☐ LP Local Distributor's Permit

☐ Q Wine Only Package Store

2B. Type of On-Premise License/Permit

☐ BE Retail Dealer's On-Premise License

☐ E Local Cartage Permit (BG only)

☐ MB Mixed Beverage

☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit

☐ FB Food and Beverage Certificate

☐ WP Waterpark Permit

☐ BP Brewpub License

☐ LH Late Hours Certificate

2C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit

☐ BB General Distributor's License

☐ D Distillers and Rectifiers Permit - allows on-premise consumption

☐ S Nonresident Seller's Permit

☐ BC Branch Distributor's License

☐ DS Out-of-State Winery Direct Shipper's Permit

☐ SD Brewer's Self-Distribution License

☐ BN Nonresident Brewer's License

☐ G Winery - allows on-premise consumption

☐ W Wholesaler's Permit

☐ BW Brewer's License

☐ J Bonded Warehouse
☐ JD Bonded Warehouse (Dry Area)

☐ X General Class B Wholesaler Permit

3. Trade Name of Location (Name of restaurant, bar, store, distribution company, etc.)

Khan's Grill

4. Location Address Street Number Street Name

2207 W Expressway

City Weslaco

County Hidalgo

State TX

Zip 78596

5. Mailing Address Street Number Street Name

610 Maco Dr.

City Hazlingen

State TX

Zip 78550

6. Business Phone

Alternate Phone

956-454-7305

E-mail Address

Rickcaballero@hotmail.com

Business Information

7. Owner of Business/Applicant (Name of Corporation, Sole Proprietor, LLC, etc.)

Weslaco New Hope LLC

8. SSN or Federal Employer Identification Number (FEIN)

773402211 32056561478

- If you hold an active TABC license/permit under the SSN or FEIN listed in question #8 and there have been no changes to the ownership structure of the business since you filed your last application, skip to question #11.
- If you hold an active TABC license/permit under the SSN or FEIN listed question #8, and there has been a change in the ownership or business structure since you filed your last application you must complete the entire Business Section below and Personal History Sheets (PHS) for any added person or persons.
- If you do not currently hold an active TABC license/permit, complete the entire Business Information section, all necessary ownership information and personal history sheets. Select the entity page(s) that correspond with your business structure. All officers, directors, stockholders, and trustees, holding ownership in this business must be disclosed. Individual applicants complete this application and L-PHS (Personal History Sheet).

9. ☐ Individual ☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)

Last Name

First Name

MI

Title

SSN ☐ Out of Country

Date of Birth (mm/dd/yyyy)

Class & No. of Shares/Percentage Membership or Units Held

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)

Last Name

First Name

MI

Title

SSN ☐ Out of Country

Date of Birth (mm/dd/yyyy)

Class & No. of Shares/Percentage Membership or Units Held

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)

Last Name

First Name

MI

Title

SSN ☐ Out of Country

Date of Birth (mm/dd/yyyy)

Class & No. of Shares/Percentage Membership or Units Held

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name		First Name	MI Title
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name		First Name	MI Title
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name		First Name	MI Title
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

If additional space is necessary, use the appropriate form for your business structure (L-C, L-LLC, L-P).

Background Information

10A. Has any person listed in the business information section, or his or her spouse, been finally convicted or received deferred adjudication for any of the offenses below? If so, indicate by checking all that apply. If any boxes are checked, and it has not been five years since the termination of a sentence, parole or probation served, attach an explanation.

☐ any felony offense
☐ prostitution
☐ bookmaking
☐ gambling or gaming
☐ bootlegging
☐ vagrancy offense involving moral turpitude
☐ any offense involving dangerous drugs, synthetic cannabinoids or controlled substances as defined in Texas Controlled Substances Act
☐ any offense involving firearms or a deadly weapon
☐ any offense involving drink solicitation
☐ more than three violations of the Texas Alcoholic Beverage Code relating to minors
☐ violations of the Texas Alcoholic Beverage Code resulting in a criminal fine of \$500
☐ violations of an individual's civil rights or discrimination against an individual on the basis of race, color, creed or national origin

10B. If any person listed in the Business Section has had a TABC license or permit canceled, attach an explanation.

Property Ownership/Lease/Sublease/Management Information

Complete question 11A. or 11B. to document owner of property. If land and building are owned by different entities, group partners/officers of each entity separately in spaces in 11B.

Individual Property Owner

11A. Full Legal Name (Last, First, Middle): _____ Date of Birth (mm/dd/yyyy) _____ SSN _____

Property Owner Information (If owner is business entity)

11B. Name of Business Entity _____ Federal Employer Identification Number (FEIN) _____

12. If operating under a lease at the location listed in question 4, complete the following:

Expiration date(s)/Options _____

Monthly rental amount \$ _____

If other fees and payments are due to the landlord, indicate amount and reason \$ _____ Reason: _____

If you are you operating under any concession, service or management agreement(s) that contain terms for services or management beyond property rental, complete question number 15.
 Attach copy of all agreements.
 If question 15 does not apply, go to question 16

13A. Indicate if you are:
☐ Sublessor ☐ Concessionaire ☐ Management Company

13B. Entity Name of Sublessor, Concessionaire or Management Company: _____

13C. FEIN of Sublessor, Concessionaire or Management Company: _____

Enter information for individual or business entity below

Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN

Use form L-SL if additional space is needed

13D. Enter contract information below:

Expiration date(s)/Options _____

Monthly fee \$ _____

13E. If you have a sublessor that differs from the management company enter sublessor name below.

Sublessor Name _____ FEIN _____

14A. Do you or anyone else at the location operate under a franchise agreement? ☐ Yes ☐ No

14B. If "YES," as required under Section 109.53 do you maintain exclusive control of ALL phases of the purchase, sale, service and brands of alcoholic beverages? ☐ Yes ☐ No

**If there are any agreements, excluding questions 13-14, which involve alcohol in any way,
 you MUST attach copies of those agreements.**

Sales Information for Following License/Permit Types:
MB/FB, BG/FB, BE/FB

15. Provide projected (future) sales data for first 12 months of operation.

Sales Year (YYYY) 20 _____
Alcoholic Beverage Sales \$ _____
Food Sales \$ _____
Other Sales \$ _____
Total Sales \$ _____

Additional Requirements you are Attesting to for Food and Beverage Certificate Only:

- Projected receipts from the sale of alcoholic beverages are 60% or less of the total gross receipts of the location.
- Food service is maintained on the licensed/permitted premises.
- There is a permanent food service facility on the licensed/permitted premises.
- There are multiple entrees available to customers.
- Food items are primarily consumed on the licensed location.
- Hours of operation for the sale and service of food are at least the same hours for the sale and service of alcoholic beverages.
- Records for food service will be made available for inspection or audit, even if the food service facility at the location is maintained by a separate business entity than the permittee.
- Although you are not required to provide photos of kitchen equipment and copies of menus as this time, you may be subject to a virtual audit in which you would be required to provide them at that time.
- I affirm to the TABC that my location is eligible to receive a Food and Beverage Certificate. I understand that the Food and Beverage Certificate may be cancelled at any time if TABC finds that the location does not meet the eligibility requirements. I further understand that if the Food & Beverage Certificate is cancelled for such reason, I will be ineligible to apply for a new certificate until one calendar year has passed from the initial cancellation.

Location Information

16. If you share the premises with another business entity enter tradename(s) of business(es) and sales and use tax number(s) below:

Trade Name _____
Sales & Use Tax Number _____

17. Is the proposed location in a hotel or motel? If "Yes" attach diagram.

☐ Yes ☐ No

18. Will the license/permit embrace the entire location address as shown in question #4?
If "NO," attach a diagram of your premises as required by Section 11.49.

☐ Yes ☐ No

Finance Information

19. Enter the total amount of investment from all sources for this location.

\$ _____

Please be prepared to provide copies of all documents related to the financing of this location.

20. List all sources of funds advanced to you for your business. If a partnership or corporation, list entity along with partners/officers.

Name, Corporation, Partner/Officer		Date of Birth mm/dd/yyyy)
SSN or FEIN	Terms	Amount \$
Name, Corporation, Partner/Officer		Date of Birth mm/dd/yyyy)
SSN or FEIN	Terms	Amount \$
Name, Corporation, Partner/Officer		Date of Birth mm/dd/yyyy)
SSN or FEIN	Terms	Amount \$
Name, Corporation, Partner/Officer		Date of Birth mm/dd/yyyy)
SSN or FEIN	Terms	Amount \$

If more space is needed, attach additional page

Measurement Information

Click [here](#) for measurement instructions, information, and requirements

21. Will the premises be within 1,000 feet of a private/public school?

☐ Yes ☐ No

22. Is any property line of your premises within 300 feet of a residential address or established neighborhood association?

☐ Yes ☐ No

On-Premise Licenses And Permits Only

Measurement information for applicants in municipalities with a population of 1.5 million or more

23. Will your business be located within 300 feet of a residence, church, school, day care or social service facility?

☐ Yes ☐ No

If "YES," will 75% or more of the applicant's actual or anticipated gross revenue be from the sale of alcoholic beverages?

☐ Yes ☐ No

If "YES," to both questions; you must notify all tenants or property owners of your intent to apply for an alcoholic beverage license/permit within five days of the filing of an original application. Has such notice been given as required by Section 11.52?

☐ Yes ☐ No

Brewpub (BP) Only

24. Do you, the applicant, intend to sell your alcoholic product directly to other retailers?

☐ Yes ☐ No

25. Do you, the applicant, intend to sell your alcoholic product to wholesalers/distributors?

☐ Yes ☐ No

26. Will you, the applicant, be engaged in the business of brewing and packaging malt liquor in quantities sufficient to operate a brewpub not later than 6 months after the date of issuance of the original license?

☐ Yes ☐ No

60-Day Sign

27. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.

Exact Date _____

Bonded Warehouse (J – Wet / JD – Dry)

28. In general terms, specify what other goods and commodities are stored in this warehouse.
29. Are you providing services to permit holders other than storage ☐ Yes ☐ No
30. Is at least 50% of gross revenue during each three (3) month quarter derived from goods and merchandise other than alcoholic beverages? ☐ Yes ☐ No
31. Is the location in a wet or dry area? ☐ Wet ☐ Dry

Brewers (BW)

32. Do you, the applicant, intend to engage in the business of brewing and packaging malt beverage in Texas within the three-year period covered by the original license and one successive renewal in quantities to qualify as a bona fide brewing manufacturer? ☐ Yes ☐ No
- 33A. Do you, the applicant, intend to contract with another brewery to produce your product? ☐ Yes ☐ No
If "Yes," provide the TABC license/permit number of that brewery. _____
- 33B. Is your product brewed at their location? ☐ Yes ☐ No
- 34A. Do you, the applicant, intend to utilize an alternating proprietorship agreement to produce your product? ☐ Yes ☐ No
If "Yes," provide the TABC license/permit number of that brewery. _____
- 34B. Is your product brewed at their location? ☐ Yes ☐ No
35. If you intend to operate under an alternating or contract brewing agreement; do you, the applicant, own a fee interest in a brewing facility? ☐ Yes ☐ No
If "No," please submit a Fee Interest Bond which must be on file and approved prior to the issuance of your license/permit. Fee Interest Bond form and instructions can be downloaded here: [Forms | TABC.texas.gov](https://www.tabc.texas.gov/forms)
36. Do you, the applicant, hold a Brewer's Notice issued by the Alcohol and Tobacco Tax and Trade Bureau of the United States Department of the Treasury? ☐ Yes ☐ No
If "Yes," please provide TTB Brewers Notice Number _____ and attach copy.

Brewers (BW), Distillers and Rectifiers (D), Winery (G)

37. Is any property line of your premises within 300 feet of a residential address or established neighborhood association? ☐ Yes ☐ No
Do you, the applicant, intend to sell for on-premise consumption?
38. If "YES," you must notify each residential address and established neighborhood association(s). A copy of the completed notice must be submitted along with a list of all addresses notified, as required by Section 11.393 and 61.38. Click [Notice of Application](#) to view and print notice. ☐ Yes ☐ No

Wholesalers (W)

39. Do you, the applicant, intend to sell malt liquor? ☐ Yes ☐ No
NOTE: You must submit a territorial agreement from the actual manufacturer of the product.

Distributors (D)

40. Do you, the applicant, have an adequate building, storage facilities, sufficient employees, delivery vehicles and rolling stock to provide service and sales for each brand of malt beverage in an amount equal to the demand for the product from all retailers in applicant's assigned territory? ☐ Yes ☐ No
NOTE: If you are applying for a General Distributor's License, Local Distributor's Permit or Branch Distributor's License, you must submit a territorial agreement from the actual manufacturer of each malt beverage product you are handling.

Winery (G)

41. I, the applicant, declare that I have the appropriate federal authority to qualify as a Texas winery and have all necessary information and documentation to complete the application. ☐ Yes
If "YES," attach a copy of the approved Application to Establish and Operate a Wine Premises.
42. Do you, the applicant, intend to engage in any activity authorized by the winery permit on the permitted premise of another winery? ☐ Yes ☐ No
If "YES," provide the TABC permit number of that winery _____ and attach a copy.

WARNING AND SIGNATURE

If applicant is principal party listed below must sign

Individual/Individual Owner

Partnership Partner

Limited Partnership General Partner

Corporation Officer

Limited Liability Company Officer or Manager

Each licensee or permittee shall have exclusive occupancy and control of the entire licensed location with respect to the sale of alcoholic beverages. Any arrangement that surrenders such control of the employees, premises or business, including profits and losses, to persons other than the licensee or permittee is unlawful.

The applicant, licensee/permit holder, agent, servant or employee may not directly or indirectly have any overlapping ownerships or other prohibited relationships (including unfair competition and unlawful trade practices) between those engaged in the alcoholic beverage industry at different levels, that is, between a manufacturer and a wholesaler or retailer, or between a wholesaler and a retailer, as the words "wholesaler," "retailer," and "manufacturer" are ordinarily used and understood, regardless of the specific names given a license/permit. Reference Chapter 102 et seq.

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

By signing you are swearing to all information and attachments provided are correct.

PRINT
NAMERicardo CoballeroSIGN
HERE[Signature]

TITLE

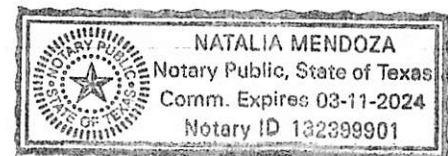
owner

Before me, the undersigned authority, on this 17 day of September, 2021, 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 _____, _____, 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 _____, TEXAS
HERE City Secretary/Clerk City

S E A L



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4826
From:		
Subject: Discussion and consideration after public hearing on behalf of Rene's Restaurant LLC to approve a Conditional Use Permit for a On-Premise Wine and Beer Retailer's Permit at 306 S Illinois Avenue also being Lot 1-6, Block 27, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a On-Premise Wine and Beer Retailer's Permit. Twenty- one (21) property owners within 200 feet of the applicant's property were notified by letter on October 22, 2021. The TABC license will be for a proposed restaurant.		
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 October 18, 2021		
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 November 3, 2021		
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval of the conditional use permit.		
Attachments, if any: CUP-306 S Illinois- Memo, 306 S ILLINOIS- Aerial, 306 S Illinois-attachments		
Responsibilities upon Approval: Staff will advise the 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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: CUP- 306 S Illinois

DATE: November 9, 2021

The applicant is proposing to obtain a permit for a On-Premise Wine and Beer Retailer's Permit at the proposed Rene's Restaurant that is currently under construction. The primary use of this location will be a restaurant and will be serving a 90% to 10% food to alcohol ratio. Planning & Zoning recommended approval of the conditional use permit.

Thank you,

Rebekah de la Fuente, CFM

Conditional Use Permit

On-Premise Wine and Beer Retailer's Permit

Legend

 306 S Illinois

 UTRGV Center for Innovation a

Business Hwy 83 E

Business Hwy 83 E

S Kansas Ave

S Illinois Ave

S Iowa Ave

 Pepe's Cafe

 Holiday Wine & Liquor

E 4th St

Google Earth



300 ft



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000135-2021

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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot 5 1 through 6 Block 27

Subdivision Name ORIGINAL TOWNSITE OF WESLACO

Street Address 306 S ILLINOIS AVENUE

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request RESTAURANT APPLYING FOR WINE & MALT BEVERAGE RETAILER'S PERMIT

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 RENE'S RESTAURANT LLC RAUL BARBOZA Phone 956-312-7709
RAUL UGALDE 956-246-8898
Address 1601 RICARDO STREET Fax: _____
City WESLACO State TX Zip Code 78596 E-Mail: gato-barboza@hotmail.com

OWNER

Name TED PAUL SUNDERLAND Phone 956-463-3552
Address 720 LION LAKE DRIVE NORTH Fax: _____
City WESLACO State TX Zip Code 78596 E-Mail: Alandapart@aol.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 Raul V. Gadea Date 09-29-2021
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

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

October 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 3, 2021, and the City Commission will hold a public hearing on November 16, 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:

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 November 3, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Rene's Restaurant is requesting a Conditional Use Permit to obtain a On-Premise Wine and Beer Retailer's Permit at 306 S Illinois Avenue. Also being Lot 1-6, Block 27, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, and Texas

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

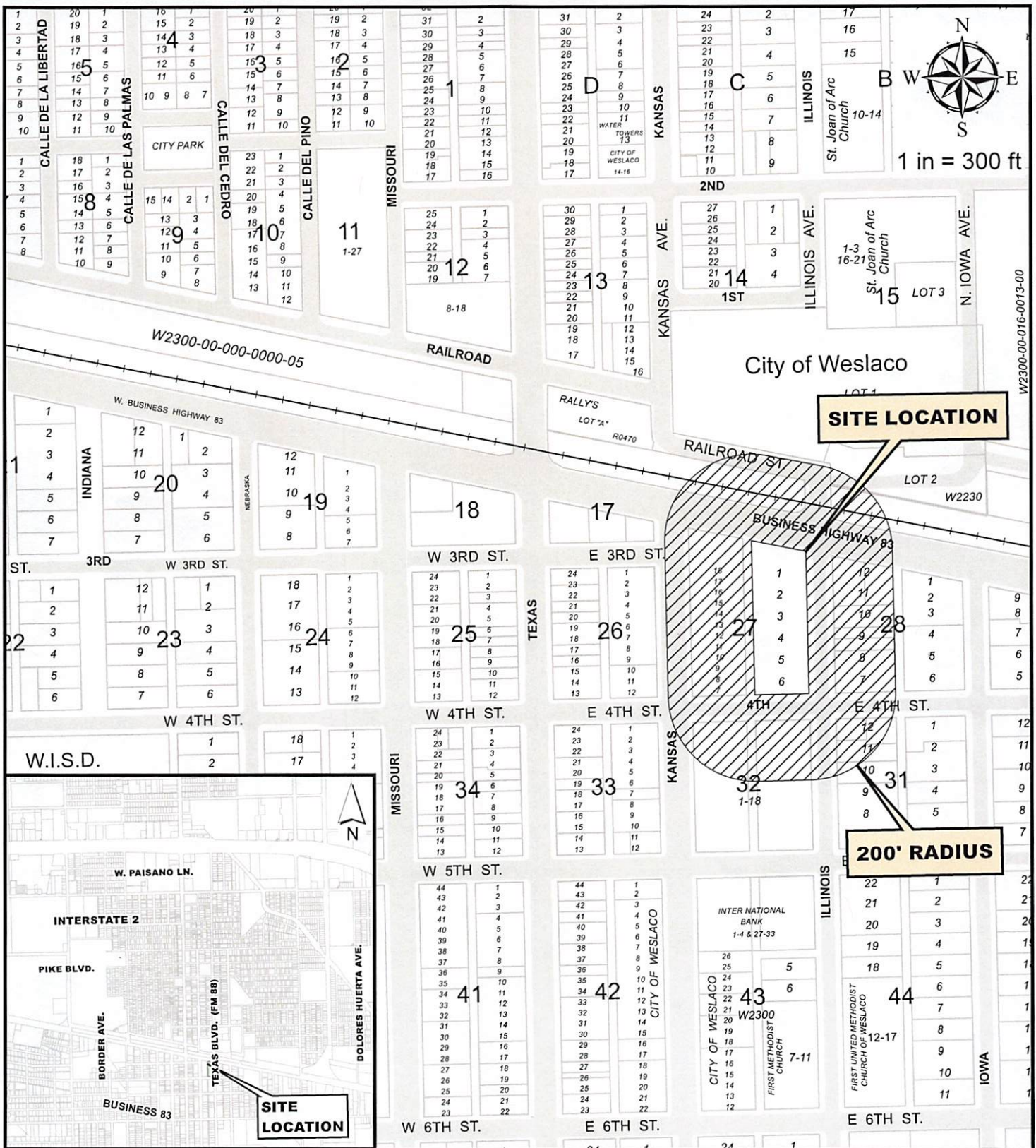
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Rene's Restaurant LLC
306 S Illinois Ave
LOT 1-6, BLOCK142, F.T. 639

Purpose for the Conditional Use Permit request

Existing zoning: B-2
Existing land use: Retail
CUP request: TABC License



OCT 22, 2021

CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2230-00-000-0002-00 WESLACO ALBERTSON'S COMMERCIAL 0 S ILLINIOS	L: 248982 B: 0
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-000-0000-21 WESLACO ORIGINAL TOWNSITE 61.43' X TO RR IN ILLINOIS ST 0.08AC 0 WESTGATE DR	L: 14981 B: 0
SUNDERLAND, MARGO 2924 S INTERNATIONAL BLVD WESLACO TX 78596-842	W2300-00-027-0000-00 WESLACO ORIGINAL TOWNSITE 0.37 TR NORTH & ADJ TO BLK 27	L: 44968 B: 6676
SUNDERLAND TED PAUL 720 LION LAKE DR N WESLACO TX 78596	W2300-00-027-0001-00 WESLACO ORIGINAL TOWNSITE BLK 27 TR TRACK IN BETWEEN 3RD & BUS 83 209 E BUS HWY 83	L: 253701 B: 103399
SUNDERLAND TED PAUL 720 LION LAKE DR N WESLACO TX 78596	W2300-00-027-0007-00 WESLACO ORIGINAL TOWNSITE BLK 27 RTH BETWEEN 3RD & BUS 83 203 E BUS HWY 83	L: 265341 B: 435632
AUTOMATIC SYSTEMS PLUS INC PO BOX 5865 MCALLEN TX 78502	W2300-00-028-0007-00 WESLACO ORIGINAL TOWNSITE BLK 28 301 E 4TH ST	L: 57715 B: 305004
ORTIZ HERMILO 309 S ILLINOIS AVE WESLACO TX 78596	W2300-00-028-0008-00 WESLACO ORIGINAL TOWNSITE BLK 28 OF 8 309 S ILLINOIS AVE	L: 13916 B: 38339
VALADEZ TERESA 307 S ILLINOIS AVE WESLACO TX 78596	W2300-00-028-0009-00 WESLACO ORIGINAL TOWNSITE N 1/2 307 S ILLINOIS AVE	L: 12425 B: 26064
ELENDER SYLVIA MARTINEZ 606 W 14TH ST WESLACO TX 78596	W2300-00-028-0010-00 WESLACO ORIGINAL TOWNSITE BLK 28 305 S ILLINOIS AVE	L: 42000 B: 22670
MORALES JAVIER 12403 BAIL BOND DR EDINBURG TX 78542	W2300-00-028-0011-00 WESLACO ORIGINAL TOWNSITE E66' 303 E BUS HWY 83	L: 39600 B: 41093
HORTA HECTOR 300 E BUSINESS 83 WESLACO TX 78596	W2300-00-028-0011-01 WESLACO ORIGINAL TOWNSITE W74'LOT 301 E BUS HWY 83	L: 44400 B: 69691
RODRIGUEZ MAXIMO JR 407 S ILLINOIS WESLACO TX 78596	W2300-00-031-0010-00 WESLACO ORIGINAL TOWNSITE BLK 31 407 S ILLIONIS	L: 24850 B: 3800

OCT 22, 2021

CAMPOS MARTHA LINDA 403 S ILLINOIS AVE WESLACO TX 78596	W2300-00-031-0011-00 WESLACO ORIGINAL TOWNSITE BLK 31 70' 403 S ILLINOIS AVE	L: 22365 B: 20550
ELENDER SYLVIA MARTINEZ 606 W 14TH ST WESLACO TX 78596	W2300-00-031-0011-01 WESLACO ORIGINAL TOWNSITE E 70' - N E 70' - LOT 12 BLK 31 305 E 4TH ST	L: 14910 B: 16651
MARTINEZ ROBERTO S JR 606 W 14TH ST WESLACO TX 78596	W2300-00-031-0012-00 WESLACO ORIGINAL TOWNSITE BLK 31 401 S ILLINOIS AVE	L: 12425 B: 0
UA WESLACO LLC ETAL PO BOX 828 ALPINE CA 91903	W2300-00-032-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1-6 254 S KANSAS	L: 163125 B: 1216180
INTER NATIONAL BANK C/O CARLOS GARZA PO BOX 1700 MCALLEN TX 78505-1700	W2300-00-032-0003-00 WESLACO ORIGINAL TOWNSITE LOT 3 BLK 32	L: 15625 B: 0
INTER NATIONAL BANK C/O CARLOS GARZA PO BOX 1700 MCALLEN TX 78505-1700	W2300-00-032-0004-00 WESLACO ORIGINAL TOWNSITE LOT 4 BLK 32	L: 15625 B: 0
INTER NATIONAL BANK C/O CARLOS GARZA PO BOX 1700 MCALLEN TX 78505-1700	W2300-00-032-0005-00 WESLACO ORIGINAL TOWNSITE LOT 5 BLK 32	L: 15625 B: 0
INTER NATIONAL BANK C/O CARLOS GARZA PO BOX 1700 MCALLEN TX 78505-1700	W2300-00-032-0006-00 WESLACO ORIGINAL TOWNSITE LOT 6 BLK 32	L: 15625 B: 0
RGV WORD PROPERTIES LLC 401 S KANSAS AVE STE D WESLACO TX 78596	W2300-00-032-0007-00 WESLACO ORIGINAL TOWNSITE LOTS 7 401 S KANSAS AVE	L: 163125 B: 603034

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

SUNDERLAND TED PAUL
720 LION LAKE DR N
WESLACO, TX 78596-8337

Legal Description:

WESLACO ORIGINAL TOWNSITE BLK 27 LTS
1,2,3,4,5,6 & TR TRACK IN BETWEEN 3RD &
BUS 83

Account No: W2300-00-027-0001-00

2020 Value: \$299,845
Appr. Dist. No.: 321824

Legal Acres: 1.0218
Parcel Address: 209 E BUS HWY 83

As of Date: 10/05/2021

Print Date: 10/05/2021 Printed By: PRECIOUS161

Year	Tax Units	Remaining Levy	IF PAID BY November 1, 2021		IF PAID BY November 30, 2021		IF PAID BY December 31, 2021	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total

Tax Unit Codes:

NO DELINQUENT TAXES ARE DUE AT THIS TIME

VISIT OUR WEBSITE TO PAY ONLINE OR INQUIRE ON YOUR PROPERTY AT WWW.HIDALGOCOUNTYTAX.ORG

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE HIDALGO COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE HIDALGO COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

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

Print Date: 10/05/2021

Appr. Dist. No.: 321824

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

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



* W 2 3 0 0 0 0 0 2 7 0 0 0 1 0 0 *

W2300-00-027-0001-00

SUNDERLAND TED PAUL
720 LION LAKE DR N
WESLACO, TX 78596-8337

\$ _____

00003218240000000000



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (10/2020)

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
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.)				
Rene's Restaurant				
5. Location Address				
306 S Illinois Avenue				
City		County	State	Zip Code
Weslaco		Hidalgo	TX	78596
6. Mailing Address		City	State	Zip Code
1601 Ricardo Street		Weslaco	TX	78596
7. Business Phone No.	Alternate Phone No.	E-mail Address		
956-322-7709	956-246-8898	gato_barboza@hotmail.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.)		
Rene's Restaurant, 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:	Relation to Business:
Raul Barboza	Managing Member
Phone (mandatory):	Email (mandatory):
956-322-7709	gato_barboza@hotmail.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 Barboza	First Name Raul	MI	Title Managing Member
Last Name Ugalde	First Name Raul	MI	Title Managing Member
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION

Section 109.31 et seq.

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

60-DAY SIGN

18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.	Exact Date (MM/DD/YYYY) 08-01-2021 08-01-2021
---	---

ALL APPLICANTS

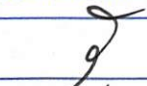
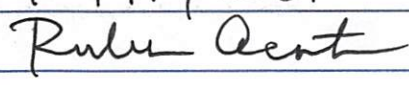
19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐	
I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.	

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

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

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

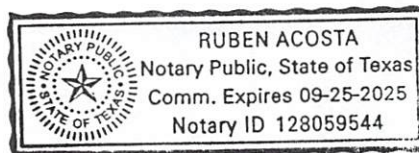
PUBLISHER'S AFFIDAVIT

Name of newspaper	Advance News Journal
City, County	Pharr, Hidalgo County
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	09/22/2021 & 09/29/2021
<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	10/11/2021
Signature of Notary Public	
S E A L	
ATTACH PRINTED COPY OF THE NOTICE	

LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Permit (BG) by Rene's Restaurant, LLC dba Rene's Restaurant to be located at 306 S Illinois Avenue, Weslaco, Hidalgo County, Texas. Managing Members of said LLC are Raul Barboza and Raul Ugalde.

(Published in the Advance News Journal on Sept. 22 & Sept. 29, 2021.)



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

Raul Barboza

SIGN
HERE

Raul Barboza

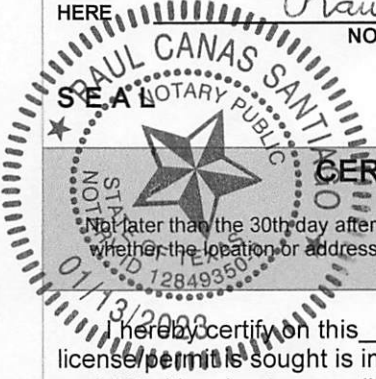
TITLE

MANAGING MEMBER

Before me, the undersigned authority, on this 20th day of SEPTEMBER, 2021, 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

Raul C. Santiago
NOTARY PUBLIC



CERTIFICATE OF CITY SECRETARY FOR MB, RM, 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
☐ **RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
☐ **BG** Wine and Beer Retailer's Permit

- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)

Election for given location was held for:

- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
OR
☐ 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 *[Signature]*

City

TEXAS

SEAL

Section 11.37 & 61.37

SEAL

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 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 28 day of September, 2021, that the location for which the license/permit is sought is in a "wet" and is not prohibited by any valid order of the Commissioner's Court.

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB** Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Required 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  ARTURO GUAJARDO, JR. HIDALGO
County Clerk County

SEAL



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4828	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after a public hearing on behalf of The City of Weslaco to revoke Conditional Use Permit for a Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2 Suite A also being lot 4, Town Center Subdivision Lots 2-9, Weslaco Original Townsite, 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 revoke the Conditional Use Permit for the Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit. Six (6) property owners within 200 feet of the applicant's property were notified by letter on September 24, 2021.			
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 September 20, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the revocation of conditional use permit at their regular meeting of November 3, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval to revoke the Conditional Use Permit based on amount and type of Police service calls			
Attachments, if any: 2307 W Exp 83- Memo, Notice to Owner, Sr. Mostacho- Police call report			

Responsibilities upon Approval: Staff will advise the 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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Revocation of Conditional Use Permit

DATE: November 9, 2021

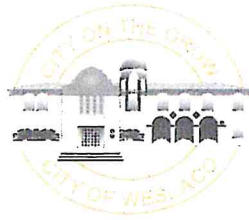
This property is the location of the existing Sr. Mostacho's Bar and was granted a Conditional Use Permit for Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit on June 16, 2020. Since, then there have been approximately 70 calls for police service. The property owner was provided with written notice on September 9, 2021 that the City was going to pursue revocation of the CUP for violating Section 150-12(3) of the City of Weslaco Zoning Ordinance. The Planning and Zoning Commission recommended in favor the revocation at their last regular meeting.

Thank you,

Rebekah de la Fuente, CFM

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
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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

September 9, 2021

Sr. Mostachos, LLC
c/o Raul H. Ugalde
3404 Rosewood Drive
Weslaco, Texas 78599

**Re: Revocation of Conditional Use Permit for Sr. Morstachos located at 2307
W Interstate 2 Ste A.**

Dear Mr. Uglade:

The City of Weslaco's Planning and Code Enforcement Department has been advised of ongoing offenses that have taken place at the above referenced establishment. The following offenses have taken place on this premise and were responded to by the Weslaco Police Department:

- November 16, 2020 a subject with a gun and fighting in progress.
- March 16, 2021 Overdose and intoxicated subject
- March 19, 2021 Fight in progress
- March 22, 2021 Assault
- March 25, 2021 Intoxicated subject
- April 15, 2021 Assault
- May 3, 2021 Fight in progress
- August 9, 2021 Fight in progress and intoxicated subject
- August 15, 2021 Two intoxicated subjects
- September 5, 2021 Shots fired and intoxicated minor

In lieu of ongoing the City will begin the process of revoking your Conditional Use Permit granted on June 16, 2020. This process is governed by Chapter 150-12 of the City of Weslaco Code of Ordinances. A copy of said Ordinance is attached. This ordinances contains the following provisions.

Sec. 150-12. (3) - Conditional use regulations.
h. Development and/or automatic cancellation

3. An alcoholic beverage establishment meeting or exceeding one or more of the criteria set forth below will not be eligible for a city liquor permit renewal and will be subject to a permit revocation at any time during the permit period if violations established below are met or exceeded. (All violations refer to those that take place within the property of the establishment.

- i. Five unreported fights or disturbances;
- ii. Two separate incidents which result in a homicide or homicides;
- iii. Any one offense of prostitution, lewd conduct, gambling, drug or narcotics possession or sales, or assault permitted or committed on the premise, by act or omission, by the owner, agent or employee of the premise.
- iv. Fifteen arrests of intoxicated persons on premises;
- v. Any two sales of alcoholic beverages to a minor by the owner, agent or employee of the premises; or
- vi. Two violations in the hours of operation.

The incidents listed above are the basis for the revocation of your conditional use permit and constitute violations of Chapter 150-12 iii and vi.

The Weslaco Planning and Zoning Commission will hold a public hearing to revoke your permit on Wednesday, October 6, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas. The City Commission will then consider the matter on Tuesday, October 19, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Any establishment denied the renewal of a city liquor permit due to meeting or exceeding the above criteria will require a new conditional use permit to open or re-open any bar at the same location regardless of duration of closure of previous establishment (no non-conforming use)

Should you need additional information or have any questions, please call Rebekah de la Fuente, Planning & Code Enforcement Director at (956) 447-3403.

Attentively,

A handwritten signature in blue ink, appearing to read 'Rebekah de la Fuente', with a large, stylized flourish extending from the end of the signature.

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco

"The City on the Grow"



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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

LETTER OF TRANSMITTAL

TO: Sr. Mostachos, LLC
2307 W Interstate 2
Weslaco, TX 78596

Date: September 9, 2021

WE ARE SENDING YOU

- | | | |
|---|--|--------------------------------|
| ☐ Drawings | ☒ Letter | ☐ Other |
| ☐ Contract/Agreement | ☐ Compact Disk | |
| ☐ Specifications | ☐ Plans | |

Item #	# of copies	Pages	Description
1	1	9	Notice of Zoning Violation- Conditional Use Permit

RECEIVED BY (sign):

x Daniel Castillo

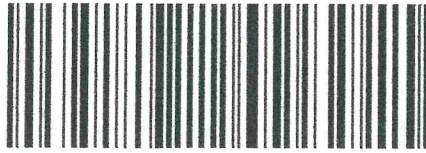
RECEIVED BY (print):

Daniel Castillo

RECEIVED ON DATE/TIME:

9/9/21 2:41 PM

CERTIFIED MAIL



7021 0950 0001 8016 6921

City of Weslaco
Planning & Code Enforcement
255 S. Kansas Avenue
Weslaco, Texas 78596

FIRST-CLASS



US POSTAGE
\$ 007.53⁰
02 7H
0001313177 SEP 13 2021
MAILED FROM ZIP CODE 78596

RECEIVED

OCT 06 2021

Planning &
Code Enforcement Dept.

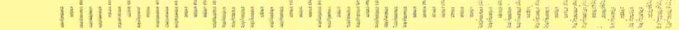
Sr. Mostachos, LLC
c/o Raul H. Ugalde
3404 Rosewood DR.
Weslaco, TX 78599

NIXIE 782 DE 1 0010/08/21

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 78596615855

*1410-01901-10-40



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|--|----|--|
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| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

\$

Total

\$

Sent

Street

City, S

Sr. Mostachos, LLC
c/o Raul H. Ugalde
3404 Rosewood DR.
Weslaco, TX 78599

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



WESLACO POLICE

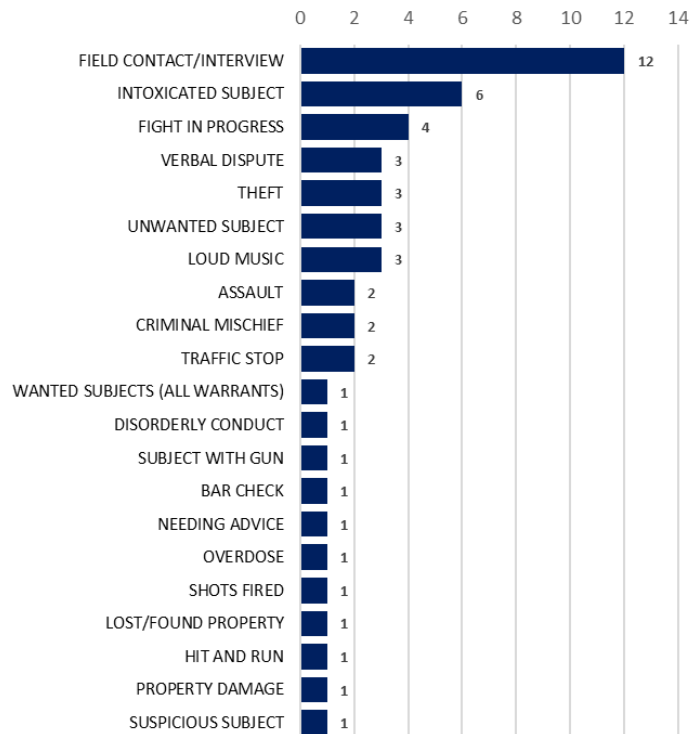
Weslaco Police Department
901 N. Airport DR.
Weslaco, TX 78596
(956) 968-8591

Sr Mostacho

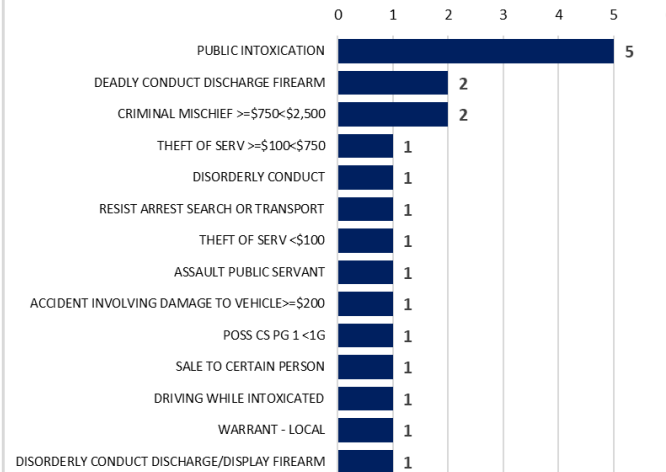
Call and Case Data

October 6, 2021

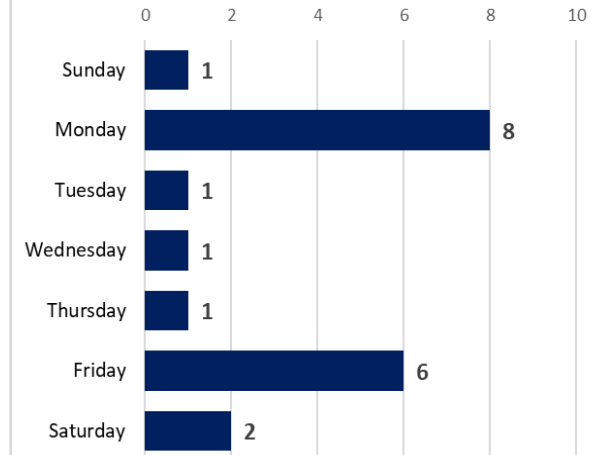
Call Totals



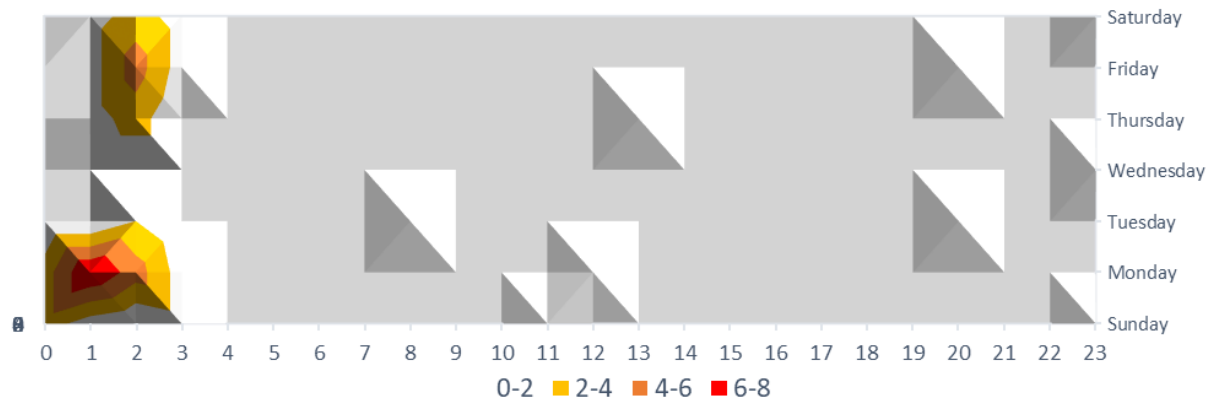
Sr Mostacho - Offenses



Case Totals by Day of Week



Sr. Mostacho Calls for Service Peak Times





**WESLACO
POLICE**

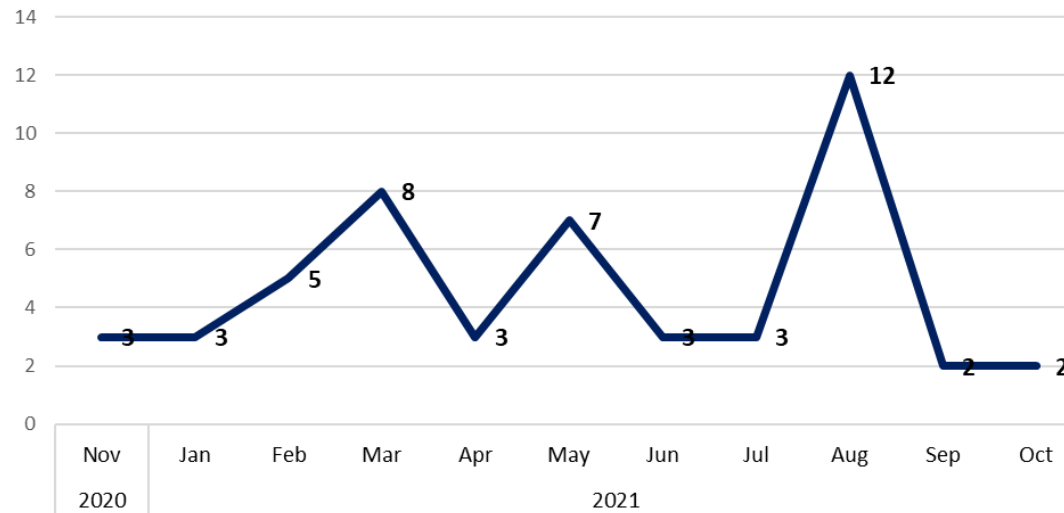
Weslaco Police Department
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Sr Mostacho

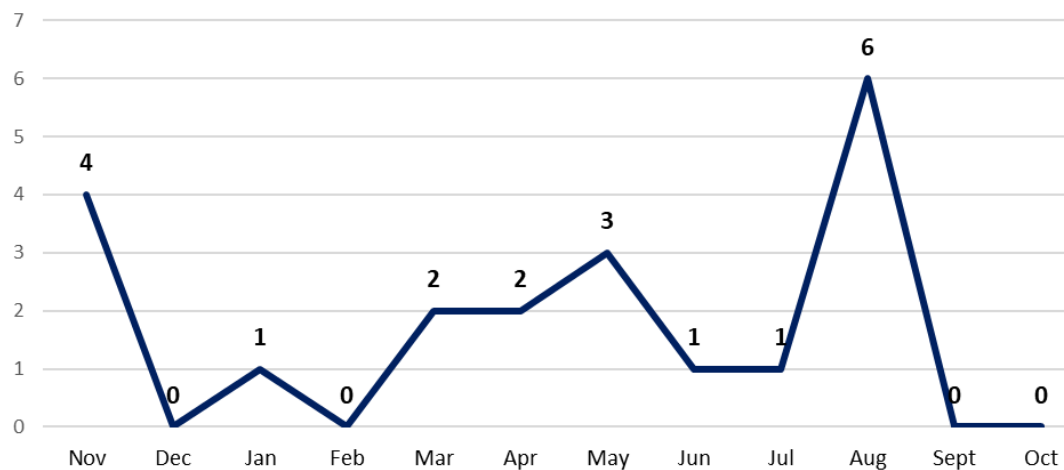
Call and Case Data

October 6, 2021

Call Totals by Month



Case Totals by Month



Sr. Mostacho Offense Reports

CaseNumber	OccurredFrom	OccurredTo	Day	Hour	StatuteDescription
2020-00036350	11/16/2020 2:20	11/16/2020 2:20	Monday	2	DEADLY CONDUCT DISCHARGE FIREARM
2020-00036351	11/16/2020 3:00	11/16/2020 3:00	Monday	3	CRIMINAL MISCHIEF >=\$750<\$2,500
2020-00037409	11/27/2020 3:01	11/27/2020 3:01	Friday	3	DRIVING WHILE INTOXICATED
2020-00037409	11/27/2020 3:01	11/27/2020 3:01	Friday	3	PUBLIC INTOXICATION
2021-00001700	1/17/2021 2:30	1/17/2021 3:18	Sunday	3	ACCIDENT INVOLVING DAMAGE TO VEHICLE>=\$200
2021-00007409	3/16/2021 2:16	3/16/2021 2:16	Tuesday	2	PUBLIC INTOXICATION
2021-00007932	3/22/2021 1:28	3/22/2021 1:28	Monday	1	RESIST ARREST SEARCH OR TRANSPORT
2021-00010232	4/16/2021 2:15	4/16/2021 2:15	Friday	2	THEFT OF SERV <\$100
2021-00011578	4/26/2021 1:20	4/26/2021 1:40	Monday	1	ASSAULT PUBLIC SERVANT
2021-00014115	5/15/2021 2:01	5/15/2021 2:01	Saturday	2	PUBLIC INTOXICATION
2021-00014115	5/15/2021 2:01	5/15/2021 2:01	Saturday	2	POSS CS PG 1 <1G
2021-00015191	5/24/2021 1:00	5/24/2021 1:29	Monday	1	CRIMINAL MISCHIEF >=\$750<\$2,500
2021-00017463	6/10/2021 0:34	6/10/2021 0:34	Thursday	0	WARRANT - LOCAL
2021-00022629	7/23/2021 2:05	7/23/2021 2:16	Friday	2	DISORDERLY CONDUCT DISCHARGE/DISPLAY FIREARM
2021-00024406	8/9/2021 2:23	8/9/2021 2:23	Monday	2	DEADLY CONDUCT DISCHARGE FIREARM
2021-00024407	8/9/2021 1:50	8/9/2021 2:23	Monday	2	PUBLIC INTOXICATION
2021-00025041	8/16/2021 1:39	8/16/2021 1:39	Monday	1	DISORDERLY CONDUCT
2021-00025294	8/18/2021 2:14	8/18/2021 2:14	Wednesday	2	SALE TO CERTAIN PERSON
2021-00025911	8/27/2021 0:35	8/27/2021 0:35	Friday	0	THEFT OF SERV >=\$100<\$750
2021-00025911	8/27/2021 0:35	8/27/2021 0:35	Friday	0	PUBLIC INTOXICATION

Sr. Mostacho Calls for Service

Number	DateTime	Day	Hour	Value	Responding Agency
202000036350	11/16/20 2:31 AM	Monday	2	SUBJECT WITH GUN	WPD
202000036351	11/16/20 3:13 AM	Monday	3	PROPERTY DAMAGE	WPD
202000037409	11/27/20 3:02 AM	Friday	3	FIGHT IN PROGRESS	WPD
202100000112	1/2/21 2:17 AM	Saturday	2	FIELD CONTACT/INTERVIEW	WPD
202100001700	1/17/21 3:18 AM	Sunday	3	HIT AND RUN	WPD
202100003188	1/30/21 3:18 AM	Saturday	3	FIELD CONTACT/INTERVIEW	WPD
202100004058	2/8/21 1:33 AM	Monday	1	FIELD CONTACT/INTERVIEW	WPD
202100004485	2/13/21 2:36 AM	Saturday	2	NEEDING ADVICE	WPD
202100004717	2/16/21 8:19 AM	Tuesday	8	TRAFFIC STOP	WPD
202100005305	2/22/21 12:37 PM	Monday	12	THEFT	WPD
202100005881	2/27/21 11:59 PM	Saturday	23	FIELD CONTACT/INTERVIEW	WPD
202100007407	3/16/21 2:16 AM	Tuesday	2	OVERDOSE	WPD, WFD, WEMS
202100007409	3/16/21 2:16 AM	Tuesday	2	INTOXICATED SUBJECT	WPD
202100007555	3/17/21 11:12 PM	Wednesday	23	SUSPICIOUS SUBJECT	WPD
202100007664	3/19/21 2:24 AM	Friday	2	FIGHT IN PROGRESS	WPD
202100007873	3/21/21 11:05 AM	Sunday	11	FIELD CONTACT/INTERVIEW	WPD
202100007932	3/22/21 1:28 AM	Monday	1	ASSAULT	WPD
202100007936	3/22/21 1:28 AM	Monday	1	WANTED SUBJECTS (ALL WARRANTS)	WPD
202100008190	3/25/21 1:11 AM	Thursday	1	INTOXICATED SUBJECT	WPD
202100010129	4/15/21 2:33 AM	Thursday	2	ASSAULT	WPD
202100010232	4/16/21 2:15 AM	Friday	2	THEFT	WPD
202100011578	4/26/21 1:29 AM	Monday	1	UNWANTED SUBJECT	WPD
202100012459	5/3/21 1:52 AM	Monday	1	FIGHT IN PROGRESS	WPD
202100012886	5/6/21 1:12 PM	Thursday	13	BAR CHECK	WPD
202100013259	5/9/21 1:59 AM	Sunday	1	VERBAL DISPUTE	WPD
202100013846	5/13/21 2:04 AM	Thursday	2	FIELD CONTACT/INTERVIEW	WPD
202100014112	5/15/21 2:02 AM	Saturday	2	CRIMINAL MISCHIEF	WPD
202100015187	5/24/21 12:42 AM	Monday	0	LOUD MUSIC	WPD
202100015191	5/24/21 1:10 AM	Monday	1	CRIMINAL MISCHIEF	WPD
202100017126	6/7/21 2:22 AM	Monday	2	LOUD MUSIC	WPD
202100017463	6/10/21 12:34 AM	Thursday	0	UNWANTED SUBJECT	WPD
202100019346	6/25/21 2:23 AM	Friday	2	UNWANTED SUBJECT	WPD
202100022629	7/23/21 2:17 AM	Friday	2	DISORDERLY CONDUCT	WPD
202100022945	7/25/21 12:10 AM	Sunday	0	TRAFFIC STOP	WPD
202100023252	7/27/21 8:00 PM	Tuesday	20	VERBAL DISPUTE	WPD
202100024397	8/9/21 12:39 AM	Monday	0	LOUD MUSIC	WPD
202100024406	8/9/21 2:23 AM	Monday	2	FIGHT IN PROGRESS	WPD, WFD, WEMS
202100024407	8/9/21 2:23 AM	Monday	2	INTOXICATED SUBJECT	WPD
202100024776	8/13/21 1:01 AM	Friday	1	LOST/FOUND PROPERTY	WPD
202100024782	8/13/21 2:40 AM	Friday	2	FIELD CONTACT/INTERVIEW	WPD
202100024936	8/15/21 12:36 AM	Sunday	0	INTOXICATED SUBJECT	WPD
202100024946	8/15/21 12:36 AM	Sunday	0	INTOXICATED SUBJECT	WPD
202100025041	8/16/21 1:39 AM	Monday	1	FIELD CONTACT/INTERVIEW	WPD
202100025294	8/19/21 2:05 AM	Thursday	2	FIELD CONTACT/INTERVIEW	WPD
202100025592	8/23/21 1:15 AM	Monday	1	THEFT	WPD
202100025911	8/27/21 12:36 AM	Friday	0	FIELD CONTACT/INTERVIEW	WPD
202100026007	8/28/21 1:55 AM	Saturday	1	FIELD CONTACT/INTERVIEW	WPD
202100026784	9/5/21 11:25 PM	Sunday	23	SHOTS FIRED	WPD
202100028799	9/27/21 12:26 AM	Monday	0	FIELD CONTACT/INTERVIEW	WPD
202100029285	10/1/21 8:51 PM	Friday	20	INTOXICATED SUBJECT	WPD
202100029491	10/4/21 2:11 AM	Monday	2	VERBAL DISPUTE	WPD



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4829	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Pastor Estates No. 2 Subdivision— being a 2.734 acre tract of land being all of lot 4 Pastor Estates No. 2, Weslaco, Hidalgo County, Texas Located approximately on Mile 4 ½ West Road 3,690 ft North of Mile 10 North Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed two (2) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through a 6" waterline and sewer by OSSF. The property is within a Flood Zone "X".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
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 at their regular meeting of November 3, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval of Final Plat.			
Attachments, if any: Pastor Estates- Final Plat- Memo, PASTOR ESTATES Application & Legal Documents, Revised Drainage Report, Re-Plat of Pastor Estates No. 2- Aerial, REPLAT OF LOT 4 PASTOR ESTATES - Plat sheets			
Responsibilities upon Approval: Staff will advise the applicant			

City of Weslaco

"The City on the Grow"



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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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

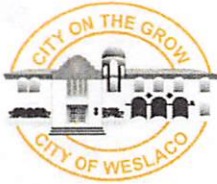
RE: Pastor Estates-Final Plat

DATE: November 9, 2021

The proposed use for the 2-lot subdivision will be for residential development, where the original lot 4 of Pastor Estates is being split to create two lots. The developer is not requesting any variance for subdivision. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

PIAT-000122-2021

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: Replat of Lot 4, Pastor Estates No. 2

Location: Mile 4 1/2 West Road 3,690 feet north of Mile 10 North Road

Legal Description: Lot 4, Pastor Estates No. 2, an addition to the City of Weslaco, Hidalgo County, Texas.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: Residential Proposed Land Use: Residential

Number of Lots Proposed: 2 Gross Acreage: 2.734

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Arnulfo Alaniz Telephone: _____

Address: P.O. Box 549 Fax: _____

City: Elsa State: TX Zip: 78543 E-mail: _____

ENGINEER INFORMATION

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

Address: 124 E. Stubbs St. Fax: _____

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: _____
- ☒ YES ☐ NO Wastewater Provision: _____
- ☒ YES ☐ NO Electric Company: _____

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District No. 1 _____	☒ YES ☐ NO Irrigation District No. 9 _____
---	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$350.00 Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature:  Date: _____
_____ 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: _____

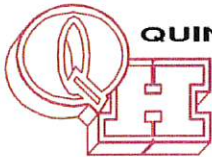
Date Recorded: _____ Instrument No. _____

General Comments: _____

Quintanilla, Headley & Associates, Inc.

Hidalgo County Drainage District No. 1 Drainage Report REPLAT OF LOT 4, PASTOR ESTATES No. 2 Hidalgo County, Texas

Prepared By:



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

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

Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

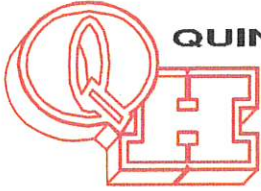
124 E. Stubbs St. Edinburg, Texas 78539

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

Email: alfonsoq@qha-eng.com

October 5, 2021





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

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

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

**DRAINAGE REPORT
FOR
REPLAT OF LOT 4, PASTOR ESTATES No.2**

This 2.734 acre tract is a Replat of Lot 4, Pastor Estates No.2, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 43, Page 109, map records, Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded under County Clerk's Document Number 1295320, official records, Hidalgo County, Texas. This subdivision is located on the east side of Mile 4 1/2 West Road about half mile north of Mile 10 North Road. The proposed subdivision consists of 2 residential lots.

The tract is Zone "X" as per FEMA Flood Insurance Rate Map; Community Panel No. 480334 0450 C, and dated June 6, 2000 and revised LOMR dated May 30, 2002.

This soil is sandy clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff on a westerly direction. The existing runoff for the proposed subdivision is $Q = 1.19$ cubic feet per second based on a 10-year storm. The runoff along Mile 4 1/2 West Road flows northerly and outfalls into an existing H.C.D.D. No.1 drain ditch located 736.0 feet north.

After development the runoff will be $Q = 7.60$ cubic feet per second for an increase of $Q = 6.41$ cubic feet per second. Detention will be 20,154.00 cubic feet (0.46 acre feet) and will be accomplished on an existing 20.00 foot drainage swale along the east side of the lot.

Drainage calculations are attached.

Eulalio Ramirez, P.E.
October 5, 2021



EXISTING FOR SINGLE FAMILY:

Area = 2.73 acres
V = 0.15
D = 630.00 Ft
c = 0.15

$t = D / V(3600)$
t = 1.17 Hrs = 70.00 min

From Rainfall Intensity Curve: i = 2.90

Q = ciA
Q = 1.19 cfs

FUTURE:

Area = 2.73 Acres
V = 0.30
D = 630.00 Ft
c = 0.48

$t = D / V(3600)$
t = 0.58 Hrs = 35.00 min

From Rainfall Intensity Curve: i = 5.80

Q = ciA
Q = 7.60 cfs Change in Q= 6.41

Time		150yr	Q50yr in	V in	Q10yr out	V out	Req'd V	Req'd V
min	hr	in/hr	cf/s	cf	cf/s	cf	cf	ac-ft
15.00	0.250	9.10	11.93	10735	1.19	1781	8954.08	0.20556
30.00	0.500	6.34	8.31	14960	1.19	2315	12645.04	0.29029
45.00	0.750	4.98	6.52	17605	1.19	2850	14755.51	0.33874
60.00	1.000	4.14	5.43	19548	1.19	3384	16164.15	0.37108
75.00	1.250	3.58	4.69	21096	1.19	3918	17177.52	0.39434
90.00	1.500	3.16	4.15	22390	1.19	4452	17937.14	0.41178
105.00	1.750	2.85	3.73	23506	1.19	4987	18519.77	0.42516
120.00	2.000	2.60	3.40	24493	1.19	5521	18971.66	0.43553
135.00	2.250	2.39	3.13	25378	1.19	6055	19322.81	0.44359
150.00	2.500	2.22	2.91	26183	1.19	6590	19593.83	0.44981
165.00	2.750	2.08	2.72	26923	1.19	7124	19799.48	0.45453
180.00	3.000	1.95	2.56	27609	1.19	7658	19950.72	0.45801
195.00	3.250	1.84	2.41	28248	1.19	8192	20055.90	0.46042
210.00	3.500	1.75	2.29	28848	1.19	8727	20121.54	0.46193
225.00	3.750	1.66	2.18	29414	1.19	9261	20152.84	0.46265
240.00	4.000	1.59	2.08	29949	1.19	9795	20154.00	0.46267
255.00	4.250	1.52	1.99	30458	1.19	10330	20128.48	0.46209
270.00	4.500	1.46	1.91	30943	1.19	10864	20079.17	0.46095
285.00	4.750	1.40	1.84	31407	1.19	11398	20008.47	0.45933
300.00	5.000	1.35	1.77	31851	1.19	11932	19918.45	0.45726
315.00	5.250	1.30	1.71	32278	1.19	12467	19810.87	0.45480
330.00	5.500	1.26	1.65	32688	1.19	13001	19687.27	0.45196
345.00	5.750	1.22	1.60	33084	1.19	13535	19548.96	0.44878
360.00	6.000	1.18	1.55	33467	1.19	14070	19397.12	0.44530
375.00	6.250	1.15	1.50	33837	1.19	14604	19232.77	0.44152
390.00	6.500	1.12	1.46	34195	1.19	15138	19056.82	0.43748
405.00	6.750	1.08	1.42	34543	1.19	15673	18870.08	0.43320
420.00	7.000	1.06	1.38	34880	1.19	16207	18673.27	0.42868
435.00	7.250	1.03	1.35	35208	1.19	16741	18467.05	0.42395
450.00	7.500	1.00	1.32	35527	1.19	17275	18252.01	0.41901
465.00	7.750	0.98	1.28	35838	1.19	17810	18028.67	0.41388
480.00	8.000	0.96	1.25	36142	1.19	18344	17797.53	0.40858

Peak

Peak Volume= 20154.00 cf (50 years storm)
0.46 ac-ft

Registration Number
F-1513



Appendix 1.0

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

$$\text{formula } I = b/(t+d)^c$$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.	TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952	36	3.095	3.866	4.486	5.189	5.701	6.098
2	9.653	11.721	13.281	15.215	16.210	16.793	37	3.040	3.799	4.410	5.103	5.608	6.001
3	9.012	10.950	12.426	14.244	15.204	15.797	38	2.986	3.735	4.337	5.019	5.519	5.908
4	8.458	10.286	11.687	13.405	14.333	14.929	39	2.935	3.673	4.267	4.939	5.433	5.817
5	7.974	9.706	11.042	12.671	13.570	14.165	40	2.886	3.614	4.199	4.861	5.350	5.730
6	7.546	9.194	10.472	12.023	12.895	13.487	41	2.838	3.557	4.134	4.786	5.270	5.646
7	7.167	8.740	9.966	11.447	12.294	12.881	42	2.793	3.501	4.071	4.714	5.193	5.565
8	6.827	8.334	9.512	10.930	11.755	12.336	43	2.748	3.448	4.010	4.644	5.118	5.487
9	6.520	7.968	9.103	10.464	11.268	11.841	44	2.706	3.396	3.951	4.577	5.046	5.411
10	6.243	7.636	8.732	10.042	10.825	11.391	45	2.665	3.346	3.895	4.511	4.976	5.337
11	5.990	7.334	8.394	9.656	10.421	10.979	46	2.625	3.298	3.840	4.448	4.908	5.266
12	5.758	7.058	8.084	9.303	10.051	10.601	47	2.586	3.251	3.786	4.387	4.843	5.197
13	5.546	6.804	7.799	8.978	9.710	10.252	48	2.549	3.206	3.735	4.328	4.779	5.130
14	5.350	6.569	7.536	8.678	9.395	9.928	49	2.513	3.162	3.685	4.270	4.717	5.065
15	5.169	6.353	7.293	8.400	9.102	9.628	50	2.477	3.120	3.636	4.215	4.658	5.002
16	5.000	6.151	7.067	8.142	8.831	9.348	51	2.443	3.078	3.589	4.161	4.600	4.941
17	4.843	5.964	6.856	7.902	8.577	9.087	52	2.410	3.038	3.543	4.108	4.543	4.881
18	4.697	5.789	6.659	7.677	8.340	8.842	53	2.378	2.999	3.499	4.057	4.488	4.824
19	4.560	5.625	6.475	7.466	8.117	8.612	54	2.347	2.962	3.456	4.007	4.435	4.767
20	4.432	5.472	6.302	7.268	7.908	8.396	55	2.317	2.925	3.414	3.959	4.383	4.713
21	4.311	5.327	6.139	7.082	7.711	8.192	56	2.288	2.889	3.373	3.912	4.333	4.659
22	4.198	5.191	5.985	6.906	7.525	8.000	57	2.259	2.854	3.333	3.867	4.284	4.608
23	4.090	5.062	5.840	6.740	7.349	7.817	58	2.231	2.821	3.295	3.822	4.236	4.557
24	3.989	4.941	5.703	6.583	7.183	7.644	59	2.204	2.788	3.257	3.779	4.189	4.508
25	3.893	4.825	5.572	6.434	7.025	7.480	60	2.178	2.756	3.220	3.737	4.144	4.460
26	3.802	4.716	5.449	6.293	6.875	7.324	65	2.056	2.607	3.050	3.541	3.933	4.237
27	3.715	4.612	5.331	6.158	6.732	7.176	70	1.948	2.475	2.899	3.368	3.745	4.038
28	3.633	4.513	5.220	6.030	6.596	7.034	75	1.852	2.358	2.765	3.212	3.577	3.860
29	3.554	4.419	5.113	5.908	6.467	6.899	80	1.765	2.252	2.643	3.073	3.426	3.699
30	3.480	4.329	5.011	5.792	6.343	6.769	85	1.688	2.156	2.533	2.946	3.289	3.554
31	3.408	4.244	4.914	5.680	6.224	6.646	90	1.617	2.069	2.434	2.831	3.164	3.421
32	3.340	4.161	4.821	5.574	6.111	6.527	95	1.552	1.990	2.342	2.726	3.050	3.299
33	3.275	4.083	4.732	5.472	6.002	6.413	100	1.493	1.917	2.258	2.629	2.944	3.187
34	3.212	4.008	4.646	5.374	5.897	6.304	105	1.439	1.850	2.181	2.540	2.847	3.083
35	3.152	3.935	4.564	5.280	5.797	6.199	110	1.389	1.788	2.109	2.457	2.757	2.988

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

REPLAT OF LOT 4,
PASTOR ESTATES No. 2

Appendix 1.0 (cont.)

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

formula $I = b/(t+d)^e$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898
120	1.299	1.677	1.981	2.309	2.596	2.815
125	1.259	1.628	1.924	2.242	2.523	2.737
130	1.221	1.581	1.870	2.180	2.455	2.665
135	1.186	1.537	1.819	2.122	2.391	2.596
140	1.153	1.496	1.771	2.067	2.331	2.532
145	1.122	1.457	1.727	2.015	2.274	2.471
150	1.093	1.421	1.684	1.966	2.220	2.413
155	1.065	1.386	1.644	1.919	2.169	2.359
160	1.039	1.354	1.606	1.876	2.121	2.307
165	1.014	1.323	1.570	1.834	2.075	2.258
170	0.991	1.293	1.536	1.794	2.032	2.211
175	0.968	1.265	1.504	1.757	1.990	2.167
180	0.947	1.239	1.473	1.721	1.951	2.124
185	0.927	1.213	1.443	1.686	1.913	2.084
190	0.907	1.189	1.415	1.654	1.877	2.045
195	0.889	1.166	1.388	1.622	1.842	2.008
200	0.871	1.144	1.362	1.592	1.809	1.972
205	0.854	1.122	1.337	1.564	1.778	1.938
210	0.838	1.102	1.313	1.536	1.747	1.906
215	0.823	1.082	1.290	1.510	1.718	1.874
220	0.808	1.063	1.268	1.484	1.690	1.844
225	0.793	1.045	1.247	1.460	1.663	1.815
230	0.780	1.028	1.227	1.436	1.637	1.787
235	0.766	1.011	1.207	1.413	1.611	1.759
240	0.754	0.995	1.189	1.392	1.587	1.733
245	0.741	0.979	1.170	1.370	1.564	1.708
250	0.729	0.964	1.153	1.350	1.541	1.684
255	0.718	0.950	1.136	1.330	1.519	1.660
260	0.707	0.936	1.119	1.311	1.498	1.637
265	0.696	0.922	1.103	1.293	1.477	1.615
270	0.686	0.909	1.088	1.275	1.458	1.594
275	0.676	0.896	1.073	1.257	1.438	1.573
280	0.666	0.884	1.059	1.241	1.420	1.553
285	0.657	0.872	1.045	1.224	1.402	1.533

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.647	0.860	1.031	1.209	1.384	1.514
295	0.639	0.849	1.018	1.193	1.367	1.496
300	0.630	0.838	1.005	1.178	1.350	1.478
305	0.622	0.828	0.992	1.164	1.334	1.460
310	0.614	0.817	0.980	1.150	1.319	1.444
315	0.606	0.807	0.969	1.136	1.303	1.427
320	0.598	0.797	0.957	1.123	1.288	1.411
325	0.591	0.788	0.946	1.110	1.274	1.395
330	0.583	0.779	0.935	1.097	1.260	1.380
335	0.576	0.770	0.924	1.085	1.246	1.365
340	0.570	0.761	0.914	1.073	1.233	1.351
345	0.563	0.752	0.904	1.061	1.220	1.337
350	0.556	0.744	0.894	1.050	1.207	1.323
355	0.550	0.736	0.885	1.039	1.195	1.309
360	0.544	0.728	0.875	1.028	1.182	1.296
365	0.538	0.720	0.866	1.017	1.171	1.284
370	0.532	0.713	0.857	1.007	1.159	1.271
375	0.526	0.705	0.849	0.997	1.148	1.259
380	0.521	0.698	0.840	0.987	1.137	1.247
385	0.515	0.691	0.832	0.977	1.126	1.235
390	0.510	0.684	0.824	0.968	1.115	1.224
395	0.504	0.677	0.816	0.958	1.105	1.212
400	0.499	0.671	0.808	0.949	1.095	1.201
405	0.494	0.664	0.800	0.940	1.085	1.191
410	0.489	0.658	0.793	0.932	1.075	1.180
415	0.485	0.652	0.786	0.923	1.066	1.170
420	0.480	0.646	0.779	0.915	1.056	1.160
425	0.475	0.640	0.772	0.907	1.047	1.150
430	0.471	0.634	0.765	0.899	1.038	1.140
435	0.466	0.628	0.758	0.891	1.029	1.131
440	0.462	0.623	0.751	0.883	1.021	1.121
445	0.458	0.617	0.745	0.876	1.012	1.112
450	0.454	0.612	0.739	0.869	1.004	1.103
455	0.450	0.607	0.733	0.861	0.996	1.094
460	0.446	0.602	0.726	0.854	0.988	1.086

where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

25yr	50yr	100yr
0.771	0.749	0.740
98	99	103
9.2	9.2	9.6

NFIP

PANEL 0450 C

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

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

ZONE 11 X

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:

JUNE 6, 2000



**REVISED TO
REFLECT LOMR
DATED MAY 30 2002**

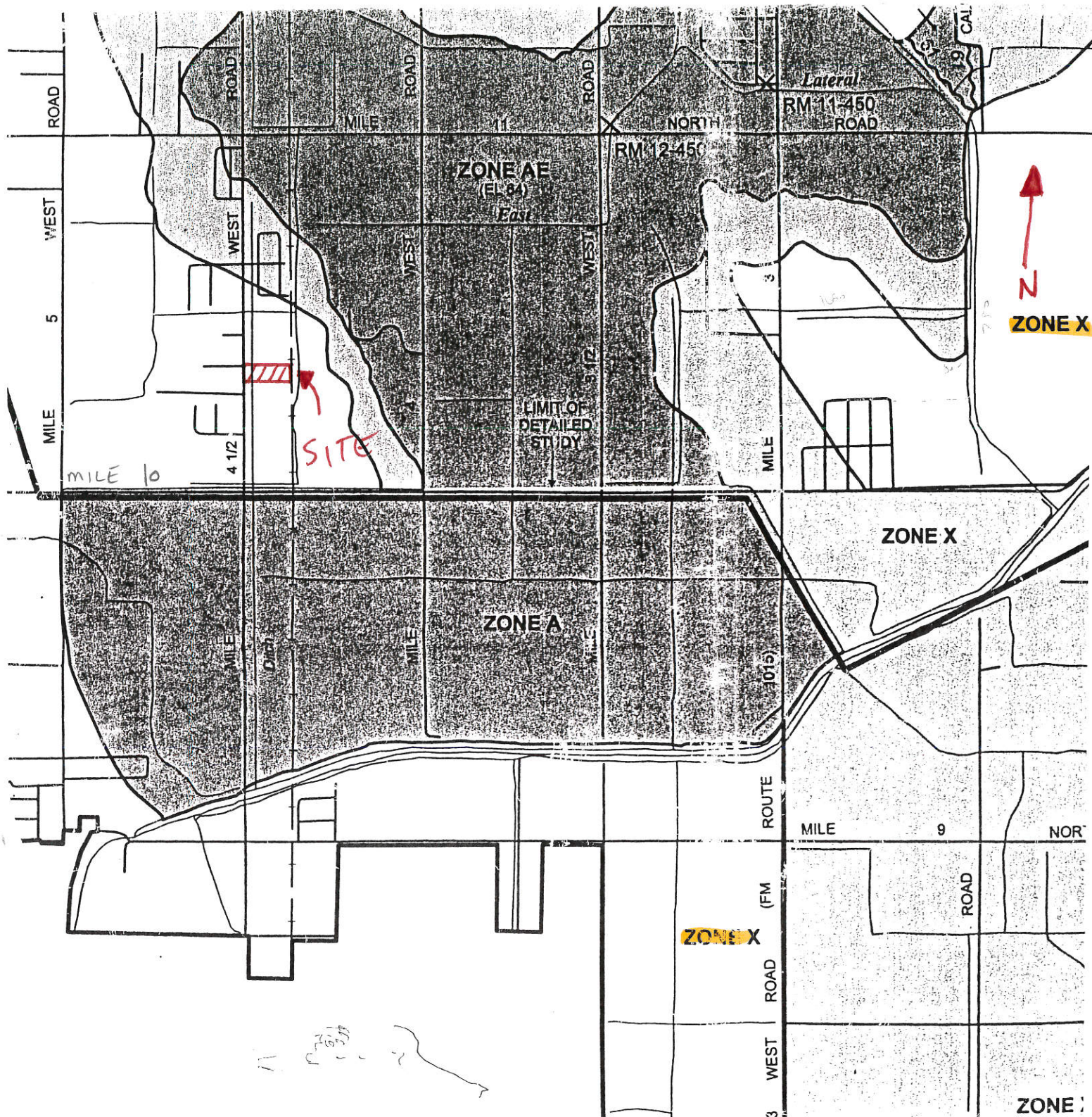
Federal Emergency Management Agency

ZONE X

6

AS

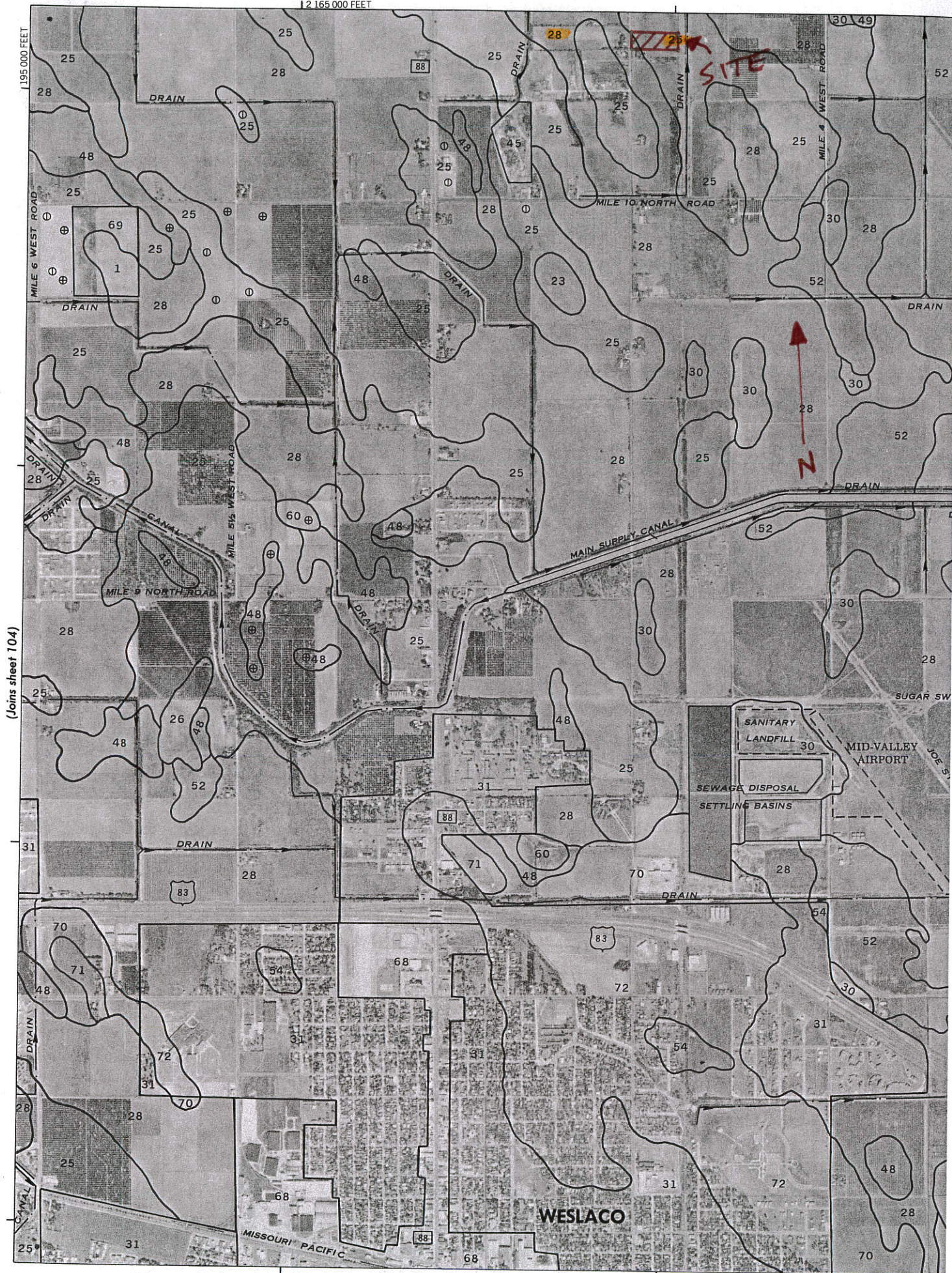
FLOOD MAP



SOIL MAP

HIDALGO COUNTY, TEX.

1:2 165 000 FEET



This map is compiled on 1975 aerial photography by the U. S. Department of Agriculture, Soil Conservation Service and cooperating agencies. Coordinate grid ticks and land division corners, if shown, are approximately positioned.

(Joins sheet 104)

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See footnote at end of table.

TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

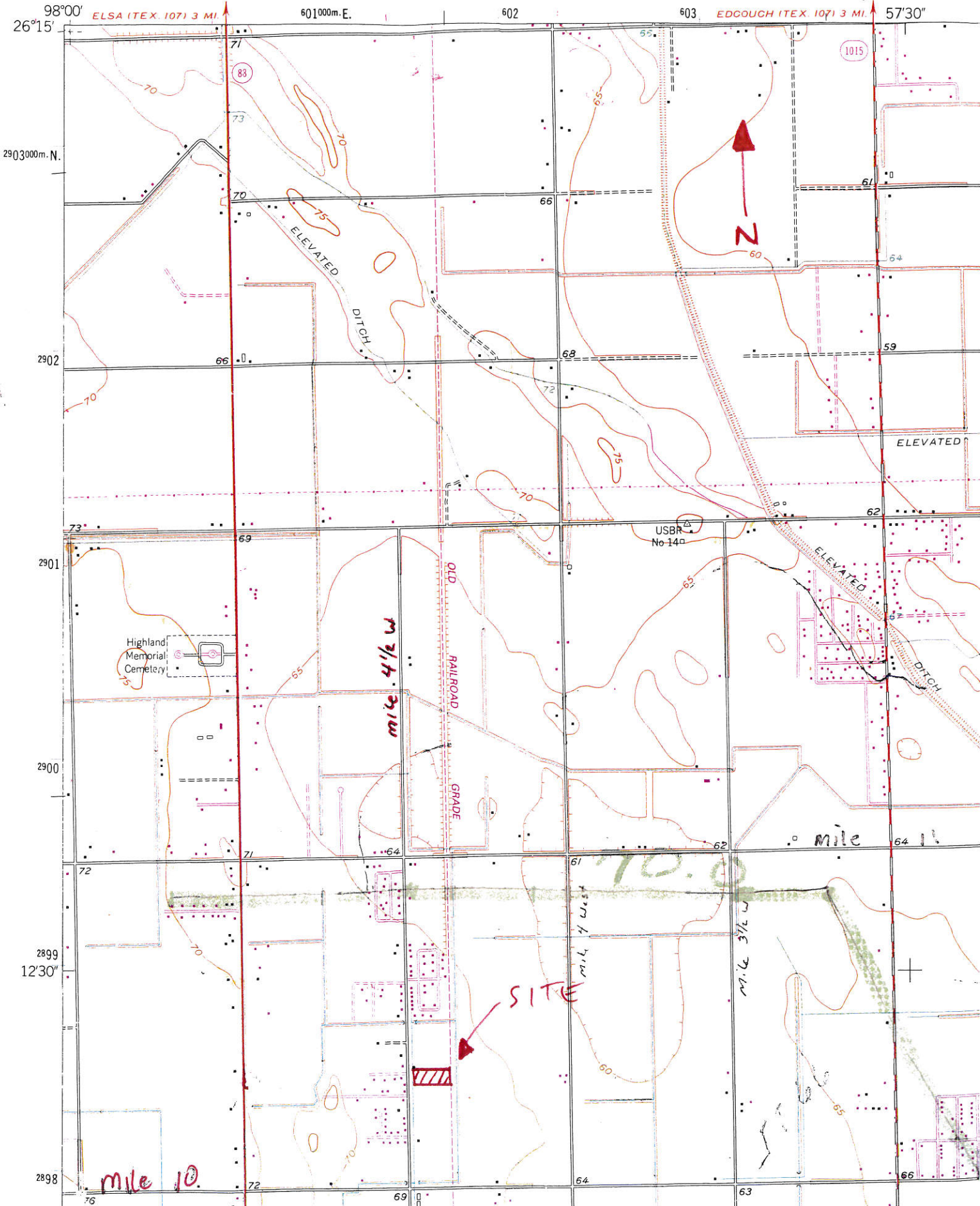
Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
1.* Arents					<u>Ft</u>			<u>In</u>			
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28, 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31:* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
32:* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

QUAD MAP

6336 (SE
'LA BLANCA)

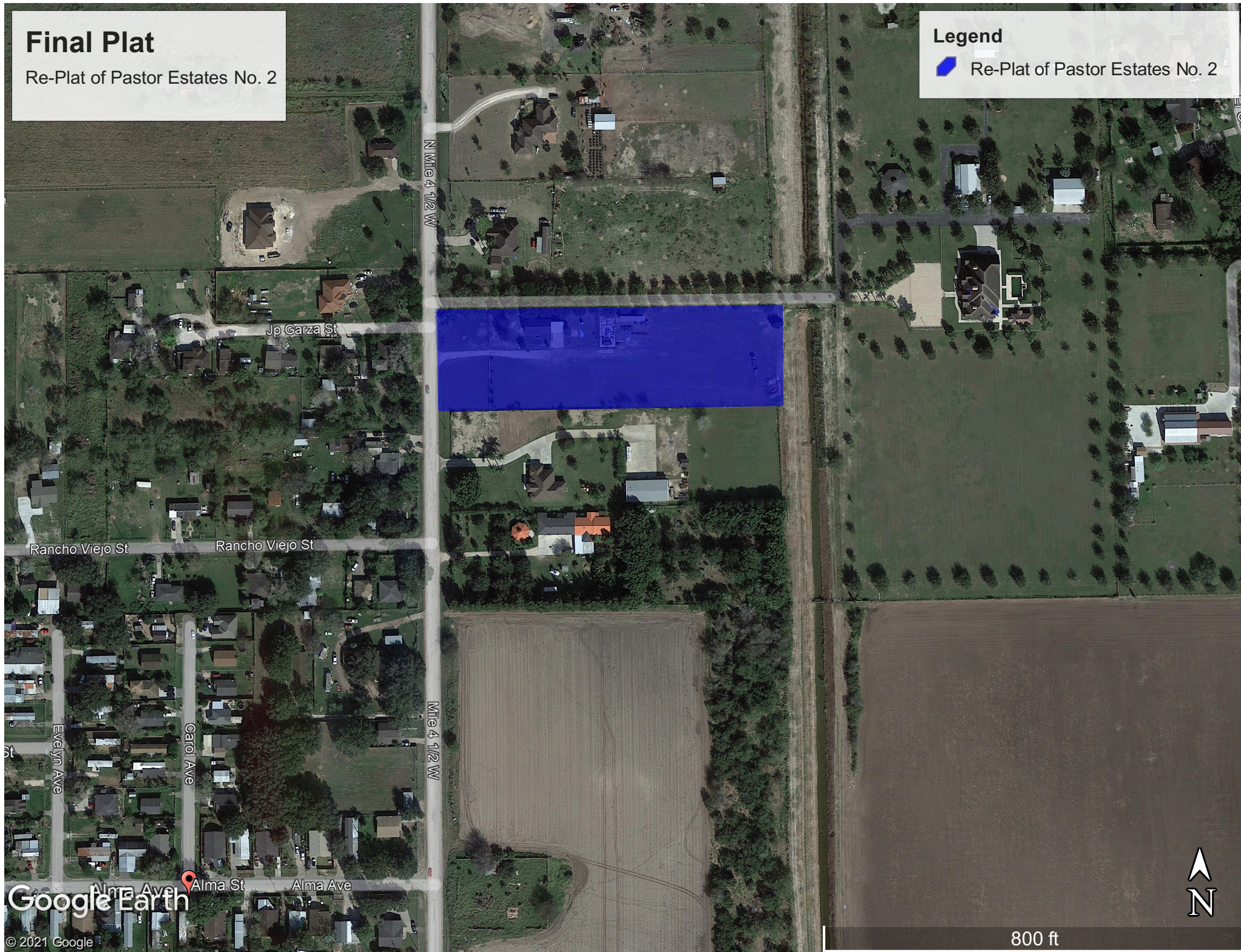


Final Plat

Re-Plat of Pastor Estates No. 2

Legend

 Re-Plat of Pastor Estates No. 2



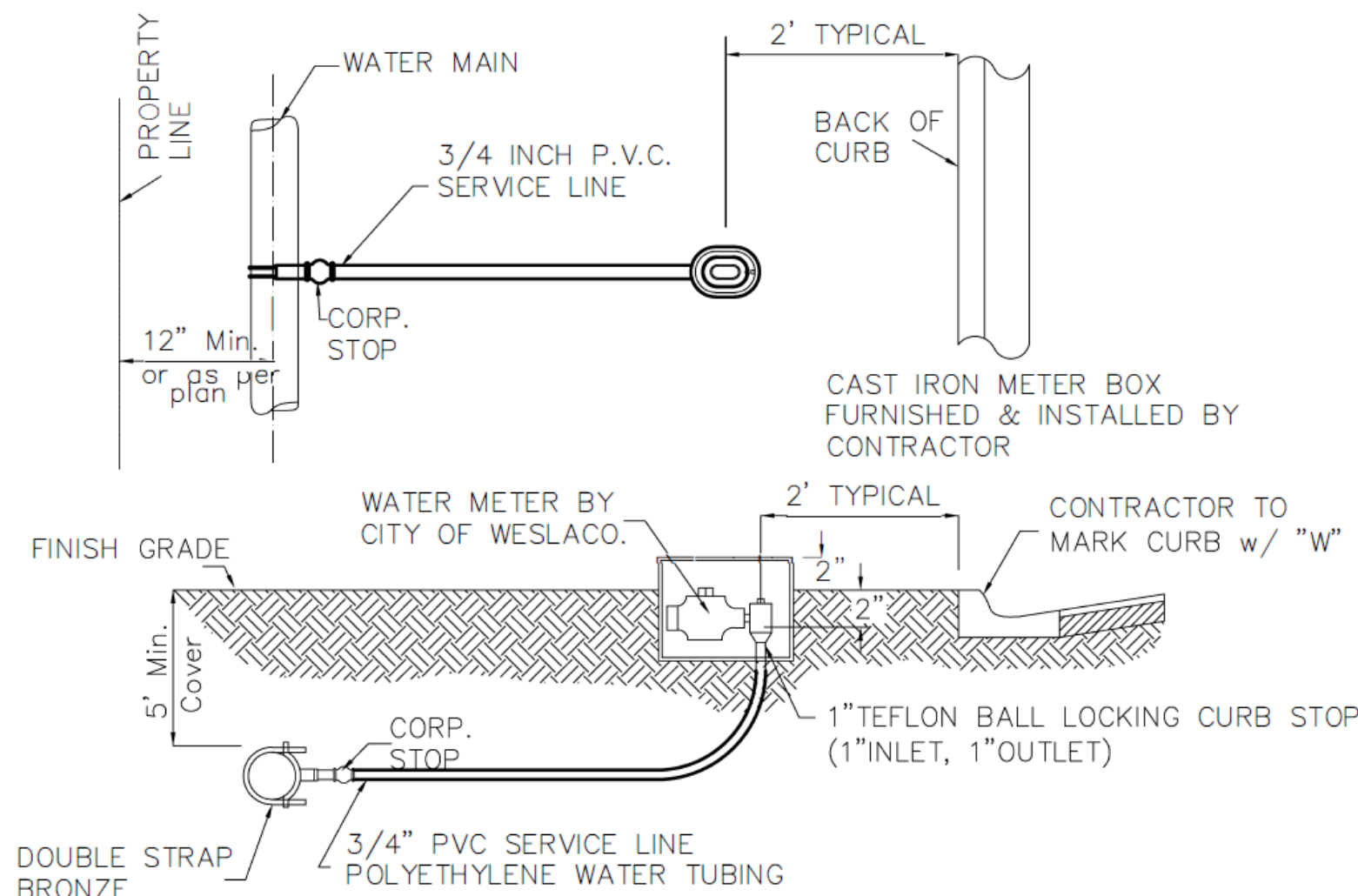
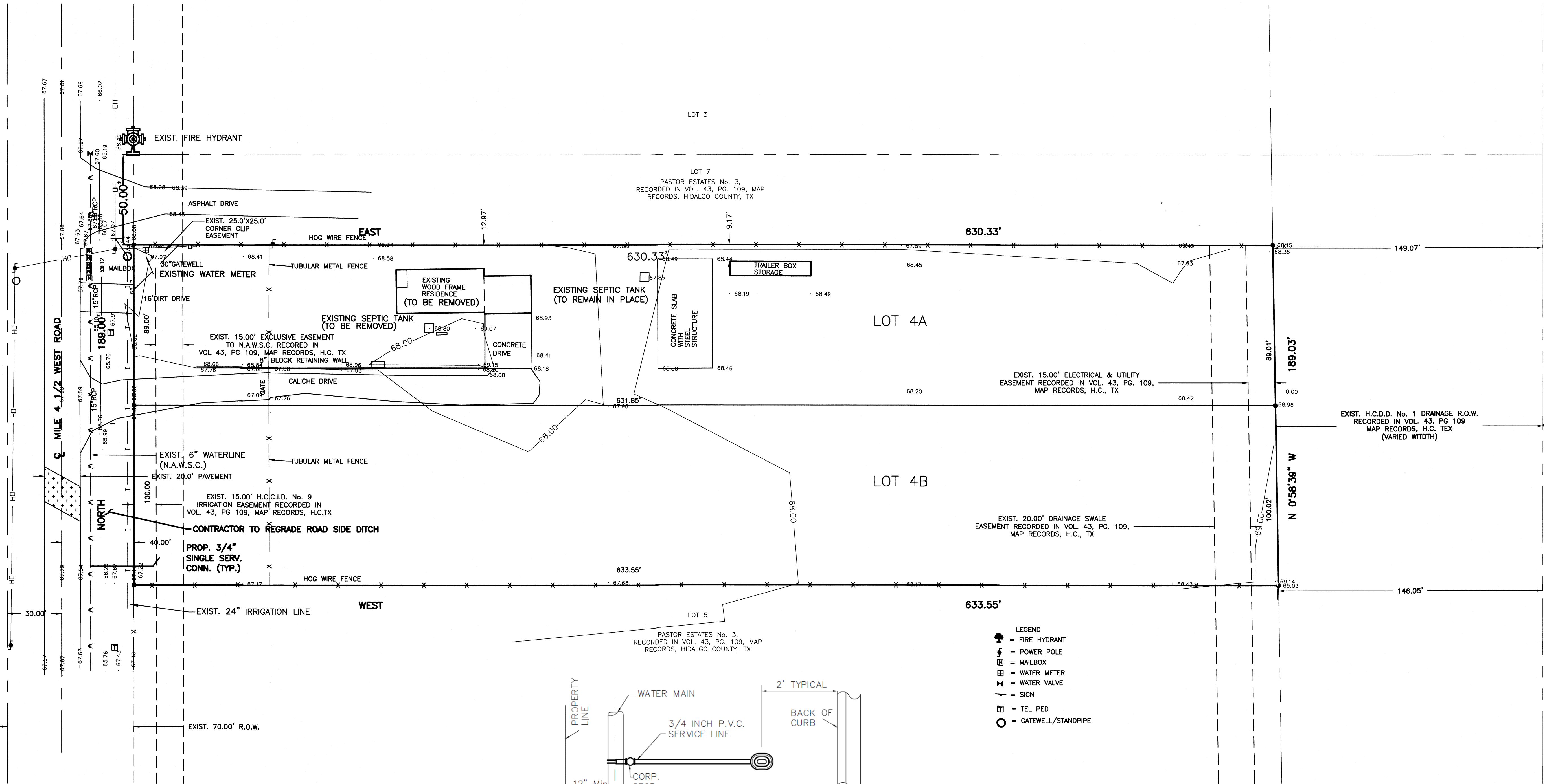
Google Earth

© 2021 Google

800 ft



SCALE 1" = 30'

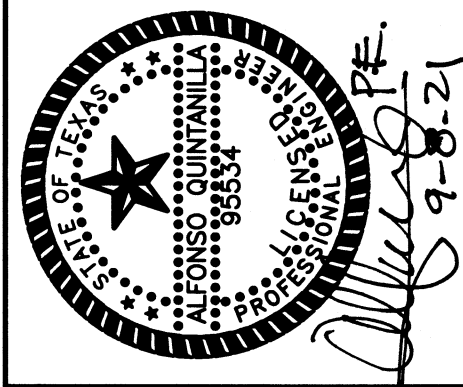


TYPICAL SINGLE WATER SERVICE CONNECTION
(NEAR SIDE)

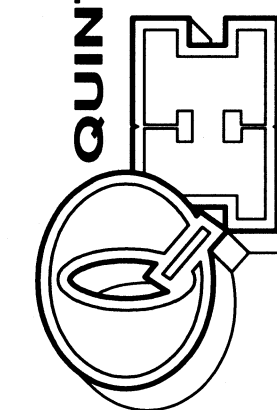
- LEGEND
- = FIRE HYDRANT
 - ⚡ = POWER POLE
 - ☐ = MAILBOX
 - ⊞ = WATER METER
 - ✕ = WATER VALVE
 - = SIGN
 - ⊞ = TEL PED
 - = GATEWELL/STANDPIPE

F:\DATA\SUBD\WESLACO\REPLAT OF LOT 4, PASTOR ESTATES No. 2 UTILITY			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4-11-14	M.G.		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

REPLAT OF LOT 4, 2
PASTOR ESTATES No. 2
UTILITY LAYOUT



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00





Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4830	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Pleasant View Village Subdivision– being 8.55 out of Farm Tract 709, Block 136, The West and Adams Tracts, Weslaco, Hidalgo County, Texas located approximately 1,300 feet South of Business 83 & Pleasantview Dr. to the East and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed thirty (30) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco through an 8” sewer line. The property is within a Flood Zone “X”. Applicant is requesting a variance for off-site drainage. Staff is pending letters of support from Irrigation District and Drainage District.			
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 at their regular meeting of November 3, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.			
Attachments, if any: PLEASANT VIEW VILLAGE- drainage report, PLEASANT VIEW VILLAGE- Application & Variance, PLEASANT VIEW VILLAGE- trip generation, Pleasantview Village - Aerial, Pleasant View Village- Plats, Pleasantview Village- Final Plat- Memo			

Responsibilities upon Approval:

Staff will advise the applicant

SWG Engineering

Hidalgo County Drainage District No. 1

Drainage Report

Weslaco – Pleasant View Subdivision

Hidalgo County, Texas

Prepared By:

SWG Engineering, LLC

611 Bill Summers Intl. Blvd.

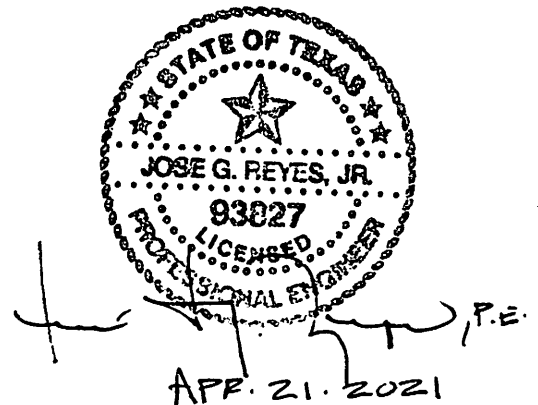
Weslaco, Texas 78596

Tel: 956-968-2194

Fax: 956-968-8300

sergio@siglerwinstongreenwood.com

4/21/2021



COVER SHEET	1
INDEX	2
PROJECT LOCATION	3
FLOOD PLAIN	3
SOIL CONDITIONS	3
EXISTING CONDITIONS	3
PROPOSED CONDITIONS	3
"C" Values	5
ATTACHMENTS	6

DRAINAGE REPORT
For
PLEASANTVIEW SUBDIVISION

I. Project Location

This Project involves the development of an 8.55 acre tract of land for residential use. The site is located within Weslaco City limits, approximately 1,300 ft. south of the intersection of Business 83 and Pleasantview Dr , to the east. The proposed subdivision is comprised of 30 lots for a total of a 8.55 acre tract out and part of Llano Grande Grant, situated in Hidalgo County, out of Farm Tract 709, Block 136 of the West Adams Tract Subdivision as per map recorded in Volume 2 Pages 36 of Hidalgo County Map Records.

II. Flood Plain

The area is determined by FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Map revised June 6, 2000. The project area is under Zone "X", which is described as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood". Map has been revised by Letter of Map Revision (LOMR) dated May 30, 2002 (Attached).

III. Soil Conditions

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the area is composed of three types of soil: Hidalgo sandy clay loam (0 to 1 slopes), Willacy fine sandy loam (0 to 1 slopes), and Willacy fine sandy loam (1 to 3 slopes). The predominant soil is Willacy fine sandy loam, is listed in Hydrological Group B. See attached Soil Survey of Hidalgo County, Texas.

IV. Existing conditions

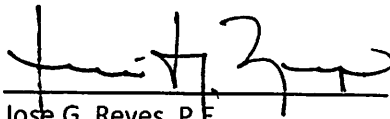
The subject property is currently vacant. Existing runoff is by surface flow in the southerly direction. The site topography is irregular with elevations ranging from 0 to 1 feet in some areas. In accordance with the drainage policies of the County of Hidalgo, the Rational Method, 10-year frequency storm event was utilized to determine the existing storm water runoff for this site. The total contribution 10-year existing storm water runoff from this site is approximately **5.94 cfs**, as per attached calculations.

V. Proposed conditions

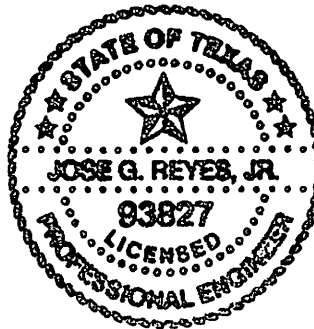
The proposed conditions for this subject tract will consist of 30 apartment units. Development in the form of impervious pavement and buildings will increase the ultimate runoff. In accordance with Hidalgo County, The Rational Method, 50 year frequency storm event was utilized to determine the proposed runoff from this site. The total contribution 50-year developed runoff from this site is approximately **23.26cfs**. The peak rate of the rate of runoff will increase by a total of **17.32 cfs** during the 50-year frequency storm event due to the improvements in this subdivision. The total impermeable area is approximately 234743.73 sf and the total permeable area is 120424.24 sf. A weighted coefficient of

$C=0.48$ was calculated. Therefore, as per attached calculations, 45,124 (1.04 Ac.-Ft.) of post-development runoff will be required to be detained in the proposed detention pond. Future runoff shall be captured by proposed curb and gutter and shall be directed into the HCCID #9 canal (34), on the southside of property, via proposed 24" R.C.P.

The drainage calculations are attached.

 P.E.

Jose G. Reyes, P.E.
April 21, 2021



Weslaco – Pike District Subdivision

Hidalgo County Drainage District No. 1
"C" Values for Rational Method

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than ¼ acre)	0.30 – 0.50
Multi - Family (Less than 20 DU/AC)	0.40 – 0.60
Multi - Family (Greater than 20 DU/AC)	0.60 – 0.75
Business District:	
Downtown areas	0.70 – 0.95
Neighborhood areas	0.30 – 0.70
Industrial Districts:	
Light Areas	0.30 – 0.80
Heavy Areas	0.60 – 0.90
Railroad Yard Areas:	0.30 – 0.40
Park:	0.10 – 0.25
Unimproved Areas:	
Sand or sandy loam soil, 0-3%	0.15 – 0.20
Sand or sandy loam soil, 3-5%	0.20 – 0.25
Black or loessial soil, 0-3%	0.18 – 0.25
Black or loessial soil, 3-5%	0.25 – 0.30
Black or loessial soil, >5%	0.70 – 0.80
Deep sand area	0.05 – 0.15
Steep grassed slopes	0.70
Street:	
Asphalt	0.85 – 0.95
Concrete	0.90 – 0.95
Drives & Walks:	
Concrete	0.75 – 0.95

ATTACHMENTS

Last Updated: 4/21/2021

Detention Calculator

10-yr release
e= 0.8599
b= 116.24
d= 14.33

50 yr Storm
Title: SWG# 21-112
8.55 Ac Mitigation Area
City of Weslaco, TX

Required Volume:

Req'd Volume 1.04 ac.ft

EXISTING DATA

Total Area 8.55 acre
Overland Flow Length - "L" 500.00 LF

Existing Time of Concentration - "Tov" (grass)	45.31	% composition?	%
Existing Time of Concentration - "Tov" (pavmt)	0.00	% composition?	100%
Total Existing Time of Concentration - "Tov"	45.31 minutes		0%
Existing Runoff Coefficient - "C"	0.20		
Intensity of Rainfall - "I"	3.46 in/hr		
Existing - "Q"	5.94 cfs		

e= 0.8613
b= 170.66
d= 16.71

PROPOSED IMPROVEMENTS

Total Area 8.55 acre
Overland Flow Length - "L" 500.00 LF

Proposed Time of Concentration - "Tov" (grass)	30.81	% composition?	%
Proposed Time of Concentration - "Tov" (pavmt)	3.58	% composition?	68%
Total Proposed Time of Concentration - "Tov"	34.39 minutes		32%
Proposed Runoff Coefficient - "C"	0.48		
Intensity of Rainfall - "I"	5.76 in/hr		
Proposed - "Q"	23.45 cfs		

Time		I	Q in	V in	Q out	V out	Req'd V	Req'd V
min	hr	in/hr	ft ³ /s	ft ³	ft ³ /s	ft ³	ft ³	ac-ft
34.39	0.57	5.76	23.45	48399	5.94	12266	36134	0.83
44.39	0.74	4.94	20.11	53559	5.94	14049	39510	0.91
54.39	0.91	4.34	17.65	57593	5.94	15832	41761	0.96
64.39	1.07	3.87	15.76	60875	5.94	17615	43260	0.99
74.39	1.24	3.50	14.25	63627	5.94	19398	44229	1.02
84.39	1.41	3.20	13.03	65987	5.94	21182	44805	1.03
94.39	1.57	2.95	12.01	68047	5.94	22965	45083	1.03
104.39	1.74	2.74	11.16	69872	5.94	24748	45124	1.04
114.39	1.91	2.56	10.42	71508	5.94	26531	44977	1.03
124.39	2.07	2.40	9.78	72989	5.94	28314	44674	1.03
134.39	2.24	2.27	9.22	74340	5.94	30098	44243	1.02
144.39	2.41	2.14	8.72	75583	5.94	31881	43702	1.00
154.39	2.57	2.04	8.28	76732	5.94	33664	43068	0.99
164.39	2.74	1.94	7.89	77801	5.94	35447	42354	0.97
174.39	2.91	1.85	7.53	78801	5.94	37230	41570	0.95
184.39	3.07	1.77	7.21	79738	5.94	39014	40725	0.93
194.39	3.24	1.70	6.91	80621	5.94	40797	39825	0.91
204.39	3.41	1.63	6.64	81456	5.94	42580	38876	0.89

High Point



APR. 21. 2021

Convert acre to sf below:	
acre:	sf:
5.48	238708.8
8.529642	371551.2

Existing Runoff Coef. Calculation:

		Weighted C
Total Area =	8.6 acres	<u>0.20</u>
Impermeable Area =	0% 0.0 acres	0.9
Pavement Area =	0% 0.0 acres	0.95
Permeable Area =	100% 8.6 acres	0.2

Future Runoff Coef. Calculation:

		Weighted C
Total Area =	8.6 acres	<u>0.48</u>
Impermeable Area =	32% 2.74 acres	0.85
Permeable Area =	34% 2.91 acres	0.2
Residential Area =	34% 2.91 acres	0.4

Elevations:

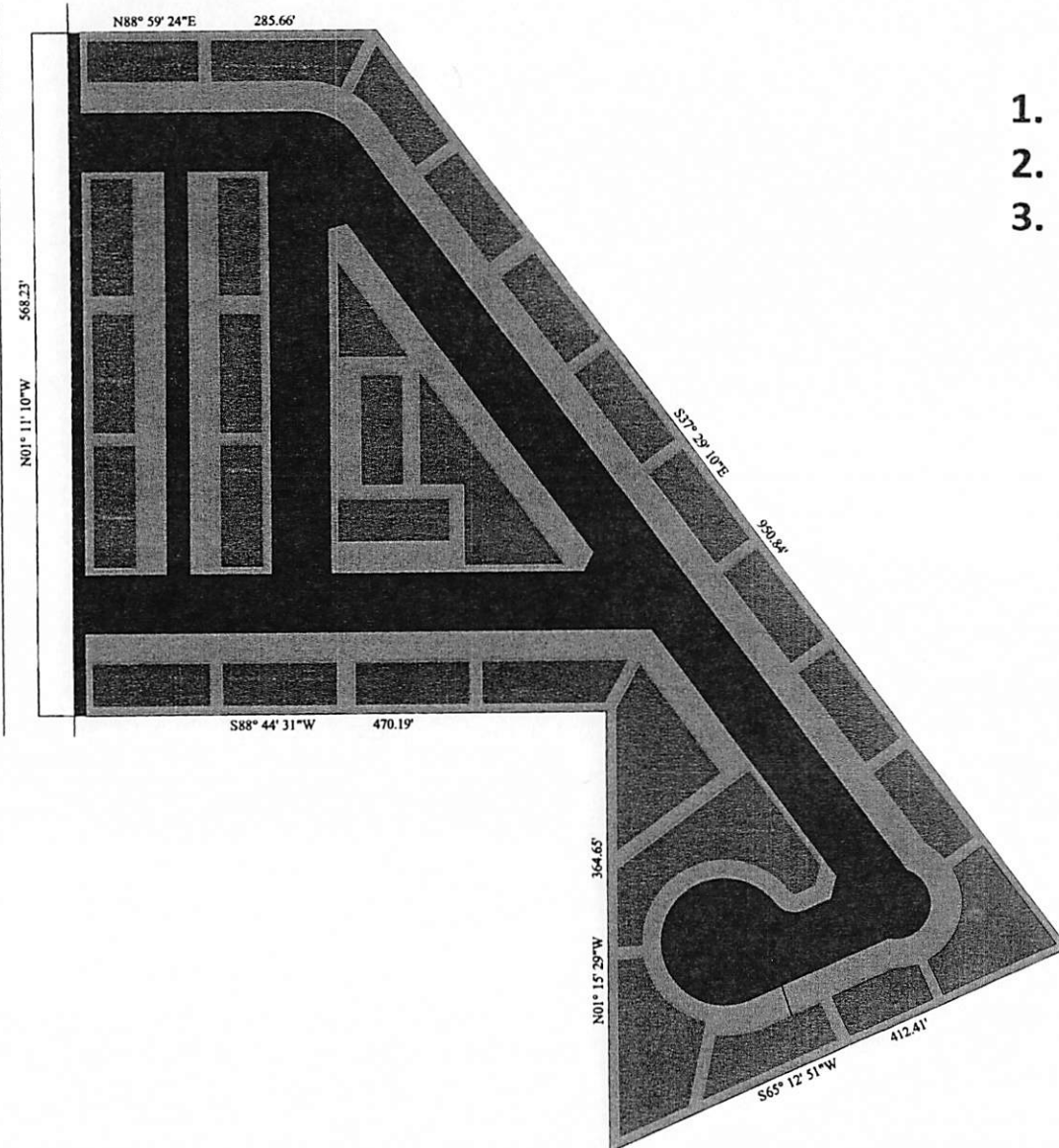
High =	77 ft
Low =	76.5 ft

Average Slope (Adjusted) = 0.00150

K= 0.828 *std coefficient*

N grass= 0.4 *unitless*

N pavement= 0.02 *unitless*



LEGEND

1. ■ RESIDENTIAL 34%
2. ■ PAVEMENT 32%
3. ■ GRASS 34%

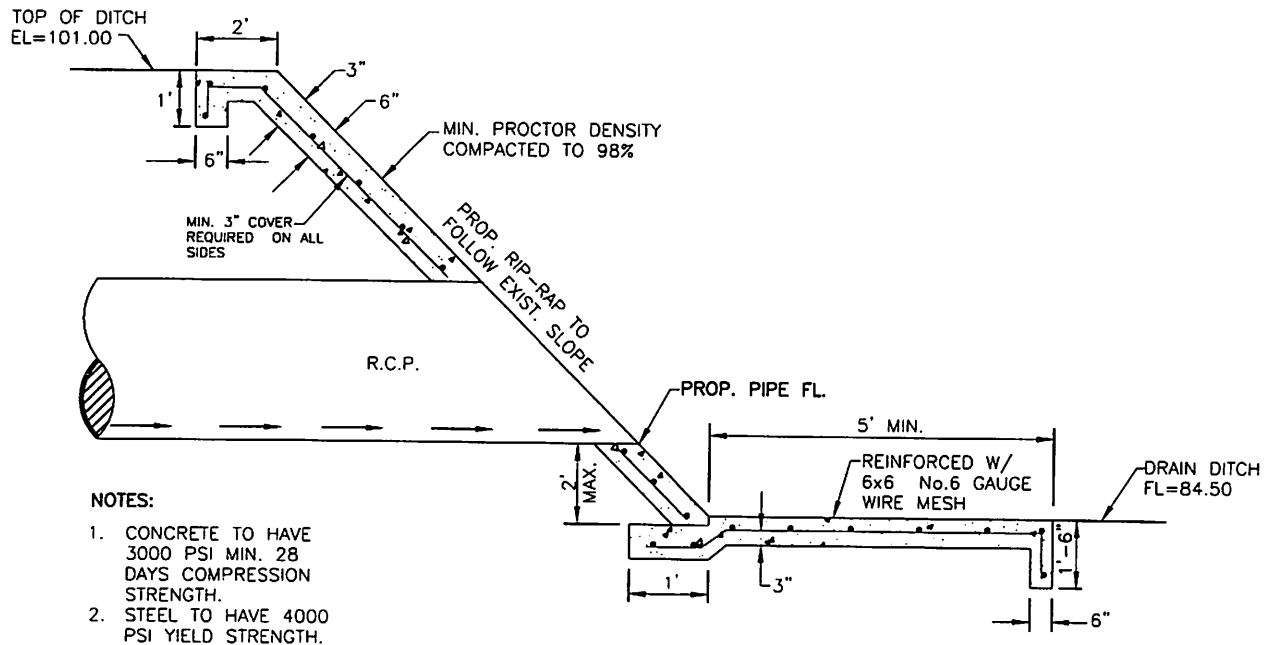
LAND USE MAP

Weslaco, Texas
 PLEASANT VIEW VILLAGE SUBDIVISION
 PROPOSED DRAINAGE REPORT

SIGLER,
 WINSTON,
 GREENWOOD,
 & ASSOCIATES

SWG

SWG ENGINEERING, LLC
 WESLACO, TEXAS
 TEXAS FIRM REGISTRATION NO. F-592
 WESLACO, TEXAS
 SINCE 1945
 COPYRIGHT 2012

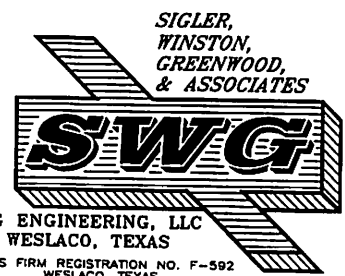


STORM DISCHARGE STRUCTURE

NTS

Weslaco, Texas

PLEASANT VIEW VILLAGE
PROPOSED DRAINAGE REPORT

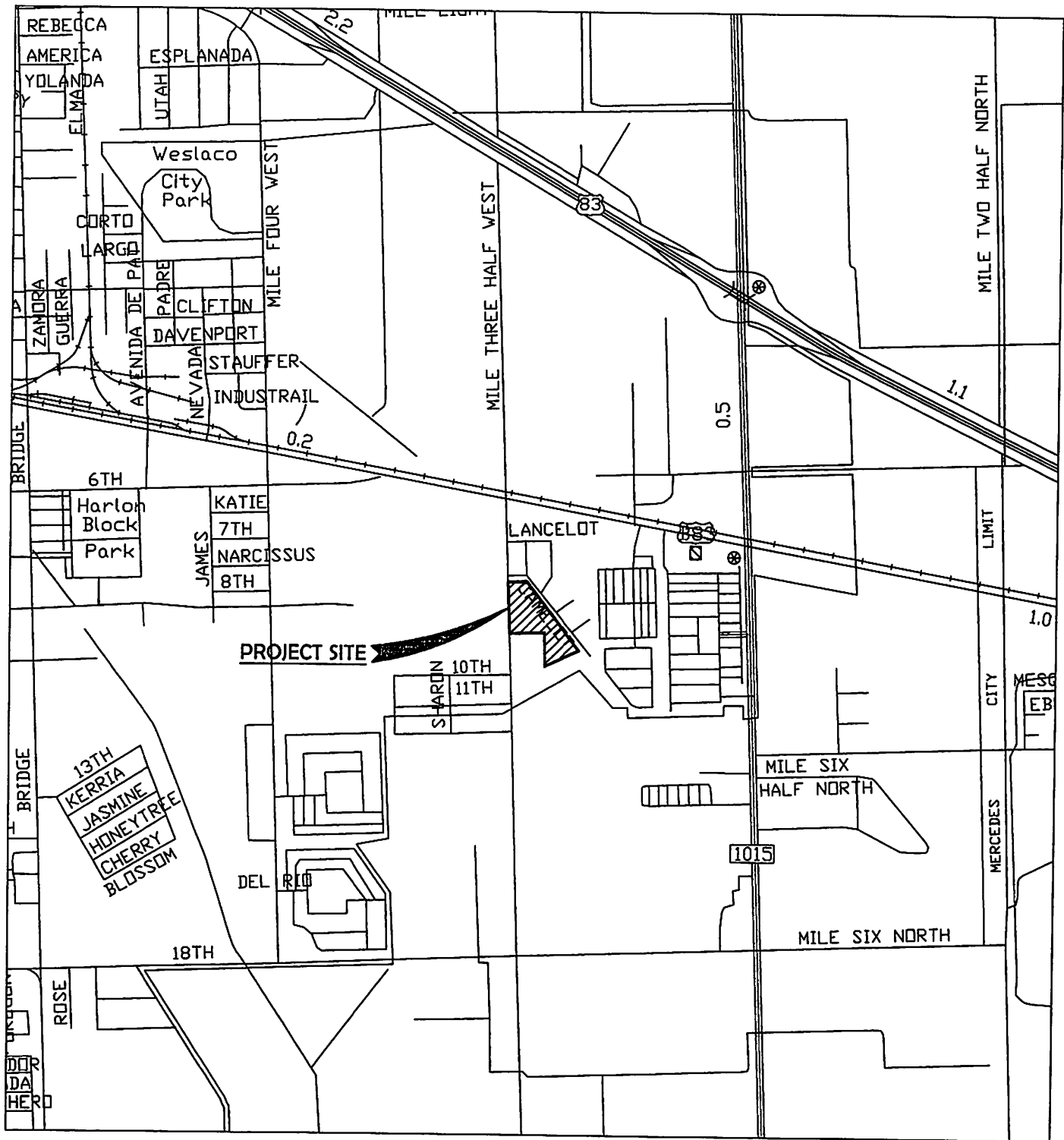


SWG ENGINEERING, LLC
WESLACO, TEXAS

TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS

SINCE 1945

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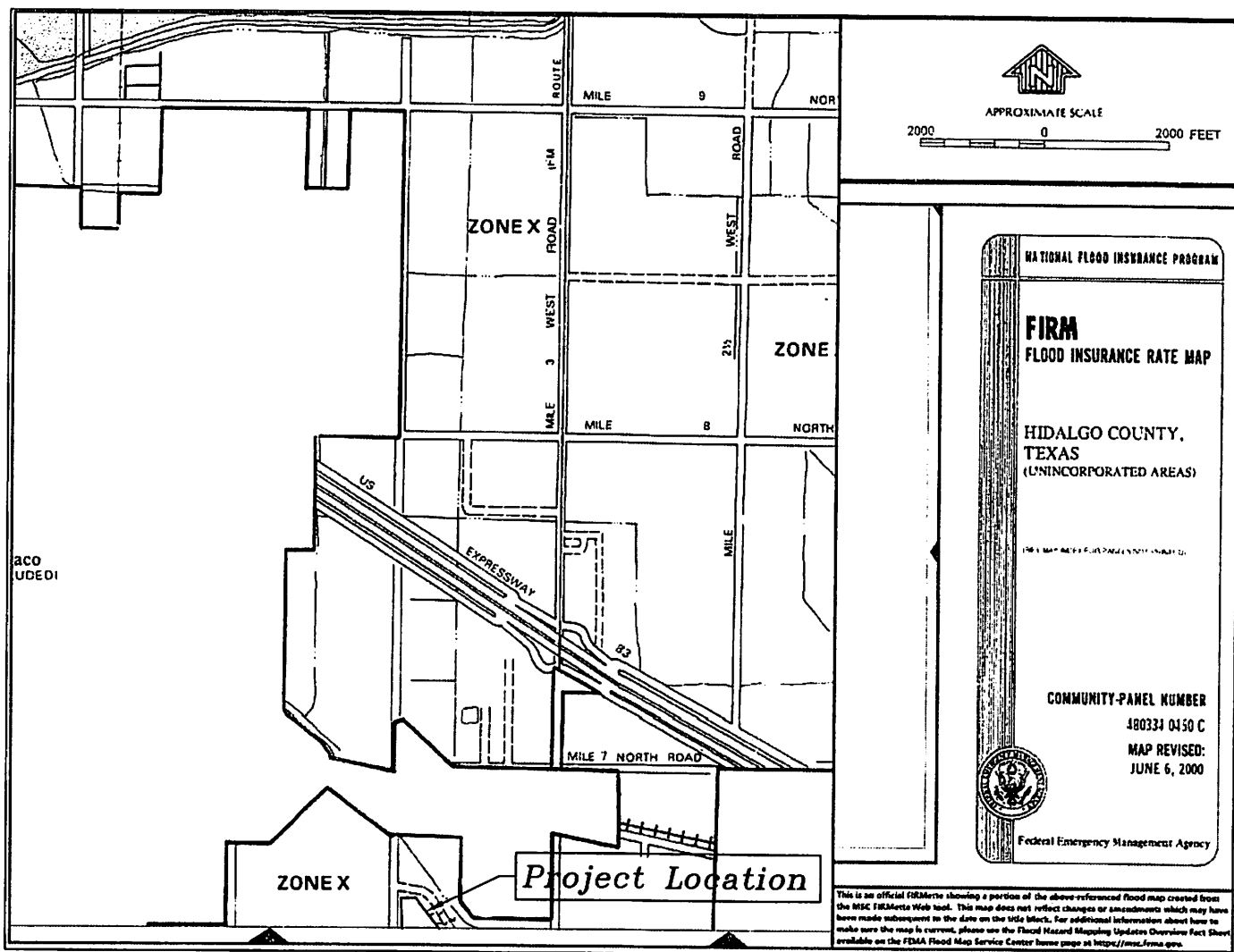
LOCATION MAP

Weslaco, Texas
**PLEASANT VIEW VILLAGE SUBDIVISION
 PROPOSED DRAINAGE REPORT**

**SIGLER,
 WINSTON,
 GREENWOOD,
 & ASSOCIATES**

SWG

SWG ENGINEERING, LLC
 WESLACO, TEXAS
 TEXAS FIRM REGISTRATION NO. F-592
 WESLACO, TEXAS
 SINCE 1945
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FEMA FLOOD MAP (FIRM PANEL)

Weslaco, Texas
PLEASANT VIEW VILLAGE SUBDIVISION
PROPOSED DRAINAGE REPORT

SIGLER,
WINSTON,
GREENWOOD,
& ASSOCIATES

SWG

SWG ENGINEERING, LLC
WESLACO, TEXAS
TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS
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Federal Emergency Management Agency

Washington, D.C. 20472

MAY 30 2002

CERTIFIED MAIL,
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case Number: 02-06-715P

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

Community Name: Hidalgo County, Texas
(Unincorporated Areas)

Community Number: 480334

Panel Affected: 480334 0450 C

Effective Date of

This Revision: **MAY 30 2002**

102-I-A-C

Dear Judge Pulido:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,



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

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

Enclosures

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

LIST OF CURRENT FLOOD INSURANCE STUDY DATA

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

Date: **MAY 30 2002**

Community: Hidalgo County, Texas (Unincorporated Areas)

Community Number: 480334

Page Number: 1 of 2

CURRENT EFFECTIVE FLOOD INSURANCE STUDY DATE:

FLOOD INSURANCE RATE MAP

Map Index
480334IND0

Effective Date
June 6, 2000

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

Effective Date
January 2, 1981

0400 C and 0425 C

November 16, 1982

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

June 6, 2000

LETTERS OF MAP REVISION

Panel Numbers
0325 D

Effective Date
May 17, 2001

0350 C

May 17, 2001

0375 B

September 21, 1998

0400 C

January 31, 2001

0450 C

MAY 30 2002

LETTERS OF MAP AMENDMENT AND MAP REVISION BASED ON FILL

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

BEST AVAILABLE DATA LETTERS

None

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

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

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

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

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

*National Geodetic Vertical Datum, rounded to nearest whole foot

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

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

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

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

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

REGION VI

TEXAS

HIDALGO

COUNTY

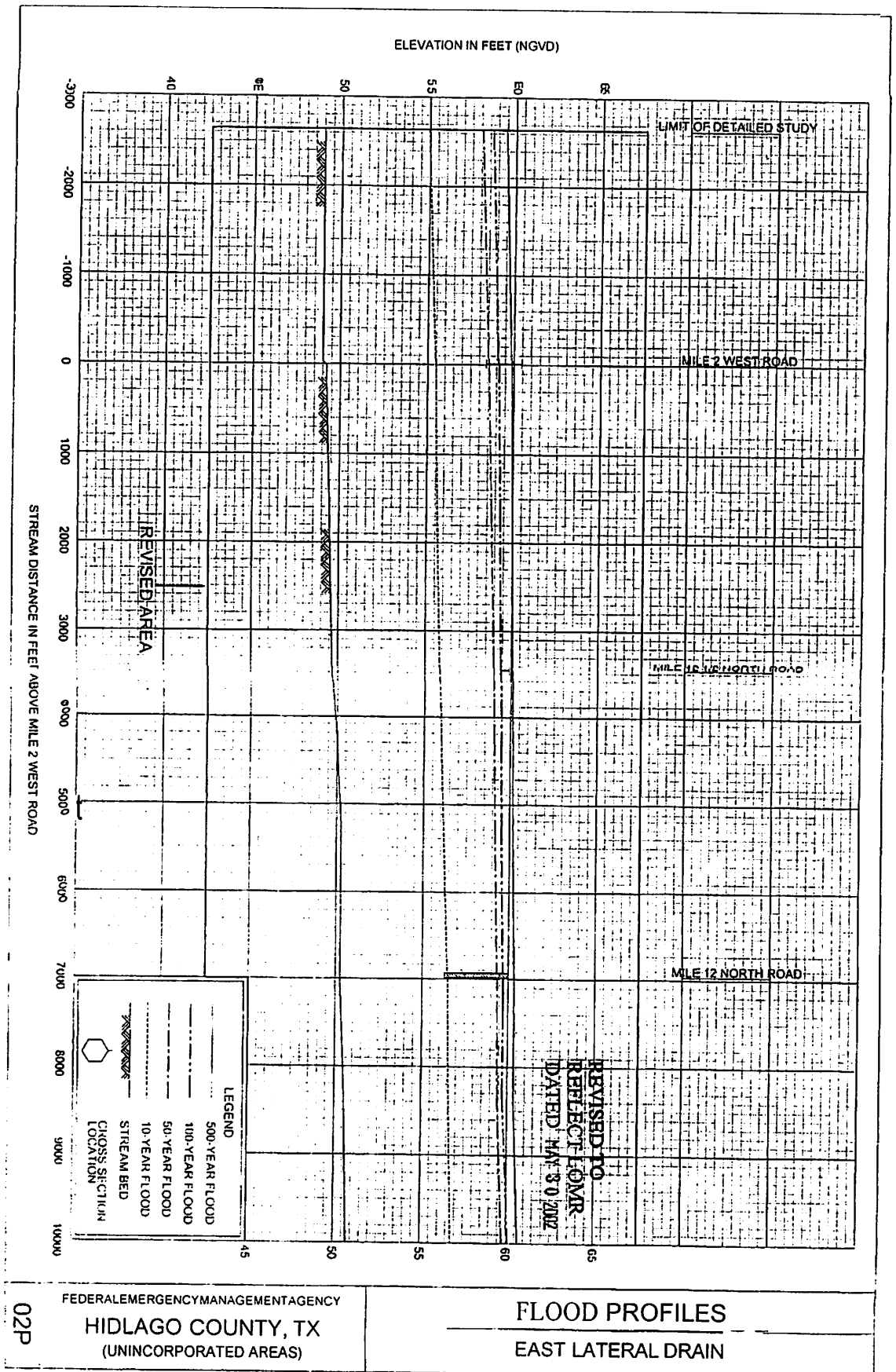
02-06-715P

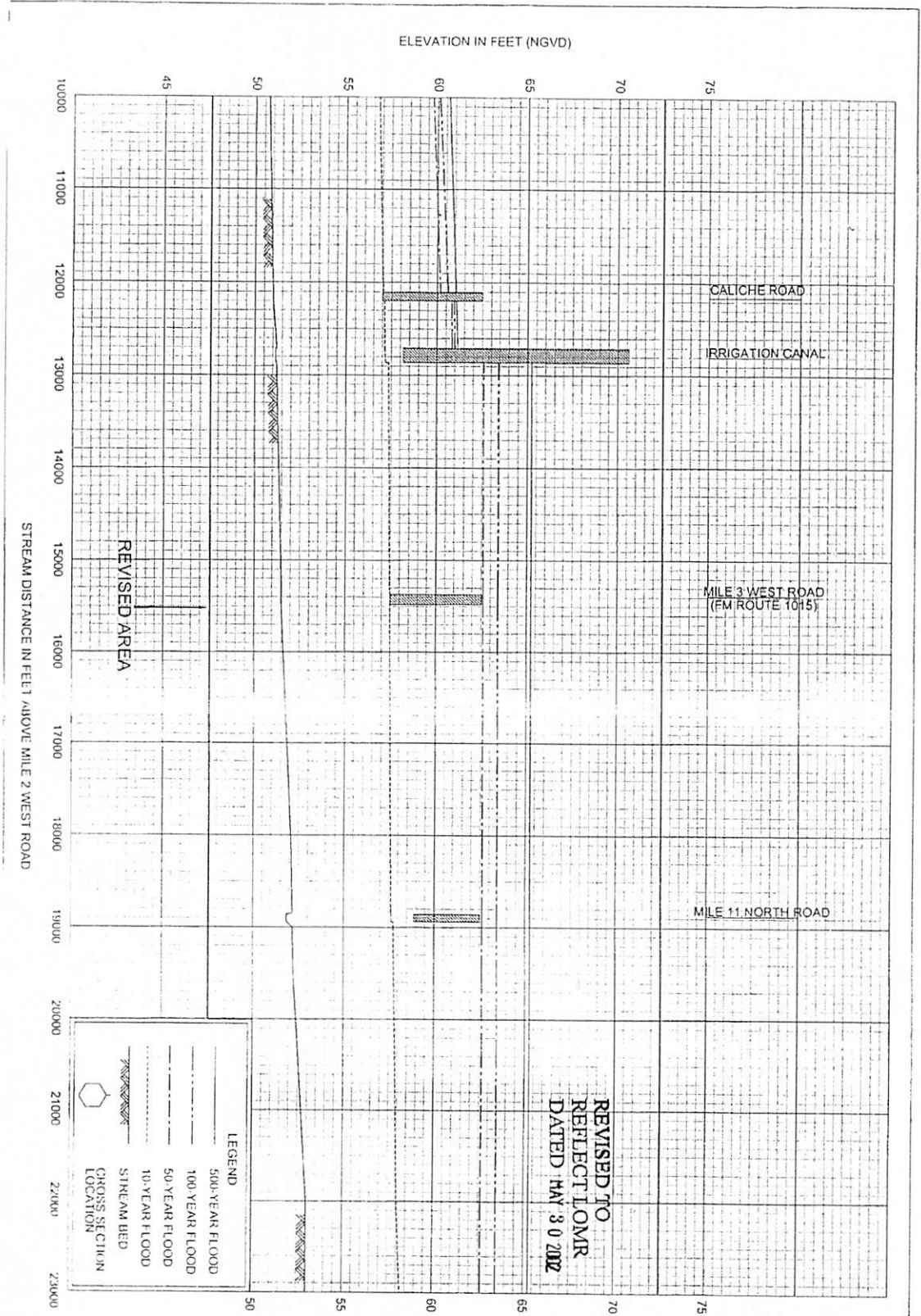
REVISED AREA

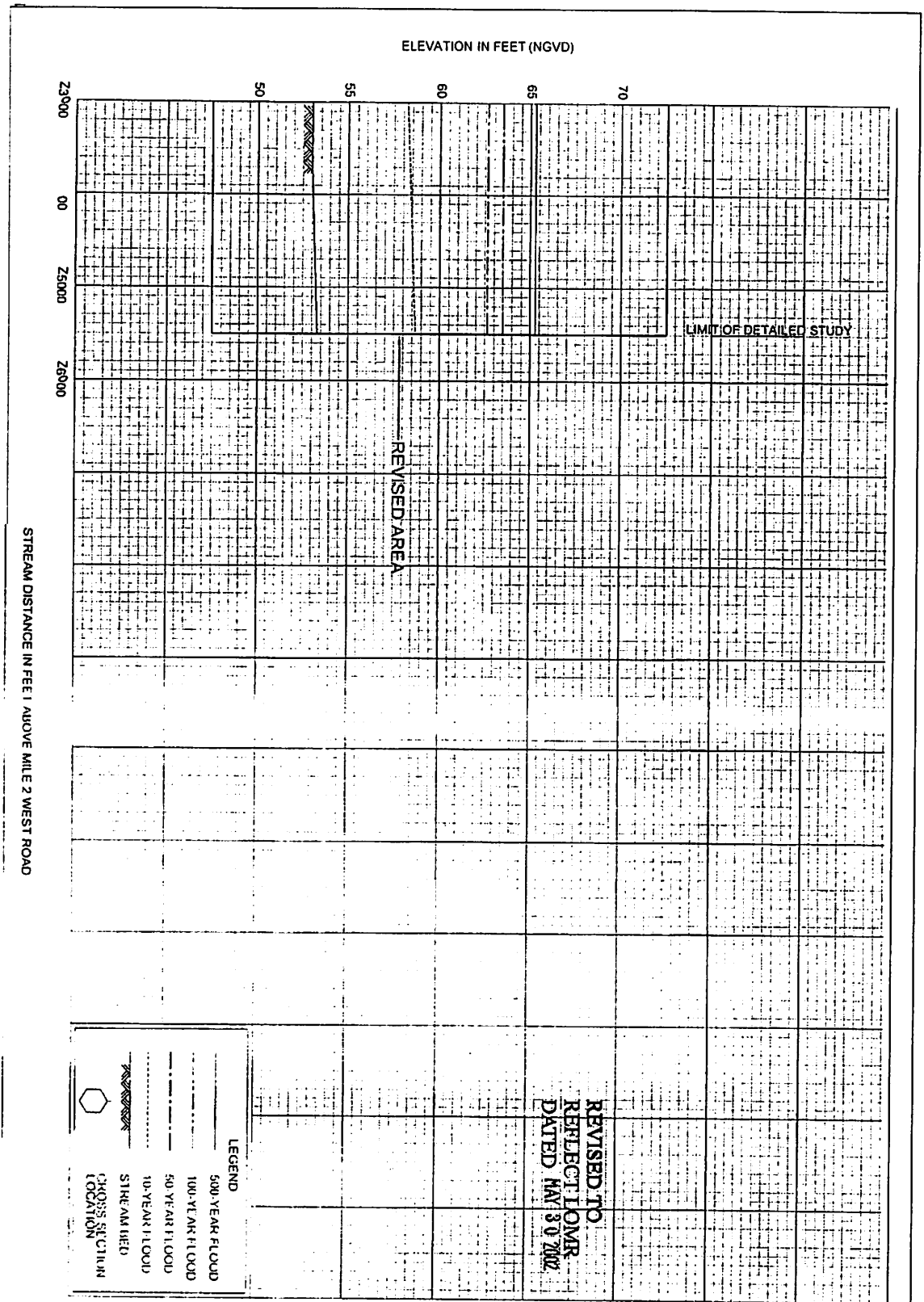
Table 1. Summary of Discharges

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

REVISED TO
REFLECT LOMR
DATED MAY 30 2002



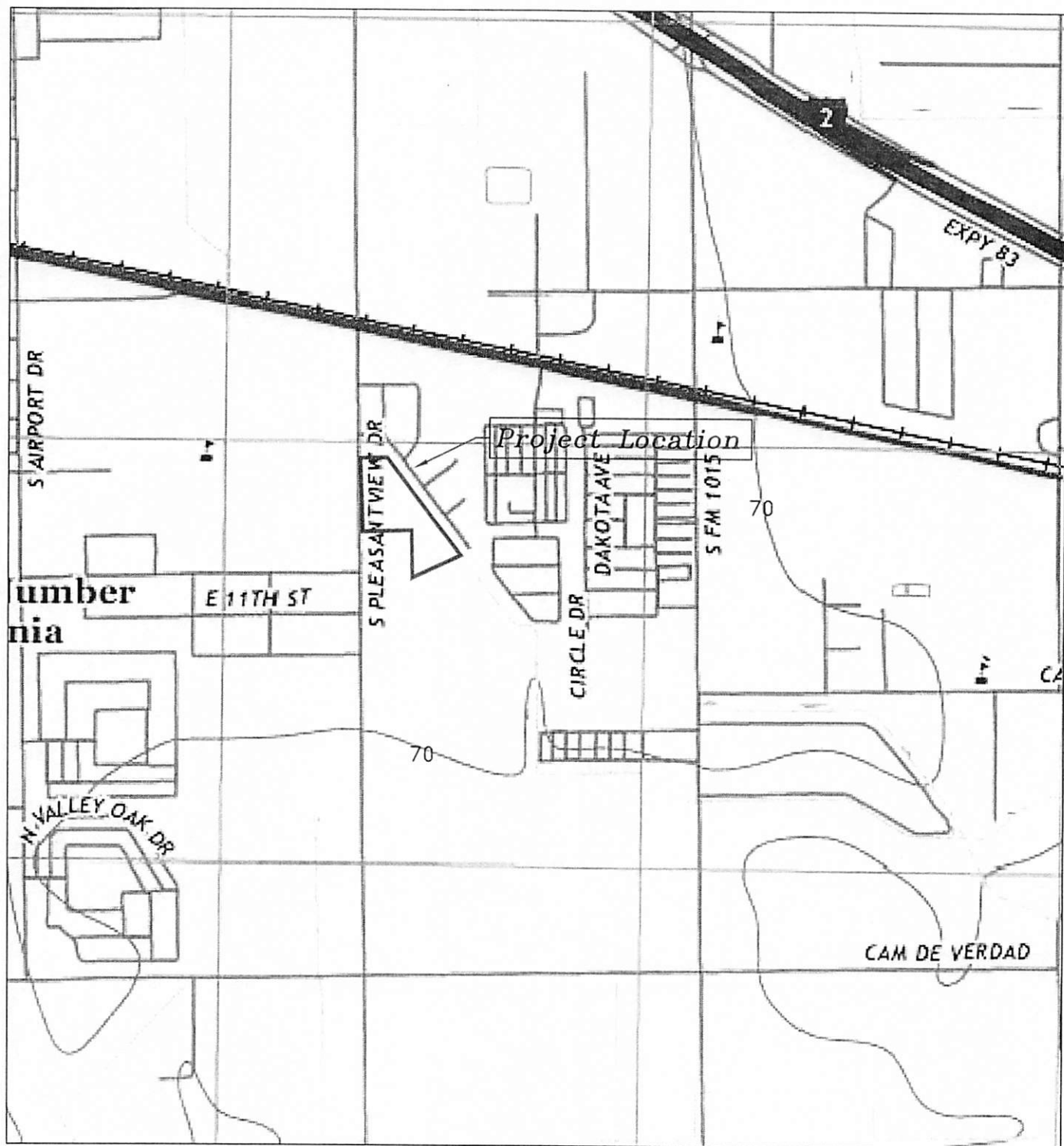




03P(2)

FEDERAL EMERGENCY MANAGEMENT AGENCY
 HIDLAGO COUNTY, TX
 (UNINCORPORATED AREAS)

FLOOD PROFILES
 EAST LATERAL DRAIN



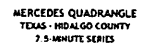
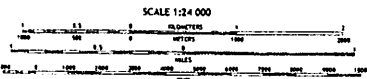
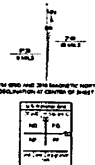
USGS TOPO MAP

Weslaco, Texas
 PLEASANT VIEW VILLAGE SUBDIVISION
 PROPOSED DRAINAGE REPORT

SIGLER,
 WINSTON,
 GREENWOOD,
 & ASSOCIATES

SWG

SWG ENGINEERING, LLC
 WESLACO, TEXAS
 TEXAS FIRM REGISTRATION NO. F-592
 WESLACO, TEXAS
 SINCE 1945
 COPYRIGHT 2012

[illegible]

CONTOUR INTERVAL: 10 FEET
NORTH AMERICAN DATUM OF 1988

This map was produced in conformance with the
National Geographic Program US Topographic Standard, 1977.
A metadata file associated with this product is available on CD-ROM.



1	2	3
4		5
6	7	8

1 La Barca
 2 Est. Mich.
 3 Santa Rosa
 4 Domo
 5 La Forta
 6 San Agust.
 7 Progreso
 8 Santa Rosa

ROAD CLASSIFICATION

_____ Lane: Common for _____
_____ Lane of Road _____
_____ and _____

_____ U.S. Route _____ State Route _____

MERCEDES, TX
2019





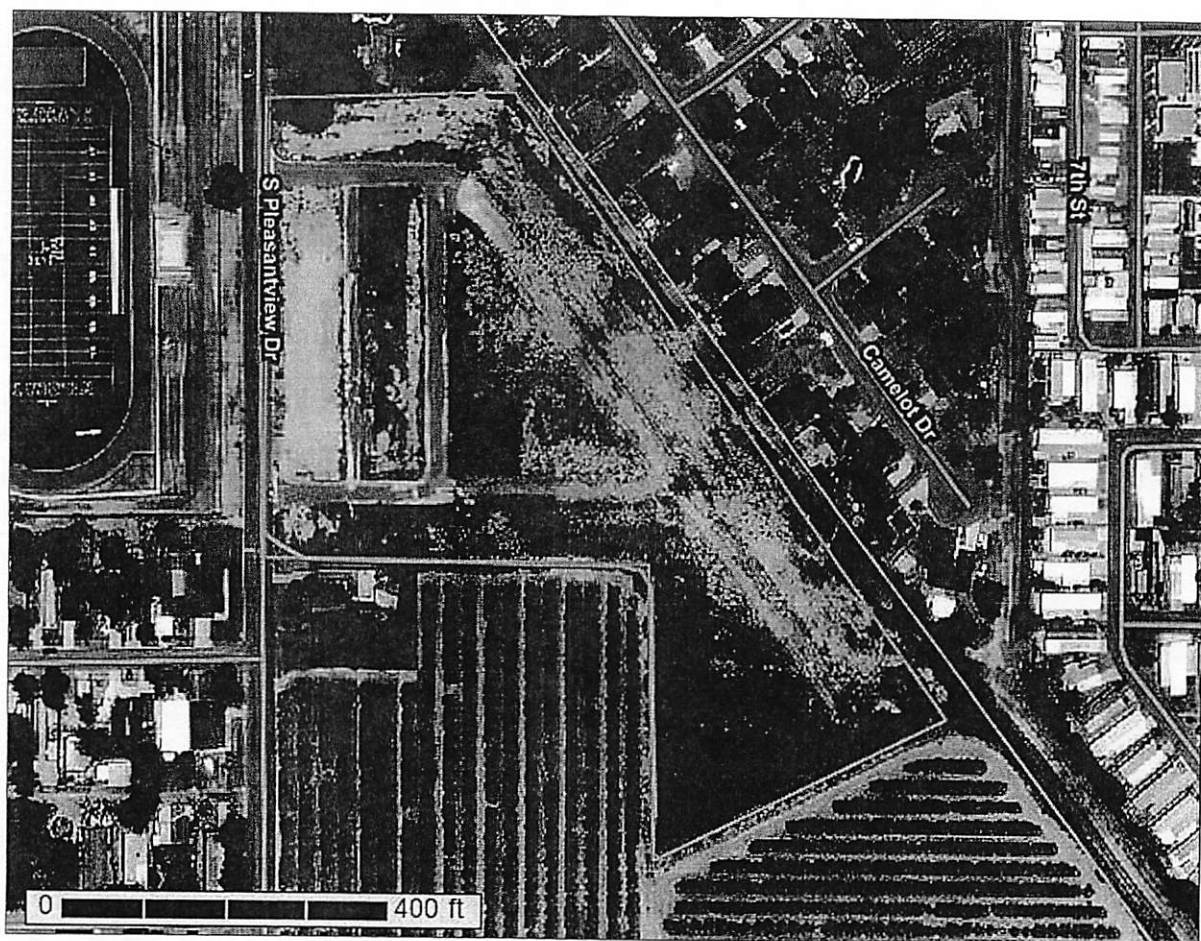
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Hidalgo County, Texas**



March 31, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

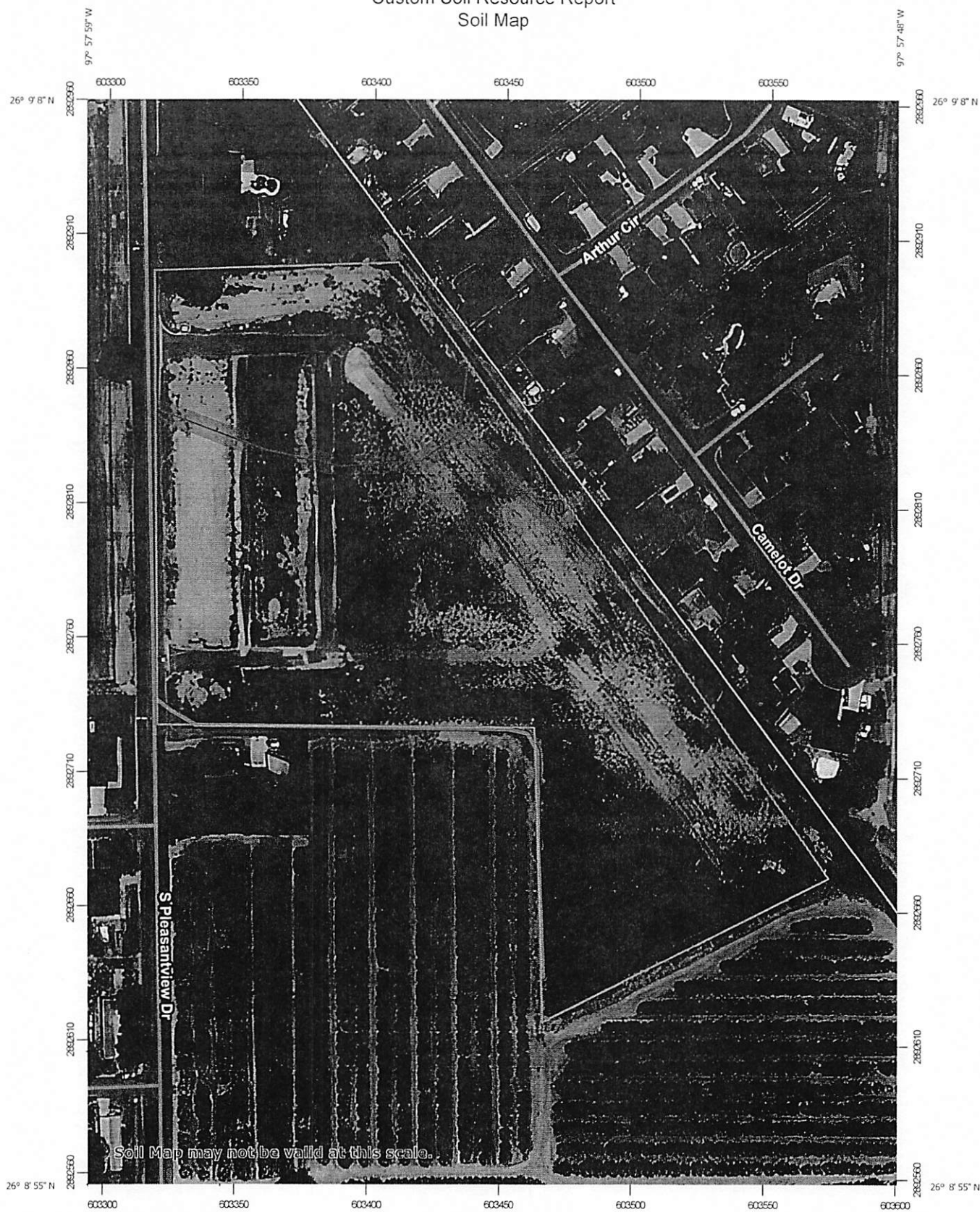
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

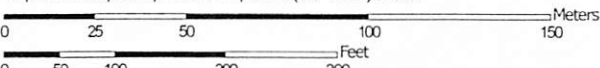
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,980 if printed on A portrait (8.5" x 11") sheet.



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

Custom Soil Resource Report

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
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	6.4	75.6%
70	Willacy fine sandy loam, 0 to 1 percent slopes	0.2	2.6%
71	Willacy fine sandy loam, 1 to 3 percent slopes	1.9	21.8%
Totals for Area of Interest		8.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

Custom Soil Resource Report

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hidalgo County, Texas

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxxv

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 300 to 365 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 10.0

Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 2c

Hydrologic Soil Group: B

Ecological site: R083DY019TX - Gray Sandy Loam

Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: dbmp
Elevation: 30 to 750 feet
Mean annual precipitation: 26 to 34 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 270 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Willacy and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Willacy

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Custom Soil Resource Report

Typical profile

H1 - 0 to 14 inches: fine sandy loam

H2 - 14 to 72 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 2c

Hydrologic Soil Group: B

Ecological site: R083DY023TX - Sandy Loam

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: dbmq

Elevation: 30 to 750 feet

Mean annual precipitation: 26 to 34 inches

Mean annual air temperature: 72 to 73 degrees F

Frost-free period: 270 to 365 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Willacy and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Custom Soil Resource Report

Description of Willacy

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 14 inches: fine sandy loam
H2 - 14 to 72 inches: sandy clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent
Hydric soil rating: No

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TABLE 16.--ENGINEERING INDEX PROPERTIES
 [Absence of an entry indicates that data were not estimated]

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
1.* Arents										
2----- Benito	0-7 7-65	Clay----- Clay-----	CH CH	A-7-6 A-7-6	100 100	100 100	100 100	95-100 95-100	75-94 75-94	48-64 48-64
3, 4----- Brennan	0-13 13-65	Fine sandy loam Sandy clay loam, loam.	SM, SM-SC, SC, CL	A-2-4, A-4 A-2-4, A-2-6, A-4, A-6	100 95-100	98-100 90-100	70-100 60-100	20-45 30-59	<30 22-39	NP-9 8-22
5----- Camargo	0-8 8-65	Silt loam----- Stratified silty clay loam to very fine sandy loam.	CL, CL-ML CL	A-6, A-4 A-6, A-7-6	100 100	100 100	95-100 95-100	70-100 70-100	20-35 30-45	4-16 11-25
6----- Camargo	0-8 8-65	Silty clay loam Stratified silty clay loam to very fine sandy loam.	CL CL	A-6, A-7-6 A-6, A-7-6	100 100	100 100	95-100 95-100	70-100 70-100	30-45 30-45	11-25 11-25
7----- Cameron	0-30 30-65	Silty clay----- Silt loam, loam	CH, CL CL	A-7-6 A-4, A-6	100 100	100 95-100	100 90-100	90-100 70-95	48-68 25-35	25-41 8-15
8----- Comitas	0-28 28-80	Loamy fine sand Fine sandy loam, sandy clay loam.	SM, SM-SC SM, SC, SM-SC	A-2-4 A-2-4, A-2-6, A-4, A-6	95-100 95-100	95-100 90-100	85-100 80-100	15-25 23-50	<25 <34	NP-4 NP-14
9----- Delfina	0-13 13-34 34-72	Loamy fine sand Sandy clay loam, clay loam. Sandy clay loam, fine sandy loam.	SM, SM-SC SC, CL SC	A-2-4, A-4 A-6, A-7-6 A-6, A-7-6	100 100 90-100	100 95-100 75-98	85-100 90-100 70-97	20-45 40-55 36-50	<25 31-48 30-46	NP-7 18-35 16-31
10, 11----- Delfina	0-13 13-34 34-72	Fine sandy loam Sandy clay loam, clay loam. Sandy clay loam, fine sandy loam.	SM-SC, SC, SM SC, CL SC	A-2-4, A-4 A-6, A-7-6 A-6, A-7-6	100 100 90-100	100 95-100 75-98	90-100 90-100 70-97	25-50 40-55 36-50	19-30 31-48 30-46	3-10 18-35 16-31
12----- Delmita	0-13 13-34 34-60	Loamy fine sand Sandy clay loam, fine sandy loam. Indurated-----	SM, SM-SC, SP-SM SC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	100 100 ---	95-100 100 ---	85-100 90-100 ---	11-25 30-50 ---	<25 27-39 ---	NP-7 8-18 ---
13.* Delmita-----	0-13 13-34 34-60	Fine sandy loam Sandy clay loam, fine sandy loam. Indurated-----	SM, SM-SC SC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	100 100 ---	100 100 ---	90-100 90-100 ---	20-35 30-50 ---	<27 27-39 ---	NP-7 8-18 ---

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
32:*										
Jimenez-----	0-8	Very gravelly loam.	GC, GM-GC	A-1, A-2-4, A-2-6	30-58	15-40	15-35	15-30	22-35	5-15
	8-10	Cemented-----	---	---	---	---	---	---	---	---
	10-60	Variable-----	---	---	---	---	---	---	---	---
Quemado-----	0-6	Very gravelly sandy loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	<25	NP-10
	6-12	Very gravelly sandy loam, very gravelly loam, very gravelly sandy clay loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	18-28	2-10
	12-18	Cemented-----	---	---	---	---	---	---	---	---
	18-60	Variable-----	---	---	---	---	---	---	---	---
33-----										
Laredo	0-14	Silty clay loam	CL	A-6, A-7-6, A-4	100	100	90-100	85-100	28-44	9-22
	14-65	Silty clay loam, silt loam, very fine sandy loam.	CL	A-6, A-7-6, A-4	100	95-100	90-100	70-95	28-43	9-21
34-----										
Matamoros	0-65	Silty clay, stratified silt loam to clay.	CH	A-7-6	100	100	100	95-100	51-65	30-41
35, 36, 37-----										
McAllen	0-14	Fine sandy loam	CL, SC, CL-ML, SM-SC	A-4, A-6	100	100	95-100	36-55	21-30	4-11
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
38-----										
McAllen	0-14	Sandy clay loam	CL, SC	A-6	100	100	95-100	36-55	29-40	11-20
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
39, 40, 41-----										
Mercedes	0-19	Clay-----	CH	A-7-6	85-100	80-100	80-100	75-95	55-76	32-49
	19-57	Clay-----	CH, CL-CH	A-7-6	85-100	80-100	80-100	75-95	50-76	32-49
	57-65	Clay-----	CH, CL	A-7-6	85-100	80-100	80-100	75-95	48-76	32-49
42-----										
Hueces	0-29	Fine sand-----	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
43:*										
Hueces	0-29	Fine sand-----	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
Sarita-----										
	0-48	Fine sand-----	SM-SC, SP-SM, SM	A-2-4, A-3	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam.	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
44-----										
Olmito	0-47	Silty clay-----	CH	A-7-6	100	100	100	90-100	51-70	28-44
	47-65	Silty clay, silty clay loam.	CH	A-7-6	95-100	90-100	85-100	85-100	51-70	28-44

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
45,* 46,* 47.* Pits										
48, 49----- Racombe	0-13 13-49 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 11-20
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 45-65	27-39 32-42	9-18 13-21
51: * Randado-----	0-9 9-16 16-60	Fine sandy loam Fine sandy loam, sandy clay loam. Cemented-----	SM, SM-SC SC, SM-SC, GC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	75-100 65-100 ---	70-100 60-100 ---	70-100 60-100 ---	20-35 25-50 ---	<25 25-34 ---	NP-7 7-14 ---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC ---	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54: * Raymondville----	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
Urban land.										
55, 56----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57: * Reynosa-----	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land.										
58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, sandy clay, sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

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

TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
1.* Arents					<u>Ft</u>			<u>In</u>			
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28, 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31:* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
32:* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

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

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Laredo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
34----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38---- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita-----	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmite	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombes	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombes	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Ramadero	B	Common-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville-----	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
56----- Reynosa	B	None-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
57:* Reynosa-----	B	None-----	---	---	>6.0	---	.	---	---	High-----	Low.
Urban land.											
58**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
59**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.

See footnotes at end of table.

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

Map symbol and soil name	Hydro- logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard- ness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
60**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
61**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.
62, 63----- Rio Grande	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
64----- Runn	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
65----- Runn	D	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
66----- Sarita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
67**----- Tiocano	D	Frequent-----	Long-----	Sep-May	+3-6.0	Perched	Sep-May	---	---	High-----	Low.
68.* Urban land											
69.* Ustorthents											
70, 71----- Willacy	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
72:* Willacy----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
73----- Zalla	A	Occasional	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
74----- Zalla	A	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.

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

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

TABLE 15.--WATER MANAGEMENT

[Some terms that describe restrictive soil features are defined in the Glossary. See text for definitions of "slight," "moderate," and "severe." Absence of an entry indicates that the soil was not evaluated]

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
1.* Arents						
2----- Benito	Moderate: seepage.	Moderate: hard to pack, excess salt.	Peres slowly, excess salt.	Slow intake, peres slowly, excess salt.	Peres slowly---	Excess salt, peres slowly.
3, 4----- Brennan	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
5, 6----- Camargo	Moderate: seepage.	Moderate: piping.	Floods-----	Erodes easily	Erodes easily	Erodes easily.
7----- Cameron	Severe: seepage.	Moderate: piping.	Favorable-----	Slow intake---	Favorable-----	Favorable.
8----- Comitas	Severe: seepage.	Moderate: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
9----- Delfina	Moderate: seepage.	Moderate: wetness.	Favorable-----	Wetness, droughty, fast intake.	Soil blowing---	Favorable.
10, 11----- Delfina	Moderate: seepage.	Moderate: wetness.	Favorable-----	Wetness-----	Favorable-----	Favorable.
12----- Delmita	Severe: seepage.	Moderate: thin layer.	Cemented pan---	Soil blowing, cemented pan.	Cemented pan, soil blowing.	Cemented pan.
13:.* Delmita-----	Severe: seepage.	Moderate: thin layer.	Cemented pan---	Soil blowing, cemented pan.	Cemented pan, soil blowing.	Cemented pan.
Randado-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
14----- Falfurrias	Severe: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
15----- Grulla	Slight-----	Severe: hard to pack, ponding.	Ponding, peres slowly, floods.	Ponding, slow intake, peres slowly.	Ponding, peres slowly.	Wetness, peres slowly.
16, 17----- Hargill	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
18----- Hargill	Moderate: seepage, slope.	Moderate: piping.	Slope-----	Slope-----	Favorable-----	Favorable.
19----- Harlingen	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Excess salt, peres slowly.
20----- Harlingen	Slight-----	Moderate: hard to pack, excess salt.	Peres slowly, excess salt.	Droughty, slow intake, peres slowly.	Peres slowly---	Excess salt, droughty, peres slowly.
21:.* Harlingen-----	Slight-----	Severe: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Excess salt, peres slowly.
Urban land.						

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

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

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
45,* 46,* 47.* Pits						
48----- Racombe	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
49----- Racombe	Moderate: seepage.	Severe: wetness, excess salt.	Excess salt----	Wetness, droughty, excess salt.	Wetness-----	Excess salt, droughty.
50----- Ramadero	Moderate: seepage.	Moderate: piping.	Floods-----	Floods-----	Favorable-----	Favorable.
51:* Randado-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
Cuevitas-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
52----- Raymondville	Slight-----	Moderate: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.
53----- Raymondville	Slight-----	Severe: excess salt.	Peres slowly, excess salt.	Wetness, droughty, excess salt.	Wetness, peres slowly.	Excess salt, droughty, peres slowly.
54:* Raymondville-----	Slight-----	Moderate: hard to pack.	Peres slowly---	Slow intake, peres slowly.	Peres slowly---	Peres slowly.
Urban land.						
55----- Reynosa	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
56----- Reynosa	Severe: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt, erodes easily.	Erodes easily, wetness.	Excess salt, erodes easily, droughty.
57:* Reynosa-----	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
Urban land.						
58----- Rio	Slight-----	Severe: ponding.	Ponding, peres slowly, floods.	Ponding, peres slowly, floods.	Ponding, peres slowly.	Wetness, peres slowly.
59----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, peres slowly, floods.	Ponding, droughty, peres slowly.	Ponding, peres slowly.	Wetness, excess salt, droughty.
60----- Rio	Slight-----	Severe: ponding.	Ponding, peres slowly, floods.	Ponding, peres slowly, floods.	Ponding, peres slowly.	Wetness, peres slowly.
61----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, peres slowly, floods.	Ponding, droughty, peres slowly.	Ponding, peres slowly.	Wetness, excess salt, droughty.
62, 63----- Rio Grande	Severe: seepage.	Severe: piping.	Floods-----	Erodes easily, floods.	Erodes easily	Erodes easily.

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

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

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



SUBDIVISION PLATTING APPLICATION

PIAT-000120-2021

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: Pleasant View Village Subdivision

Location: 1,300 feet south of Business 83 and Pleasantview Dr., to the east

Legal Description: 8.55 acres of land, in being out of part of Llano Grande Grant, situated in Hidalgo County, out of Farm Tract 709, block 136 of the West and Adams Tract Subdivision as per map records in volume 2 pages 36 of Hidalgo County Map Records.

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: R-2 Duplex and Apts

Existing Land Use: Multi Family Proposed Land Use: Multi Family

Number of Lots Proposed: 30 Gross Acreage: 8.55

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Roberto Salvia & Marcos Luis Gutierrez Telephone: (956) 221-4400

Address: 3710 E. Canton Road Fax: _____

City: Edinburg State: Texas Zip: 78539 E-mail: _____

ENGINEER INFORMATION

Name: José G. Reyes, P.E. Telephone: (956) 968-2194

Address: 611 Bill Summers Intl Blvd Fax: (956) 968-8300

City: Weslaco State: Texas Zip: 78596 E-mail: jreyes@siglerwinstongreenwood.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>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 & 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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- ☐ One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

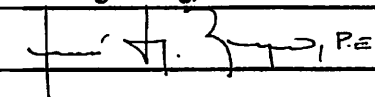
I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: SWG Engineering, LLC Date: September 27, 2021

Authorized Agent Printed Name:  P.E.

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

VAR-000121-2021

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: Pleasant View Village Subdivision

Location: 1,300 feet south of Business 83 and Pleasantview Dr., to the east

Legal Description: 8.55 acres of land, in being out of part of Llano Grande Grant, situated in Hidalgo County, out of Farm Tract 709, block 136 of the West and Adams Tract Subdivision as per map records in volume 2 pages 36 of Hidalgo County Map Records.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

Proposing to used HCCID#9 ditch on the east side of the subdivision as a 50 year frequency flood detention pond.

☐ 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: Roberto Salvia & Marcos Luis Gutierrez Telephone: (956) 221-4400

Address: 3710 E. Canton Road Fax: _____

City: Edinburg State: Texas Zip: 78539 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.

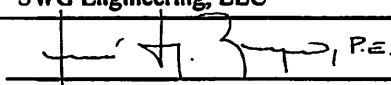
I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

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Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: SWG Engineering, LLC Date: September 27, 2021

Authorized Agent Printed Name:  P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

October 22, 2021

Rebekah De La Fuente
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

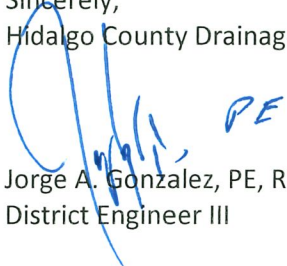
RE: Pleasant View Village Subdivision

Dear Ms. De La Fuente,

This letter is in response to a request from the Engineer of record for Pleasant View Village Subdivision, Jose G. Reyes, PE. Our office has reviewed and approved the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge and widen the existing drain ditch No. 34 owned by the HCCID9 in the City of Weslaco. It is my understanding that the City of Weslaco and HCCID No. 9 have an interlocal, where HCCID No. 9 systems in the City are maintained by the City of Weslaco, where I believe is the case at this site. With that stated, our office has no objection to the widening of the ditch to account for runoff volume.

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

Sincerely,
Hidalgo County Drainage District No. 1

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

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

DRAINAGE REPORT

For

PLEASANT VIEW VILLAGE SUBDIVISION

I. Project Location

This Project involves the development of an 8.55 acre tract of land for residential use. The site is located within Weslaco City limits, approximately 1,300 ft. south of the intersection of Business 83 and Pleasantview Dr, to the east. The proposed subdivision is comprised of 30 lots for a total of a 8.55 acre tract out and part of Llano Grande Grant, situated in Hidalgo County, out of Farm Tract 709, Block 136 of the West Adams Tract Subdivision as per map recorded in Volume 2 Pages 36 of Hidalgo County Map Records.

II. Flood Plain

The area is determined by FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Map revised June 6, 2000. The project area is under Zone "X", which is described as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood". Map has been revised by Letter of Map Revision (LOMR) dated May 30, 2002 (Attached).

III. Soil Conditions

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the area is composed of three types of soil: Hidalgo sandy clay loam (0 to 1 slopes), Willacy fine sandy loam (0 to 1 slopes), and Willacy fine sandy loam (1 to 3 slopes). The predominant soil is Willacy fine sandy loam, is listed in Hydrological Group B. See attached Soil Survey of Hidalgo County, Texas.

IV. Existing conditions

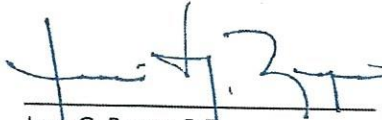
The subject property is currently vacant. Existing runoff is by surface flow in the southerly direction. The site topography is irregular with elevations ranging from 0 to 1 feet in some areas. In accordance with the drainage policies of the County of Hidalgo, the Rational Method, 10-year frequency storm event was utilized to determine the existing storm water runoff for this site. The total contribution 10-year existing storm water runoff from this site is approximately **5.94 cfs**, as per attached calculations.

V. Proposed conditions

The proposed conditions for this subject tract will consist of 30 apartment units. Development in the form of impervious pavement and buildings will increase the ultimate runoff. In accordance with Hidalgo County, The Rational Method, 50 year frequency storm event was utilized to determine the proposed runoff from this site. The total contribution 50-year developed runoff from this site is approximately **25.92 cfs**. The peak rate of the rate of runoff will increase by a total of **19.98 cfs** during the 50-year frequency storm event due to the improvements in this subdivision. The total impermeable area is approximately 234743.73 sf and the total permeable area is 120424.24 sf. A weighted coefficient of

$C=0.53$ was calculated. Therefore, as per attached calculations, 52488 (1.20 Ac.-Ft.) of post-development runoff will be required to be detained in the proposed detention pond. Future runoff shall be captured by proposed curb and gutter and shall be directed into the HCCID #9 canal (34), on the southside of property, via proposed 24" R.C.P.

The drainage calculations are attached.

 P.E.

Jose G. Reyes, P.E.
May 25, 2021



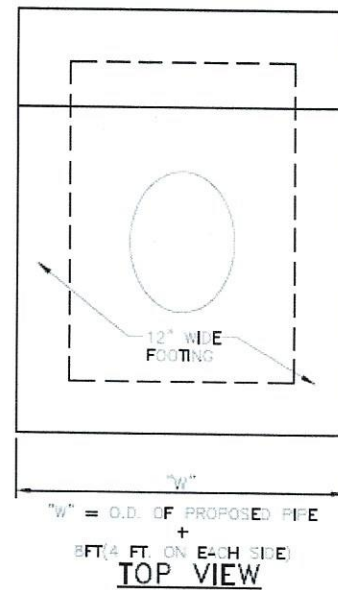
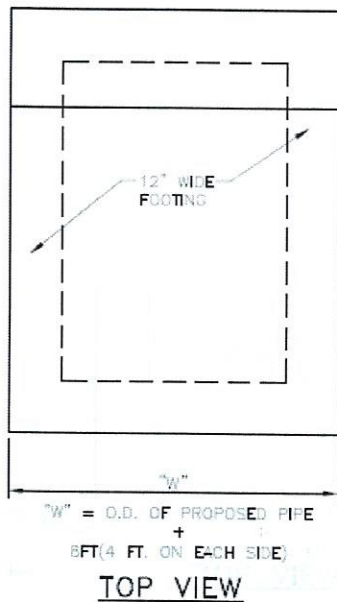
☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER _____	
<u>Hector Garcia</u>	
H.C.D.D. NO. 1	6/17/21 DATE

Weslaco – Pleasant View Village Subdivision

Hidalgo County Drainage District No. 1

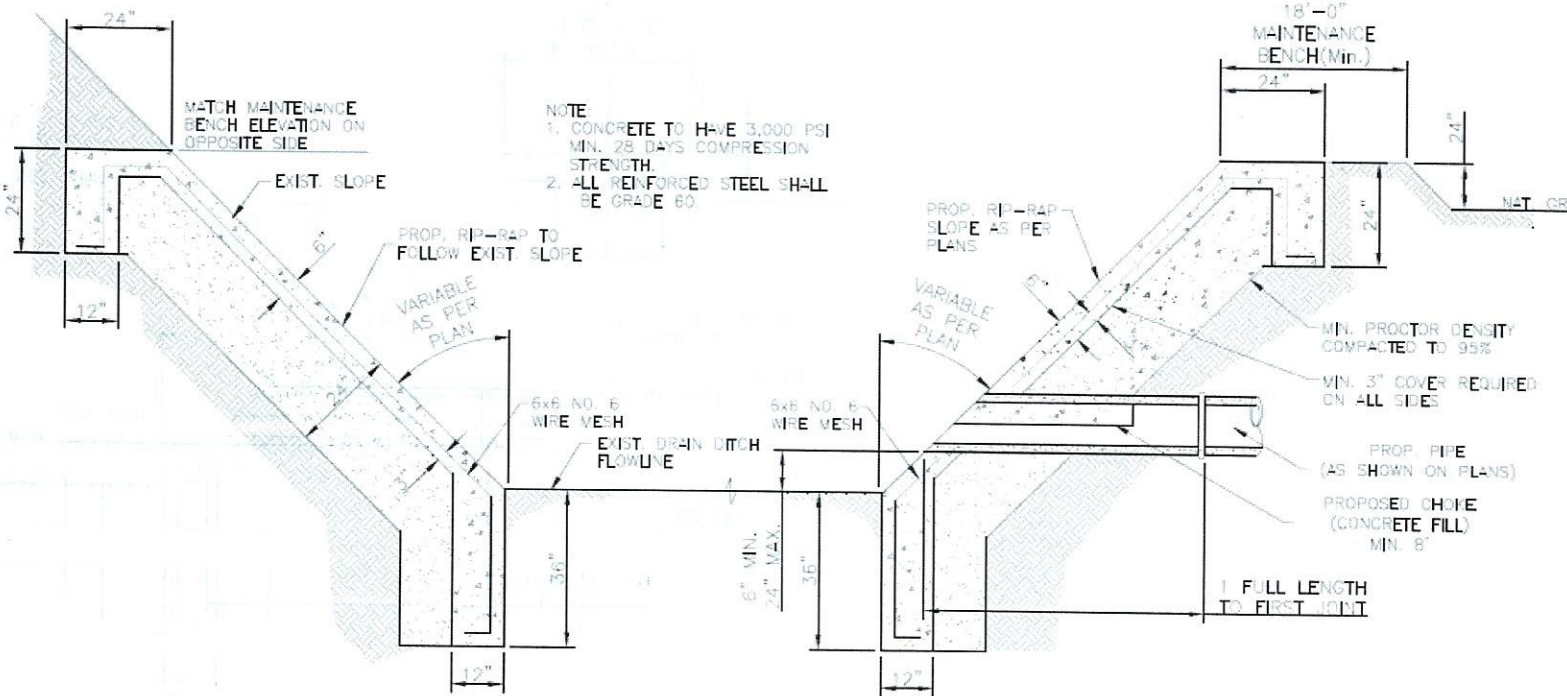
"C" Values for Rational Method

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than ¼ acre)	0.30 – 0.50
Multi - Family (Less than 20 DU/AC)	0.40 – 0.60
Multi - Family (Greater than 20 DU/AC)	0.60 – 0.75
Business District:	
Downtown areas	0.70 – 0.95
Neighborhood areas	0.30 – 0.70
Industrial Districts:	
Light Areas	0.30 – 0.80
Heavy Areas	0.60 – 0.90
Railroad Yard Areas:	0.30 – 0.40
Park:	0.10 – 0.25
Unimproved Areas:	
Sand or sandy loam soil, 0-3%	0.15 – 0.20
Sand or sandy loam soil, 3-5%	0.20 – 0.25
Black or loessial soil, 0-3%	0.18 – 0.25
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Steep grassed slopes	0.70
Street:	
Asphalt	0.85 – 0.95
Concrete	0.90 – 0.95
Drives & Walks:	
Concrete	0.75 – 0.95



GENERAL NOTES:

1. CONCRETE TO HAVE 4000 P.S.I. MIN. AT 28 DAY COMPRESSIVE STRENGTH
2. ALL STEEL TO BE GRADE 60.
3. MIN. 90% COMPACTION STANDARD PROCTOR DENSITY
4. STANDARD DETAIL FOR CITY OF WESLACO DITCHES



**DISCHARGE STRUCTURE DETAIL
WITH ONE MAINTENANCE ROAD**

NTS

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 10/6/021

Mr. Jose G. Reyes P.E.
SWG ENGINEERING, LLC
611 Bill Summers Intl Blvd
Weslaco, Texas 78596

RE: **PLEASANT VIEW VILLAGE** Subd. Drainage and Detention

Good Morning Mr. Reyes:

I have received your revised cross section and calculations dated 06/17/2021 for the **PLEASANT VIEW VILLAGE** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.

The maintenance of this section is inside of the City Limits of Weslaco and will be done by the City of Weslaco. Please verify final designs with Mr. Albert Aldana P.E. City of Weslaco Engineer.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

(956) 565-2411
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Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

DRAINAGE REPORT

For

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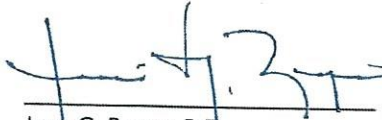
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May 25, 2021



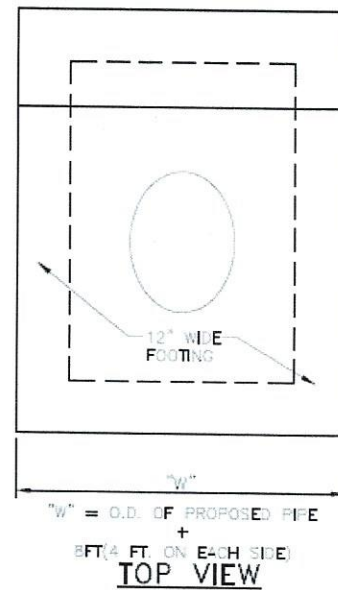
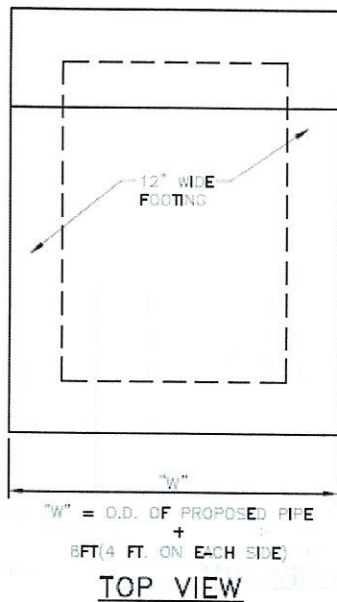
☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER _____	
<u>Hector Garcia</u>	
H.C.D.D. NO. 1	6/17/21 DATE

Weslaco – Pleasant View Village Subdivision

Hidalgo County Drainage District No. 1

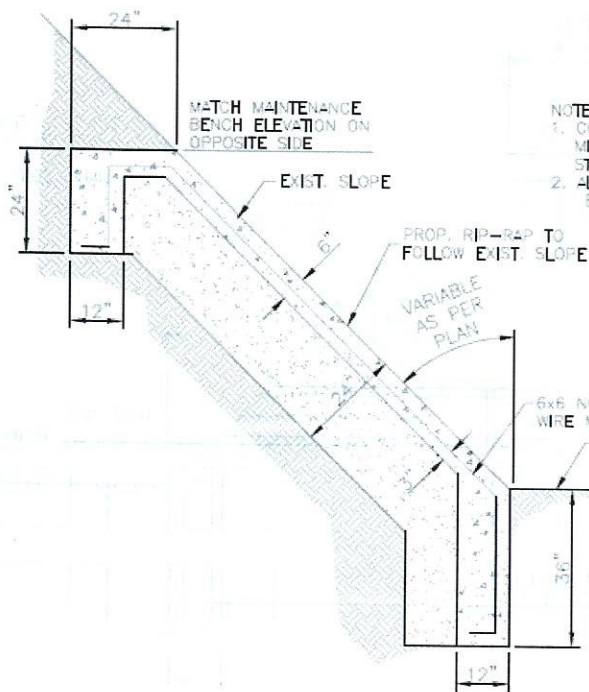
"C" Values for Rational Method

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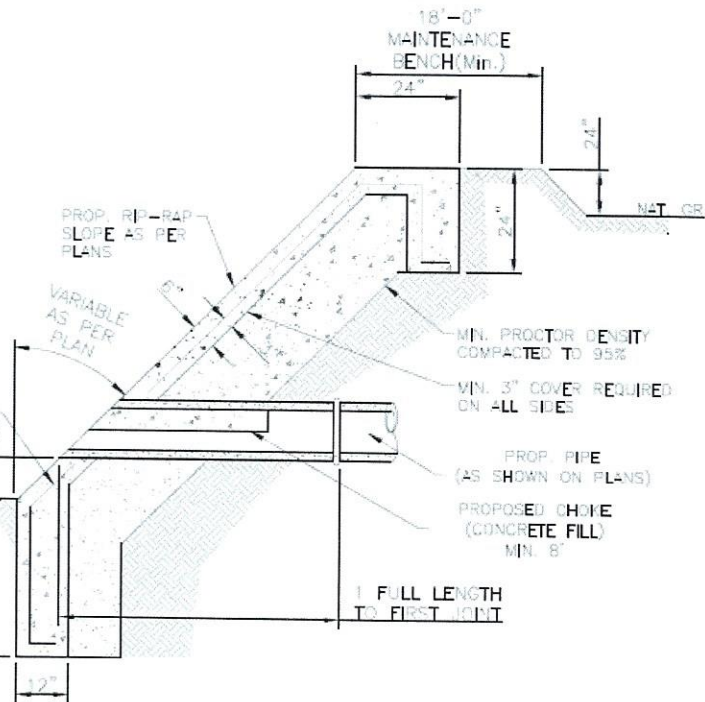


GENERAL NOTES:

1. CONCRETE TO HAVE 4000 P.S.I. MIN. AT 28 DAY COMPRESSIVE STRENGTH
2. ALL STEEL TO BE GRADE 60.
3. MIN. 90% COMPACTION STANDARD PROCTOR DENSITY
4. STANDARD DETAIL FOR CITY OF WESLACO DITCHES

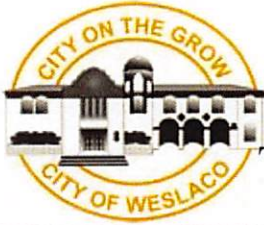


- NOTE**
1. CONCRETE TO HAVE 3,000 PSI MIN. 28 DAYS COMPRESSION STRENGTH.
 2. ALL REINFORCED STEEL SHALL BE GRADE 60



**DISCHARGE STRUCTURE DETAIL
WITH ONE MAINTENANCE ROAD**

NT5



**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Pleasant View Subdivision
Location: 807 Pleasantview Dr
Applicant: SWG Engineering, LLC. ☐ Owner ☒ Agent
Address: 611 Bill Summers Int'l Blvd. Weslaco, TX Phone Number: (956)968-2194

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
220	Multi-Family	8.55	n/a	28	16	18	34

Comments: _____
Prepared by: SWG Engineering, LLC. Date: _____
Address: 611 Bill Summers Int'l Blvd. Weslaco, TX Phone Number: (956)968-2194

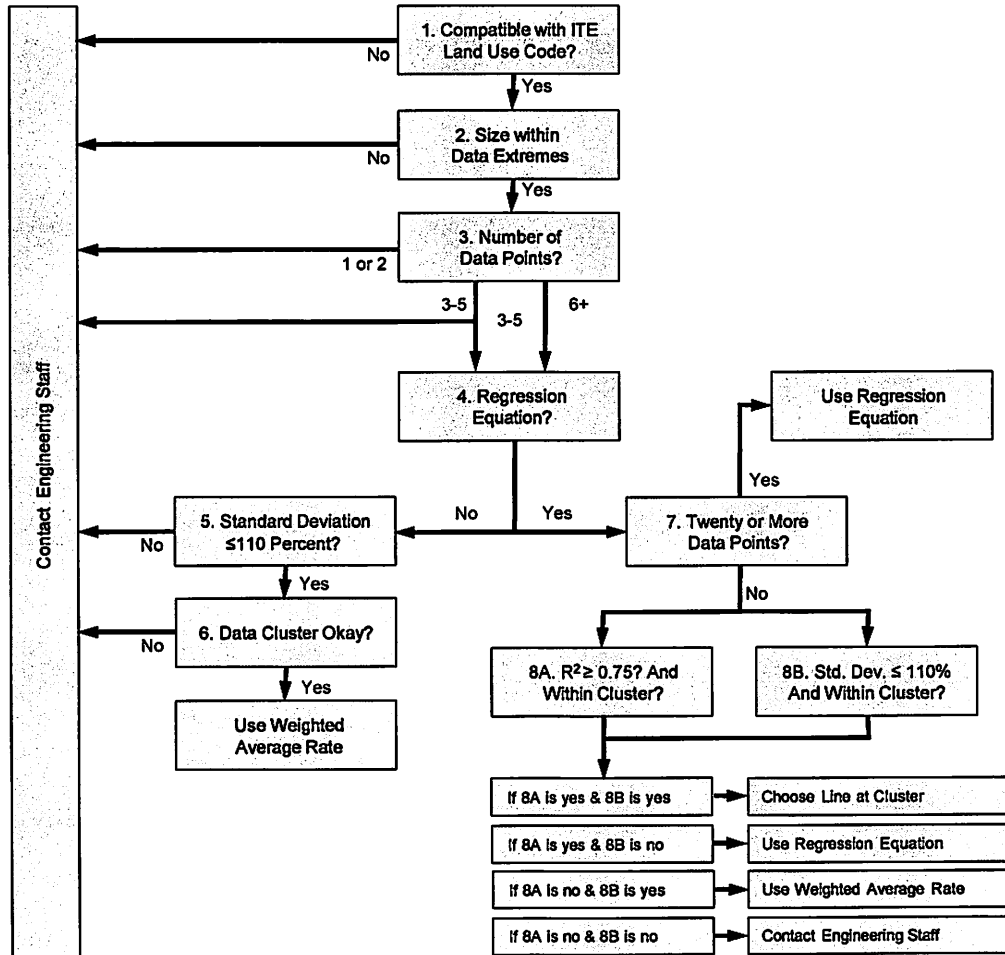
(For Official Use Only, Do Not Write In This Box)

- _____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
- _____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

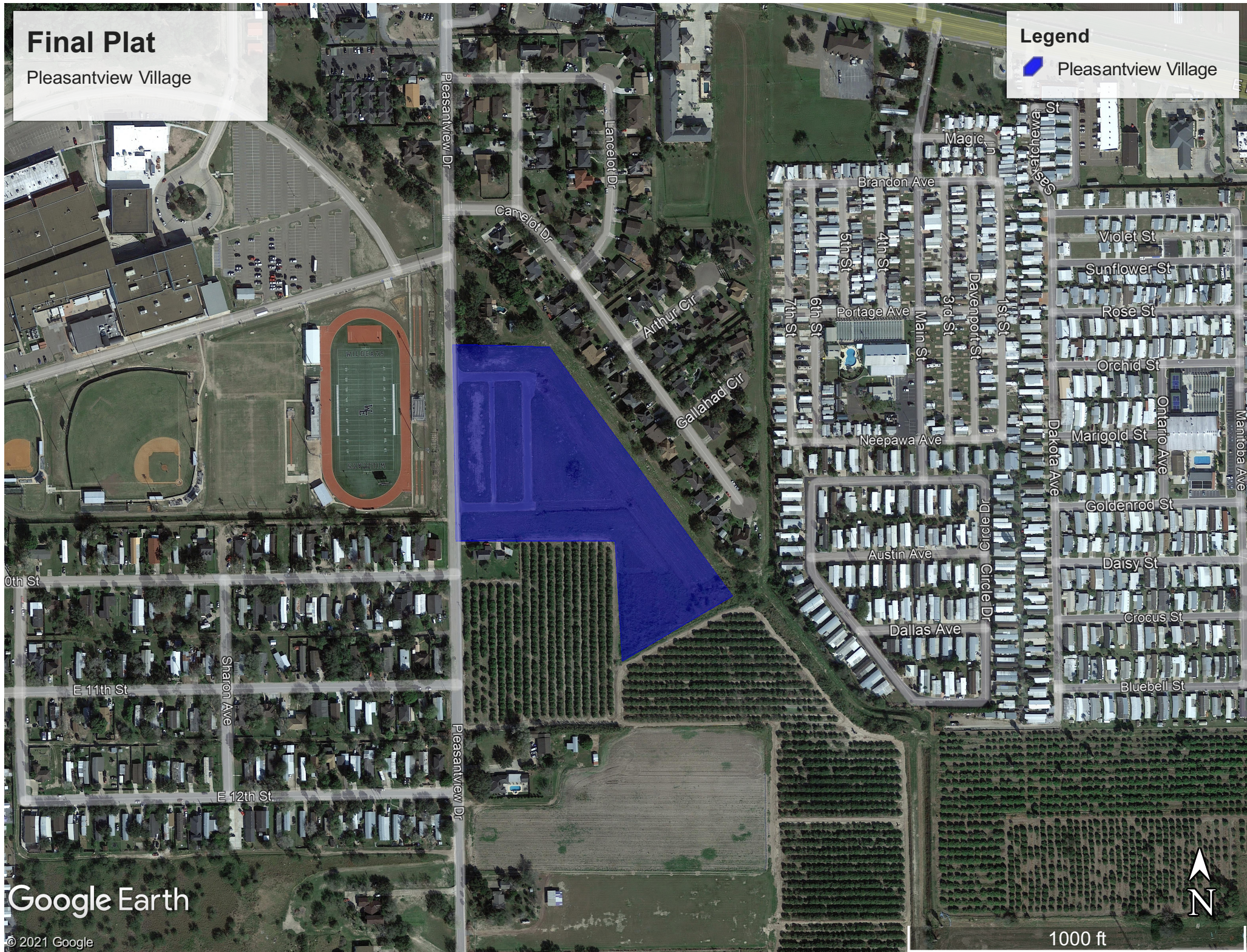
City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596
(956)
(956) 973-3128 (fax)

Final Plat

Pleasantview Village

Legend

 Pleasantview Village

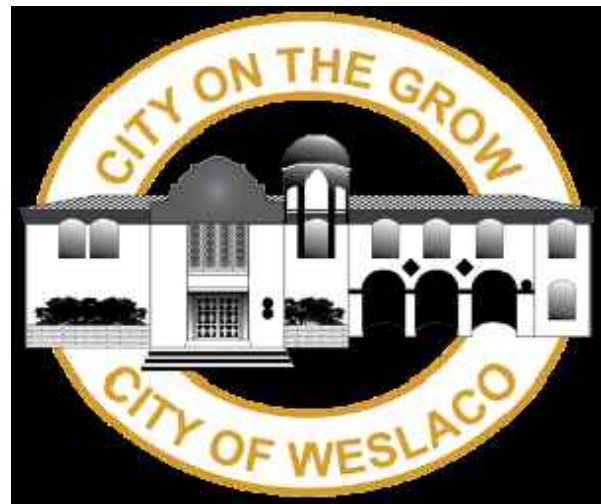


Google Earth

© 2021 Google

1000 ft

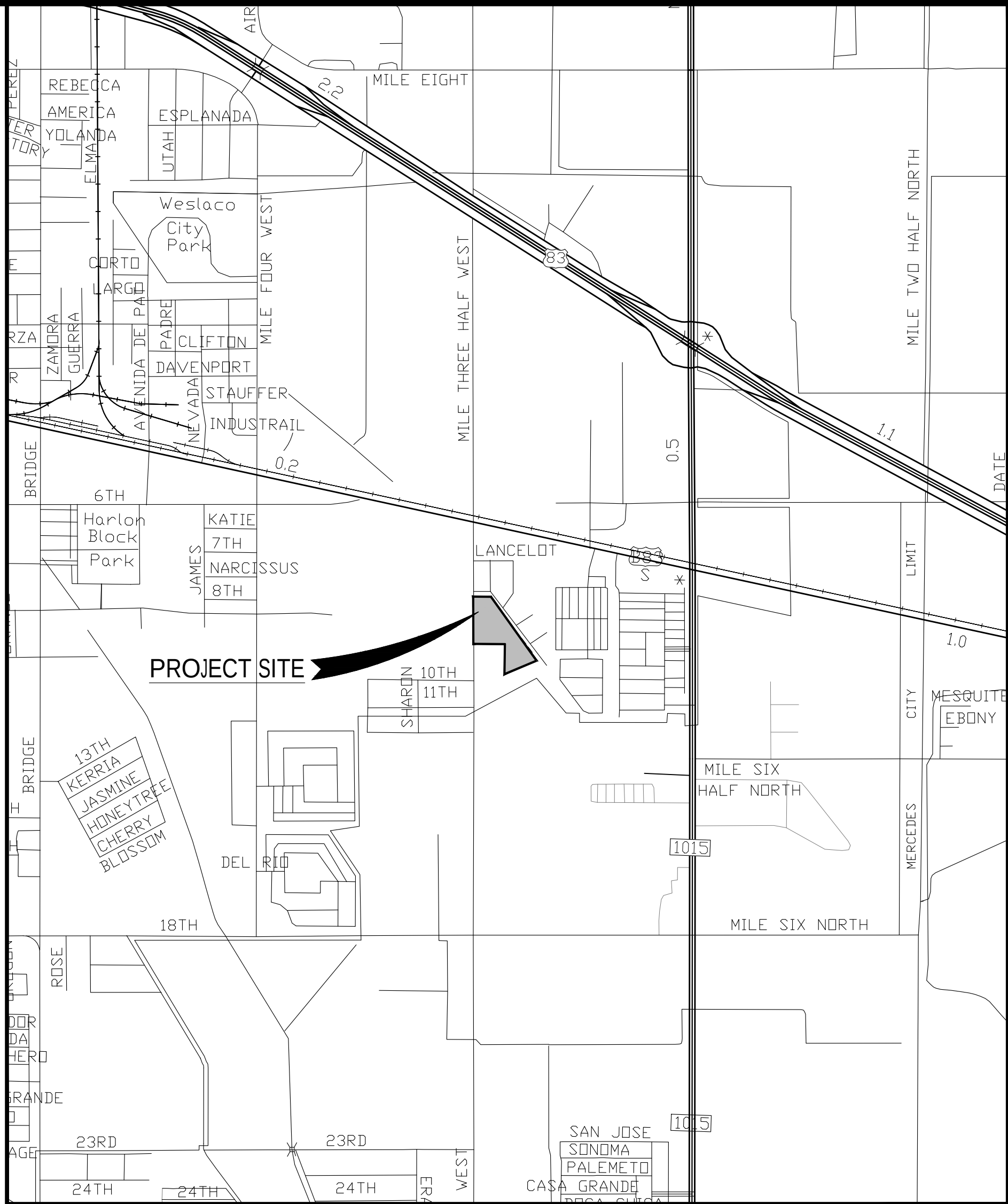
C:\USERS\ANDY\DROPBOX (SWG ENGINEERING, LLC)\SWG PROJECTS FOLDER\PROJECTS\21-112 PLEASANT VIEW VILLAGE SUBDIVISION\DRAWING FILE\0-COVR-SHEET.DWG PLOT DATE: 9/20/2021 11:36 AM



CITY COMMISSION

DAVID SUAREZ ————— MAYOR
LEO MUNOZ ————— MAYOR PRO TEM DISTRICT 1
GREGG KERR ————— COMMISSIONER DISTRICT 2
JOSE "JP" RODRIGUEZ ————— COMMISSIONER DISTRICT 3
ADRAIN FARIAS ————— COMMISSIONER DISTRICT 4
LETTY LOPEZ ————— COMMISSIONER DISTRICT 5
JOSH PEDRAZA ————— COMMISSIONER DISTRICT 6

MIKE R. PEREZ ————— CITY MANAGER



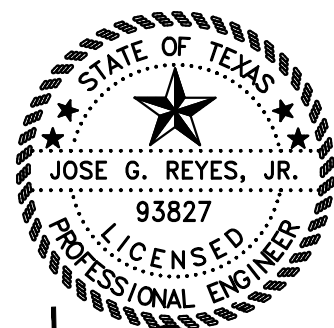
SHEET INDEX	
SHEET NUMBER	SHEET TITLE
0	COVER SHEET
1	GENERAL NOTES
2	PAVING PLAN
3	DRAINAGE AND GRADING PLAN
4	SEWER PLAN
5	WATER PLAN
6	EROSION CONTROL PLAN
7	PAVING IMPROVEMENT DETAILS
8	DRAINAGE IMPROVEMENT DETAILS
9	SANITARY SEWER IMPROVEMENT DETAILS
10	WATER IMPROVEMENT DETAILS

CONSTRUCTION PLANS
FOR
PLEASANT VIEW VILLAGE SUBDIVISION
TO THE
CITY OF WESLACO
2021



SWG ENGINEERING, LLC
WESLACO, TEXAS
TEXAS FIRM REGISTRATION NO. F-592
(956) 968-2194

SINCE 1945



Jose G. Reyes, Jr., P.E.
9-20-21

SWG PROJECT NO.: 21-112

PLAN SET NO.: _____

DATE: 9-20-21

METES AND BOUNDS:

BEING THE SOUTH 8.55 ACRES OF THE NORTH 9.92 ACRES OF LAND AS PER SPECIAL WARRANTY DEED RECORDED ON DOCUMENT NUMBER 2016-2676114, LESS SAVE AND EXCEPT A 1.37 ACRE TRACT OF LAND RECORDED IN VOLUME 2201, PAGE 894 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, ALL OUT OF FARM TRACT 709 OF THE WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2 PAGES 34-37 OF THE MAP RECORDS HIDALGO COUNTY, TEXAS.

COMMENCING AT THE NORTHEAST CORNER OF FARM TRACT 709, SAID CORNER BEING ON THE CENTERLINE OF PLEASANTVIEW DRIVE, THENCE, CONTINUING ALONG SAID CENTERLINE OF PLEASANTVIEW DRIVE SOUTH(DEED) S. 01°08'25" E. (MEASURED) A DISTANCE OF 290.94 FT. TO A SET CPS (COTTON PICKER SPINDLE) TO THE POINT OF BEGINNING OF THIS TRACT OF LAND AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE, ALONG SAID CENTERLINE OF PLEASANTVIEW DRIVE SOUTH(DEED) S. 01°08'25" E. (MEASURED) A DISTANCE OF 568.03 FT. (MEASURED) TO A SET CPS (COTTON PICKER SPINDLE) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, EAST AT A DISTANCE OF 30.00 FT. TO A FOUND MONUMENT ON THE ORIGINAL EAST RIGHT OF LINE OF PLEASANTVIEW DRIVE, AND AT 40.00 FT. A SET 1/2-INCH REBAR FOR THE NEW RIGHT OF WAY OF SAID PLEASANTVIEW DRIVE AND AT A TOTAL DISTANCE OF 472.00 FT. (DEED) N. 88°51'35" E. (MEASURED) TO A FOUND 1/2-INCH REBAR FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH A DISTANCE OF 374.05 FT. (DEED), S. 01°08'25" E. 374.04 FT. (MEASURED) TO A SET 1/2-INCH REBAR FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE, N.65°00'00" E. (DEED) N. 63°51'35" E. A DISTANCE OF 414.92 FT. (MEASURED) TO A SET 1/2-INCH REBAR FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, N. 36°18'00" W. (DEED) N. 37°26'25" W. A DISTANCE OF 951.35 FT. (MEASURED) ALONG THE WEST RIGHT OF WAY LINE OF AN ALLEY AND IRRIGATION PIPELINE EASEMENT RECORDED IN VOLUME 21, PAGE 123-A. OF THE MAP RECORDS HIDALGO COUNTY TO A FOUND 1/2-INCH REBAR FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, S. 88°44'31" W. A DISTANCE OF 244.83 FT. A SET 1/2-INCH REBAR FOR THE NEW RIGHT OF WAY LINE OF SAID PLEASANTVIEW DRIVE, AND AT 254.83 FT. A FOUND CONCRETE MONUMENT ON THE ORIGINAL RIGHT OF LINE OF SAID PLEASANTVIEW DRIVE AND AT A TOTAL DISTANCE OF 284.83 FT. (MEASURED) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING A CALCULATED AREA OF 8.55 ACRES OF LAND, MORE OR LESS.

- EXISTING PAVEMENT
- 1/2" FIR - 1/2-INCH FOUND IRON ROD
- 1/2" SIR - 1/2-INCH SET IRON ROD
- W/CAP - WITH CAP STAMPED "XXX"
- SET CPS - SET COTTON PICKER SPINDLE
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY, TEXAS
- D.R.H.C.T. - DEED RECORDS, HIDALGO COUNTY, TEXAS
- C.C. - COUNTY CLERK
- S.F. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT-OF-WAY
- MH - MANHOLE
- EXIST. - EXISTING
- SAN. - SANITARY
- BM - BENCHMARK
- B.S.B. - BUILDING SET BACK
- U.E. - UTILITY EASEMENT

GENERAL NOTES:

- THE SUBDIVIDER WILL COMPLY WITH THE REQUIREMENTS THAT:
 - WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET OR EXCEED THE MINIMUM STATE STANDARDS.
 - SEWER CONNECTIONS TO THE LOTS WILL MEET OR EXCEED MINIMUM STATE STANDARDS.
 - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET OR EXCEED MINIMUM STATE STANDARDS.
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS WILL MEET OR EXCEED MINIMUM STATE STANDARDS.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334, PANEL NO. 0450C, DATED JANUARY 6, 2000.

ZONE "X"-AREAS OF 500 YEAR FLOOD, AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD. THIS INFORMATION WAS GRAPHICALLY SCALED AND WE ACCEPT NO RESPONSIBILITY FOR SUCH INFORMATION.
- THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN A TITLE COMMITMENT BY TITLE RESOURCES GUARANTY CO. AND SECURITY LAND TITLE CO., GF. NO. 11820, DATED JUNE 14, 2006, THUS OTHER INTERESTS MY EXIST.
- THE BEARINGS FOR THIS SURVEY ARE BASED OFF OF WESTERLY LINE OF VOLUME 1174, PAGE 991 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.
- BENCHMARK INFORMATION: TOP OF INLET APPROXIMATELY 86.00 FEET NORTH OF PLEASANTVIEW ROAD AND CLEARVIEW ST. INTERSECTION. ELEVATION = 75.86 FEET.
- SURVEYOR ONLY REVIEWED DOCUMENT SHOWN OF FACE OF THIS INSTRUMENT.
- STREET LIGHT MUST BE LOCATED EVERY 300 FEET AS PER CITY STANDARDS.
- MINIMUM BUILDING SETBACK LINES SHALL BE:
FRONT : 25'
SIDE SETBACK : 5'
REAR SETBACK : 15'
- FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB LOCATED IN THE CENTER FRONT OF THE LOT.
- ALL UTILITIES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AND NO TREES SHALL BE PLANTED OVER UTILITY LINES.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 52,488 CUBIC FEET (1.2 ACRE) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
- CORNER LOTS ALONG SKYVIEW TO HAVE 15 FOOT CORNER CLIPS UNLESS OTHERWISE NOTED.
- LOTS 1 & 28 ENTRANCE TO BE FROM PARKVIEW STREET.
LOTS 21 & 22 ENTRANCE TO BE FROM SKYVIEW STREET.
LOTS 25 & 27 ENTRANCE TO BE FROM CRESTVIEW STREET.
LOTS 20 & 30 ENTRANCE TO BE FROM CLEARVIEW STREET.
- NO ACCESS TO LOTS 1, 20, 28, 29, & 30 THROUGH PLEASANTVIEW ROAD.
- CITY WILL NOT ACCEPT THE STREETS IF HOME OWNER'S ASSOCIATION IS EVER DISSOLVED UNLESS THE STREETS ARE RETURNED TO ACCEPTABLE CITY STANDARDS.
- OWNER SHALL PROVIDE EXTERIOR FENCE AROUND PERIMETER OF SUBDIVISION.
- DETENTION POND TO BE MAINTAINED BY OWNER.
- A 5 FT. SIDEWALK IS REQUIRED ALONG PLEASANTVIEW DRIVE UPON THE ISSUANCE OF A NOTICE TO PROCEED.
- A 4 FT. SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE ISSUANCE OF BUILDING PERMIT. ON CORNER LOTS, OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

STATE OF TEXAS
COUNTY OF HIDALGO

ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE PLEASANT VIEW VILLAGE SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

JOSE G. REYES, JR.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 93827

STATE OF TEXAS
COUNTY OF HIDALGO

SURVEYOR'S AND ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JOE B. WINSTON, JR.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 31109
REGISTERED PUBLIC LAND SURVEYOR
TEXAS REGISTRATION NO. 3780

STATE OF TEXAS
COUNTY OF HIDALGO

CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.0115(B)

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PLEASANT VIEW VILLAGE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

MAYOR OF CITY OF WESLACO _____ DATE _____
SECRETARY OF THE CITY OF WESLACO _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

PLANNING AND ZONING COMMISSION CHAIR

I, THE UNDERSIGNED, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING CHAIR _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF WESLACO, TEXAS, DO HEREBY CERTIFY THIS MINOR PLAT KNOWN AS PLEASANT VIEW VILLAGE SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 20____, WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / PLANNING AND ZONING
DEPARTMENT DIRECTOR CITY OF WESLACO _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

RAUL E. SESIN, P.E., CFM
GENERAL MANAGER

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DATED THIS _____ DAY OF _____, 2021.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.C.I.D. NO. 9 RIGHT OF WAY OR EASEMENT.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- H.C.C.I.D. NO. 9 WILL NOT BE RESPONSIBLE FOR DRAINAGE/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION AS WELL H.C.C.I.D. NO. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.
- H.C.C.I.D. NO. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR OTHER UTILITY SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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

ON _____ AT _____ AM/PM O'CLOCK AM/PM INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

BY: _____
DEPUTY

STATE OF TEXAS:
COUNTY OF HIDALGO:

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "PLEASANT VIEW VILLAGE SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND THOSE WHOSE NAME ARE SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF SAID CITY OF WESLACO, EMPLOYEES OF THE UTILITIES COMPANIES UNDER FRANCHISE OF SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. OWNERSHIP AND MAINTENANCE OF ALL STREETS IMPROVEMENTS AND COMMON AREA(S) IN THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND AS A GATED COMMUNITY SHALL BE MAINTAINED BY THE PLEASANT VIEW VILLAGE SUBDIVISION HOME OWNER'S ASSOCIATION.

ROBERTO SALVIA _____ DATE _____
MARCOS LUIS GUTIERREZ _____ DATE _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO SALVIA AND MARCOS LUIS GUTIERREZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC

PLAT OF PLEASANT VIEW VILLAGE SUBDIVISION

WESLACO, TEXAS
PLEASANT VIEW VILLAGE SUBDIVISION BEING THE SOUTH 8.55 ACRES
OF THE NORTH 9.92 ACRES OF LAND OUT OF FARM TRACT 709
OF THE WEST TRACT SUBDIVISION
AS PER MAP RECORDED IN VOLUME 2 PAGES 34-37
OF THE MAP RECORDS HIDALGO COUNTY, TEXAS.

PRELIMINARY
FOR REVIEW ONLY

Sigler,
Winston,
Greenwood,
& Associates, Inc.
SWG

SWG ENGINEERING, LLC
WESLACO, TEXAS
TEXAS FIRM REGISTRATION NO. F-592
(956) 968-2194
SINCE 1945

DATE OF PREPARATION
APRIL, 2021

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: Roberto Salvia and Marcos Luis Gutierrez	3710 E. Canton Road	Edinburg Tx. 78539	(956) 221-4400	956-
ENGINEER: Jose G. Reyes, Jr. P.E.	8111 8th Summers Int'l Blvd	Weslaco Tx. 75996	(956) 968-2194	(956) 968-8300
SURVEYOR: Joe B. Winston, Jr. P.E. & P.L.S.	8111 8th Summers Int'l Blvd	Weslaco Tx. 75996	(956) 968-2194	(956) 968-8300

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C-1	23.43'	50.00'	26.85	S 77°42'55" E	23.22'
C-2	23.43'	50.00'	26.85	S 50°51'55" E	23.22'
C-3	23.43'	25.00'	53.70	S 64°17'25" E	22.58'
C-4	18.93'	30.00'	36.16	S 52°55'10" E	18.62'
C-5	51.68'	30.00'	48.70	S 14°30'33" W	45.52'
C-6	17.57'	30.00'	33.56	S 80°38'18" W	17.32'
C-7	33.47'	57.00'	33.64	S 80°40'50" W	32.99'
C-8	76.93'	57.00'	77.33	S 43°49'54" E	71.23'
C-9	165.22'	57.00'	166.08	S 77°52'28" W	113.16'

Line #	Length	Direction
L1	15.60'	N 70° 42' 35" E
L2	28.14'	N 52° 33' 35" E
L3	22.61'	N 25° 42' 35" E
L4	31.70'	N 13° 12' 35" E
L5	33.39'	S 84° 50' 06" W

CM	NORTHING	EASTING	ELEVATION
CM-1	16587228.3324	1143290.0807	0
CM-2			0
CM-3			0
CM-4			0
CM-5			0
CM-6			0
CM-7			0
CM-8			0
CM-9			0
CM-10			0
CM-11			0
CM-12			0
CM-13			0
CM-14			0
CM-15			0
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CM-21			0
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CM-25			0
CM-26			0
CM-27			0
CM-28			0
CM-29			0
CM-30			0

C:\USERS\ANDY\DROPBOX (SWG ENGINEERING, LLC)\SWG PROJECTS FOLDER\PROJECTS\21-112 PLEASANT VIEW VILLAGE SUBDIVISION\DRAWING\WORKING DRAWING FILE\1-GENERAL NOTES.DWG PLOT DATE: 7/29/2021 1:56 PM

GENERAL CONSTRUCTION NOTES:

- 1) ALL IMPROVEMENTS TO BE IN ACCORDANCE WITH CITY OF WESLACO CODES.
- 2) CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.
- 3) CONTRACTOR TO PLAN AND PERFORM HIS WORK IN A MANNER THAT WILL PERMIT SAFE PUBLIC TRAFFIC MOVEMENT ON ALL STREETS.
- 4) TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO BE IN ACCORDANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT.
- 5) CONTRACTOR SHALL PROVIDE PROTECTIVE DEVICES SUCH AS SIGNS, LIGHTS, AND SIGNALS FOR THE SAFETY OF THE PUBLIC AND WORKERS, AS REQUIRED. (NO SEPARATE PAY)
- 6) CONTRACTOR TO BE RESPONSIBLE FOR PROTECTION AND/OR SAFETY OF THE WORK SITE, WORKERS, SUBCONTRACTORS, MATERIALS AND/OR EQUIPMENT.
- 7) CONSTRUCTION STAKING SHALL BE PROVIDED BY THE CONTRACTOR AND AT CONTRACTOR'S EXPENSE. BASE LINES ARE STAKED AS SHOWN ON PLANS. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS SHOWN OTHERWISE.
- 8) MATERIAL TESTING SHALL BE PROVIDED BY THE CITY OF WESLACO. RE-TEST TO BE AT CONTRACTOR'S EXPENSE.
- 9) CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (IF REQUIRED), FOR APPROVAL BY THE CITY ENGINEERING OFFICE PRIOR TO CONSTRUCTION.
- 10) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND AT CONTRACTOR'S EXPENSE.
- 11) ANY DAMAGE TO EXISTING STRUCTURES, SUCH AS PAVEMENT, INLETS, MANHOLES, FENCES, SIDEWALKS, ETC. SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITION AT CONTRACTOR'S EXPENSE.
- 12) "THESE PLANS, PREPARED BY JSM ENGINEERING, LLC DO NOT EXTEND TO OR INCLUDE DESIGN OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF JOSE REYES REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY THE HOUSE BILLS 622 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE REGULAR SESSION."
- 13) CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY TEXAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO ANY & ALL EXCAVATIONS.
- 14) CONTRACTOR TO COORDINATE WITH THE CITY OF WESLACO ON WORK SCHEDULES, TESTING, GENERAL INSPECTION, AND EXISTING LINES.
- 15) CONTRACTOR TO EXERCISE CAUTION WHEN WORKING NEAR EXISTING FACILITIES AND/OR UTILITIES. ALL DAMAGE TO BE REPAIRED AT CONTRACTOR'S EXPENSE. ALL COSTS FOR INTERRUPTION OF GAS, ELECTRICAL, COMMUNICATIONS AND/OR WATER SERVICE DUE TO CONTRACTOR'S WORK SHALL BE BORNE BY THE CONTRACTOR.
- 16) INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. NEITHER THE ENGINEER NOR THE CITY OF WESLACO TAKE RESPONSIBILITY FOR ACCURACY OF LOCATION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CITY OF WESLACO PERSONNEL WILL BE AVAILABLE FOR ASSISTANCE AND OPERATION OF VALVES AS REQUIRED. CONTRACTOR TO COORDINATE WITH OTHER UTILITIES COMPANIES,ELECTRICAL UTILITIES, GAS UTILITIES AND TELEPHONE UTILITIES.
- 17) ALL SPOIL MATERIAL AND DEBRIS SHALL BE DISPOSED OFFSITE BY CONTRACTOR IN A LEGAL MANNER. FURNISHING AND TRANSPORTATION OF ALL OFFSITE MATERIAL TO BE AT CONTRACTOR'S EXPENSE.
- 18) UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL RETURN THE SITE TO ORIGINAL CONTOURS UNLESS DIFFERENT FINISHED ELEVATIONS ARE SHOWN ON PLANS. CONTRACTOR TO INSURE NO AREAS OF PONDING ARE PRESENT.
- 19) CONCRETE NOTES:

A) ALL CONCRETE WORK TO BE FORMED, UNLESS OTHERWISE APPROVED.

B) ALL CONCRETE TO BE 3000-PSI MINIMUM AT 28 DAYS, UNLESS OTHERWISE SHOWN. STRENGTH TO BE DETERMINED BY CYLINDER BREAK TEST.

C) ALL REINFORCING STEEL TO BE ASTM A-615, GRADE 60, UNLESS OTHERWISE SHOWN.

D) ALL EXPOSED CONCRETE WORK TO BE CHAMFERED.
- 20) CONTRACTOR TO INSURE SAME DAY ACCESS TO ALL RESIDENCES AND BUSINESSES ADJACENT TO CONSTRUCTION.
- 21) DEMOLITION, REMOVAL & DISPOSAL OF ALL EXCESS CONCRETE, CURBS, RUBBLE, ETC. TO BE AT CONTRACTOR'S EXPENSE.
- 22) ALL STRUCTURES TO BE ADJUSTED BY THE CONTRACTOR TO MEET FINAL GRADES, A MAXIMUM OF 2 FEET OF THROAT RINGS WILL BE ALLOWED.
- 23) THE CONTRACTOR SHALL CONTACT CONTACT THE CITY CONSTRUCTION INSPECTOR 48 HRS. PRIOR TO COMMENCING WORK.
- 24) CONTRACTOR TO PROVIDE EROSION CONTROL MEASURES, AS NEEDED. PROTECT EXISTING STREETS AND INLETS WITH SILT FENCE AND EROSION CONTROL LOGS.
- 25) CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAY OR PROVIDE/MAINTAIN ALTERNATIVE ALL-WEATHER ROUTES.
- 26) WORK TO OCCUR DURING REGULAR WORKING HOURS, MONDAY THROUGH FRIDAY, NO WORK TO OCCUR DURING CITY HOLIDAYS. NON-WORKING HOURS MONDAY THROUGH FRIDAY, AND WEEKENDS UNLESS APPROVED BY THE OWNER.

UTILITIES NOTE:

Existing above ground utilities and topography have been plotted by direct field information. Underground utilities have been plotted from various sources and locators. Contractor will be required to establish their exact location, depth, and size. The contractor is also responsible for the replacement or repair of all cut or broken water lines, irrigation lines, force mains, sprinkler systems, gas lines, electrical lines, cables, etc.

UTILITY COMPANY CONTACTS:

CITY OF WESLACO -----956-447-3401
TEXAS GAS COMPANY -----1-800-959-5325
AT&T -----956-951-2392
TEXAS DEPARTMENT OF TRANSPORTATION -----956-542-2260
SPECTRUM (TIME WARNER) -----956-541-6782
AEP -----1-877-373-4858
MAGIC VALLEY ELECTRIC COOPERATIVE -----1-866-255-5683
DIO-TESS -----811 OR 1-800-344-8377
NORTH ALAMO WATER SUPPLY -----956-383-1618

PAVING CONSTRUCTION NOTES:

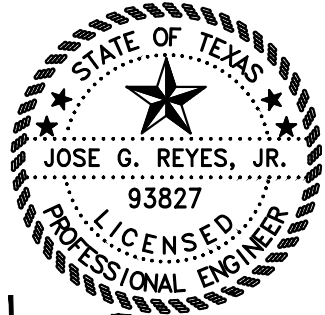
- 1) HOT MIX ASPHALT CONCRETE TO BE IN ACCORDANCE WITH TxDOT SPECIFICATION TYPE "D" ITEM 340.
- 2) SUBGRADE EXCAVATION AND RECOMPACTION TO BE INCLUDED IN PRICE BID PER SQUARE YARD FOR "LIME TREATED SUBGRADE."
- 3) CONTRACTOR TO FILL BEHIND CURBS AND WALKS AND SHAPE TO ENSURE PROPER DRAINAGE.
- 4) CONSTRUCTION JOINTS TO EXISTING PAVEMENT SHALL BE MADE BY EITHER CUTTING BACK EXISTING TO PRODUCE A SLIGHTLY BEVELED EDGE FOR THE FULL THICKNESS OF THE WEARING COURSE OR A SUITABLE LAP JOINT SHALL BE MADE. SAW CUTTING REQUIRED.
- 5) NO TRAFFIC SHALL BE ALLOWED ON THE FINISHED WEARING SURFACE UNTIL AT LEAST 12 HOURS AFTER COMPLETION OF ROLLING.
- 6) HOT MIX ASPHALT CONCRETE TRANSPORT TRUCKS TO BE EQUIPPED WITH CANVAS COVERS TO BE UTILIZED DURING MATERIAL HAULING. MATERIAL DELIVERED TO SITE AT IMPROPER TEMPERATURE SHALL BE REJECTED. HOT MIX SHALL BE LAID AT A MINIMUM TEMPERATURE OF 225° F.
- 7) WHEN TYING INTO EXISTING CURB, EXPOSE REBAR AND FORM EXPANSION JOINT PER DETAIL SHEET.
- 8) ANY SETTLEMENT UNDER PAVEMENT DUE TO INADEQUATE COMPACTION OF UTILITY LINE BACK FILL SHALL BE CAUSE FOR RECOMPACTION OF TRENCH AND REPLACEMENT OF PAVEMENT SECTION.

WASTEWATER COLLECTION LINE CONSTRUCTION NOTES:

- 1) ALL PROPOSED SEWER LINES WILL BE SDR 26 PIPE MATERIAL (UNLESS OTHERWISE NOTED).
- 2) CONTRACTOR TO PROVIDE DEFLECTION TEST IN ACCORDANCE WITH TCEQ CHAPTER 317.2 (a), (4) (c). MANDREL TO BE PULLED IN BOTH DIRECTIONS.
- 3) CONTRACTOR TO PROVIDE LOW PRESSURE AIR TEST IN ACCORDANCE WITH TCEQ CHAPTER 317.2 (a), (4) (b). 30 DAYS AFTER INSTALLATION. NO WATER TEST ALLOWED.
- 4) CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES & FACILITIES PRIOR TO CONSTRUCTION.
- 5) ALL CROSSING OF WASTEWATER COLLECTION LINES AND WATERLINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATIONS CHAPTER 290 AND 317.
- 6) CONTRACTOR TO PROVIDE LEAKAGE TEST FOR MANHOLE IN ACCORDANCE WITH TCEQ CHAPTER 317.2 (c), (5) (h) OF THE STATE WASTEWATER CODE. NO WATER TEST ALLOWED.
- 7) CONTRACTOR TO STAMP CURB WITH "S" AT LOCATION OF WASTEWATER SERVICE LINES FOR VACANT LOTS.
- 8) NO WATER JETTING ALLOWED, MECHANICAL COMPACTION REQUIRED.
- 9) THE CONTRACTOR SHALL DEVELOP A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
- 10) FITTINGS WITH DEFLECTIONS ARE NOT PERMITTED ON GRAVITY WASTEWATER LINES.

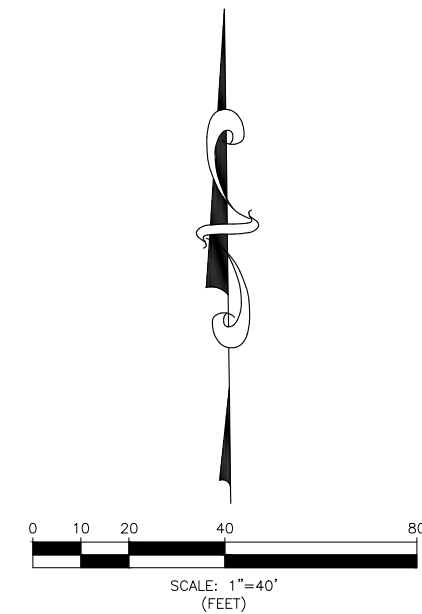
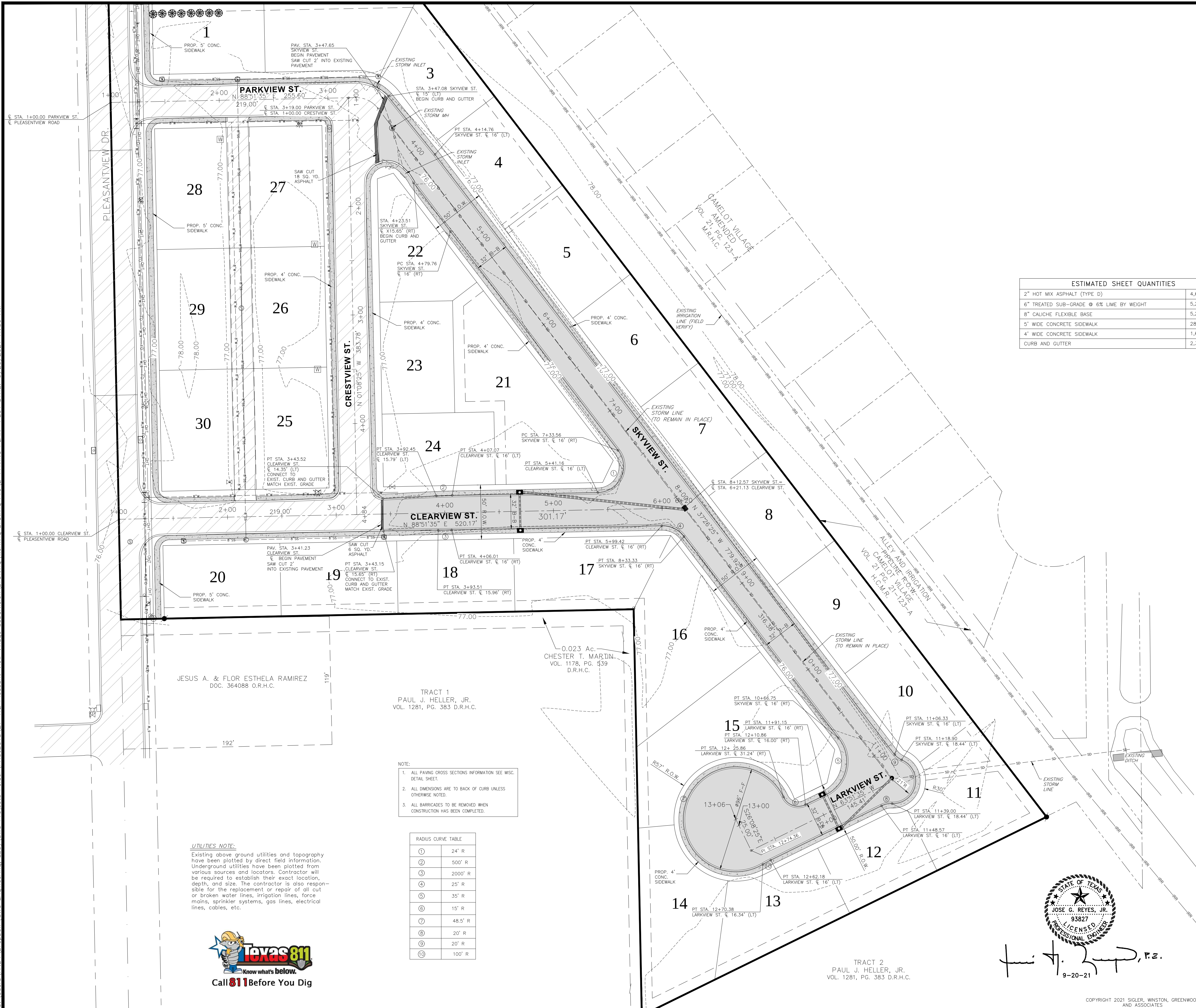
WATERLINE CONSTRUCTION NOTES:

- 1) ALL WATER LINES TO BE C-900 CLASS 150 PVC UNLESS OTHERWISE NOTED.
- 2) DOUBLE CHECK VALVE WILL BE REQUIRED WHEN FILLING NEW WATERLINE FOR PRESSURE TESTING.
- 3) ALL WATER & WASTEWATER COLLECTION LINE CROSSING TO BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATION, CHAPTER 290 & 317.
- 4) CONTRACTOR TO FIELD LOCATE EXISTING METERS & PROPOSED SERVICE CONNECTION LOCATIONS PRIOR TO CONSTRUCTION OF MAIN.
- 5) CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING LINES TO BE TIED IN TO NEW MAIN PRIOR TO SETTING LOCATION OF TIE-IN TEE & VALVE ON MAIN.
- 6) WATERLINE MAINS TO BE HYDROSTATICALLY & BACTERIOLOGICALLY TESTED PER CITY OF WESLACO REQUIREMENTS PRIOR TO TIE-INS. CITY OF WESLACO APPROVAL OF TESTING IS REQUIRED
- 7) CONTRACTOR TO STAMP CURB WITH "W" AT LOCATION OF WATER SERVICE LINES FOR VACANT LOTS FOR FUTURE USE.
- 8) CONTRACTOR SHALL MAINTAIN AS MINIMUMS 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION BETWEEN WATER LINES AND ANY OTHER SEWER.
- 9) NO WATER JETTING ALLOWED, MECHANICAL COMPACTION REQUIRED.
- 10) FIRE HYDRANTS SHALL BE PLACED 3.0 FEET BEHIND BACK OF CURB AND FLANGE SHALL BE 6 INCHES ABOVE GRADE.
- 11) CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET OF COVER ON ALL WATER LINES.
- 12) FITTINGS TO BE USED ON DEFLECTIONS AS NEEDED.
- 13) THE CONTRACTOR SHALL DEVELOP A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



Jose G. Reyes, Jr., P.E.
9-20-21

REV.	DATE	DESCRIPTION	BY
WESLACO, TEXAS PLEASANT VIEW VILLAGE SUBDIVISION GENERAL NOTES			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			 SINCE 1945
DRAWN: AR		CHECKED: JGR, Jr	DRAWING NO. 21-112-1
DATE: SEPTEMBER, 2021		NO. 1 OF 10	



BASIS OF BEARING
AS PER THE
TEXAS COORDINATE SYSTEM
NAD 83 TEXAS STATE PLANE
SOUTH ZONE U.S.

LEGEND

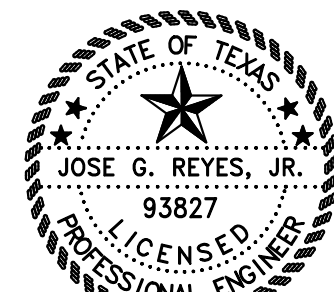
- SET CONCRETE MONUMENT WITH ELEVATION
- SET 1/2" REBAR
- 1/2" REBAR FOUND
- EASEMENT LINE
- PROPERTY LINE
- R.O.W. LINE
- CENTERLINE
- SET 1/2" REBAR
- SET CPS(Cotton Picker Spindle)
- FOUND "X" MARK(On Concrete)
- IRON PIN FOUND
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- POWER POLE
- WATER LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS LINE
- IRRIGATION VALVE
- IRRIGATION LINE
- FENCE
- PROP. CURB AND GUTTER
- PROP. CONC. SIDEWALK
- PROP. ASPHALT PAVEMENT
- PROP. STORM SEWER LINE
- PROP. TYPE "A" INLET
- PROP. GRATED INLET
- PROP. STORM MANHOLE
- PROP. STORM DRAIN LINE
- EXISTING FORCE MAIN
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING 6" WATER LINE
- EXISTING 8" WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING MAIN WATER CONNECTION

ESTIMATED SHEET QUANTITIES	
2" HOT MIX ASPHALT (TYPE D)	4,609 S.Y.
6" TREATED SUB-GRADE @ 6% LIME BY WEIGHT	5,275 S.Y.
8" CALICHE FLEXIBLE BASE	5,275 S.Y.
5' WIDE CONCRETE SIDEWALK	289 S.Y.
4' WIDE CONCRETE SIDEWALK	1,663 S.Y.
CURB AND GUTTER	2,376 L.F.

- NOTE:
- ALL PAVING CROSS SECTIONS INFORMATION SEE MISC. DETAIL SHEET.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL BARRICADES TO BE REMOVED WHEN CONSTRUCTION HAS BEEN COMPLETED.

RADIUS CURVE TABLE	
①	24' R
②	500' R
③	2000' R
④	25' R
⑤	35' R
⑥	15' R
⑦	48.5' R
⑧	20' R
⑨	20' R
⑩	100' R

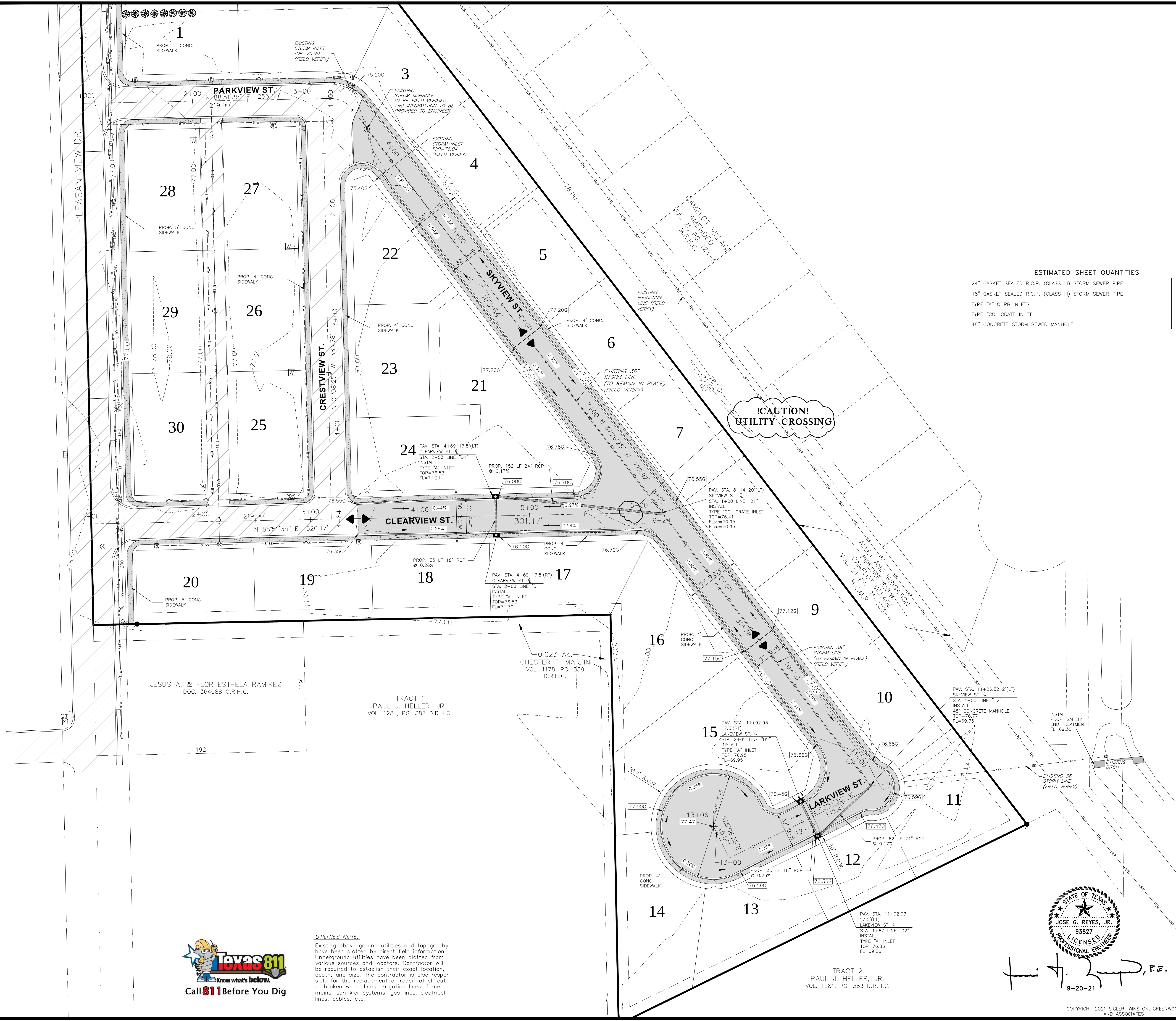
UTILITIES NOTE:
Existing above ground utilities and topography have been plotted by direct field information. Underground utilities have been plotted from various sources and locators. Contractor will be required to establish their exact location, depth, and size. The contractor is also responsible for the replacement or repair of all cut or broken water lines, irrigation lines, force mains, sprinkler systems, gas lines, electrical lines, cables, etc.



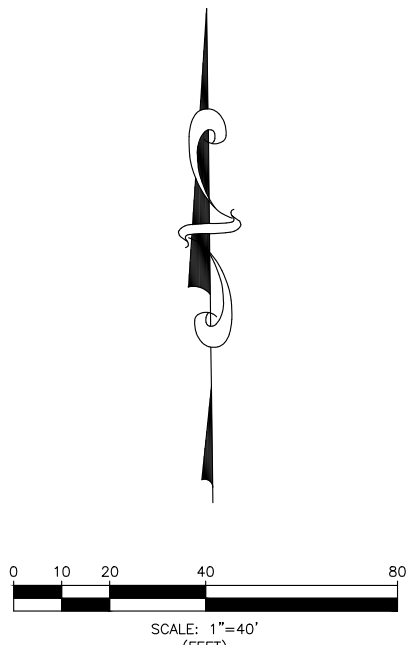
Jose G. Reyes, Jr., P.E.
9-20-21

TRACT 2
PAUL J. HELLER, JR.
VOL. 1281, PG. 383 D.R.H.C.

WESLACO, TEXAS		BY
PLEASANT VIEW VILLAGE SUBDIVISION		
PAVING PLAN		
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS		SWG SINCE 1945
DRAWN: AR	CHECKED: JGR, Jr.	DRAWING NO: 21-112-2
DATE: SEPTEMBER, 2021	NO: 2 OF 10	



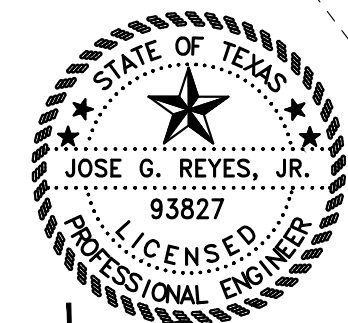
ESTIMATED SHEET QUANTITIES	
24" GASKET SEALED R.C.P. (CLASS III) STORM SEWER PIPE	219 L.F.
18" GASKET SEALED R.C.P. (CLASS III) STORM SEWER PIPE	70 L.F.
TYPE "A" CURB INLETS	4 EA.
TYPE "CC" GRATE INLET	1 EA.
48" CONCRETE STORM SEWER MANHOLE	1 EA.



BASIS OF BEARING
AS PER THE
TEXAS COORDINATE SYSTEM
NAD 83 TEXAS STATE PLANE
SOUTH ZONE U.S.

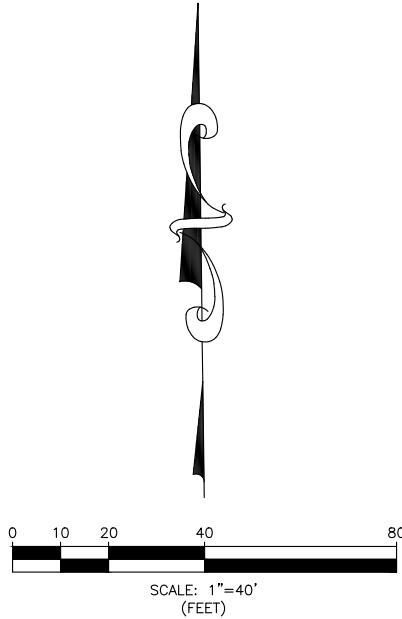
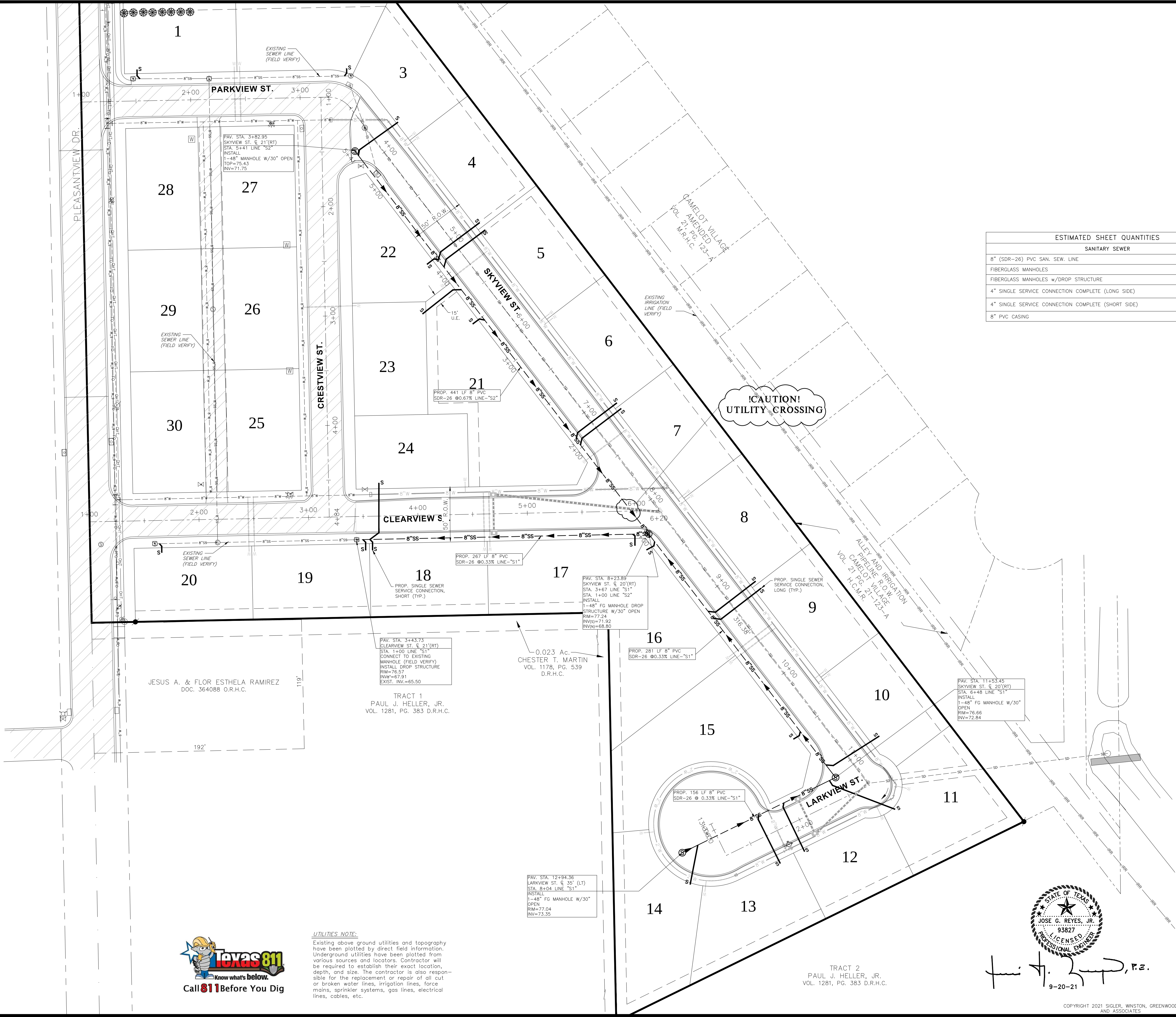
- LEGEND**
- SET CONCRETE MONUMENT WITH ELEVATION
 - SET 1/2" REBAR
 - 1/2" REBAR FOUND
 - EASEMENT LINE
 - PROPERTY LINE
 - R.O.W. LINE
 - CENTERLINE
 - SET 1/2" REBAR
 - SET CPS(Cotton Picker Spindle)
 - FOUND "X" MARK(On Concrete)
 - IRON PIN FOUND
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LINE
 - POWER POLE
 - WATER LINE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - GAS LINE
 - IRRIGATION VALVE
 - IRRIGATION LINE
 - FENCE
 - PROP. CURB AND GUTTER
 - PROP. CONC. SIDEWALK
 - PROP. ASPHALT PAVEMENT
 - PROP. STORM SEWER LINE
 - PROP. TYPE "A" INLET
 - PROP. GRATED INLET
 - PROP. STORM MANHOLE
 - PROP. STORM DRAIN LINE
 - FLOW ARROW
 - EXISTING FORCE MAIN
 - OHT- EXISTING OVERHEAD TELEPHONE LINE
 - 6"W- EXISTING 6" WATER LINE
 - 8"W- EXISTING 8" WATER LINE
 - IRR- EXISTING IRRIGATION LINE
 - 6"W- EXISTING MAIN WATER CONNECTION

UTILITIES NOTE:
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Jose G. Reyes, Jr., P.E.
9-20-21

WESLACO, TEXAS		BY
PLEASANT VIEW VILLAGE SUBDIVISION		
DRAINAGE AND GRADING PLAN		
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS		
DRAWN: AR		CHECKED: JGR, JR.
DATE: SEPTEMBER, 2021		NO: 3 OF 10
DRAWING NO: 21-112-3		

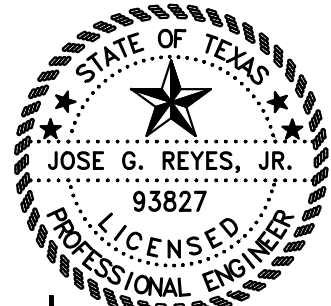


BASIS OF BEARING
AS PER THE
TEXAS COORDINATE SYSTEM
NAD 83 TEXAS STATE PLANE
SOUTH ZONE U.S.

ESTIMATED SHEET QUANTITIES	
SANITARY SEWER	
8" (SDR-26) PVC SAN. SEW. LINE	1,145 L.F.
FIBERGLASS MANHOLES	3 EA.
FIBERGLASS MANHOLES W/DROP STRUCTURE	1 EA.
4" SINGLE SERVICE CONNECTION COMPLETE (LONG SIDE)	14 EA.
4" SINGLE SERVICE CONNECTION COMPLETE (SHORT SIDE)	10 EA.
8" PVC CASING	414 L.F.

LEGEND

- SET CONCRETE MONUMENT WITH ELEVATION
- SET 1/2" REBAR
- 1/2" REBAR FOUND
- EASEMENT LINE
- PROPERTY LINE
- R.O.W. LINE
- CENTERLINE
- EXISTING PAVEMENT
- SET 1/2" REBAR
- SET CPS(Cotton Picker Spindle)
- FOUND "X" MARK(On Concrete)
- IRON PIN FOUND
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- POWER POLE
- WATER LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS LINE
- IRRIGATION VALVE
- IRRIGATION LINE
- FENCE
- SINGLE SERVICE CONNECTION
- PROP. 8" SANITARY SEWER LINE
- PROP. SANITARY SEWER MANHOLE
- FO - EXISTING FORCE MAIN
- OHT - EXISTING OVERHEAD TELEPHONE LINE
- 6"W - EXISTING 6" WATER LINE
- 8"W - EXISTING 8" WATER LINE
- IRR - EXISTING IRRIGATION LINE
- 1-8"W - EXISTING MAIN WATER CONNECTION



Paul J. Heller, Jr., P.E.
9-20-21

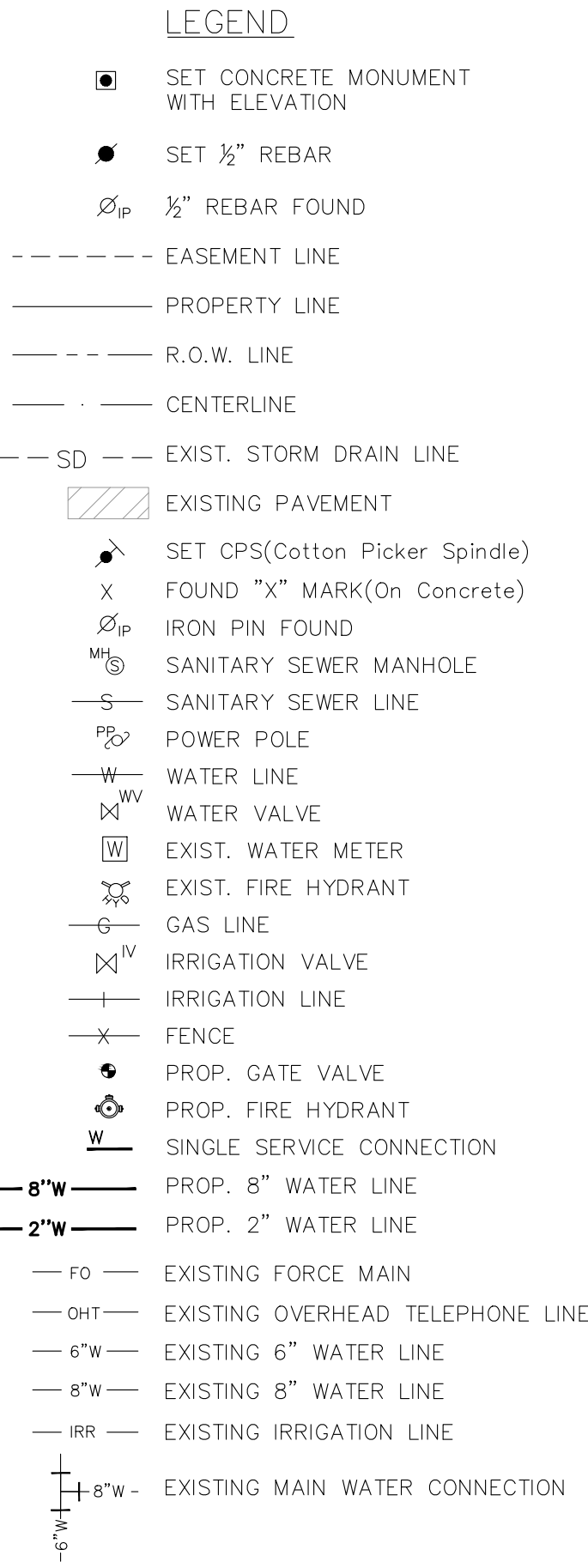
WESLACO, TEXAS		BY
PLEASANT VIEW VILLAGE SUBDIVISION		
SANITARY SEWER PLAN		
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS		
DRAWN: AR	CHECKED: JGR, JR.	DRAWING NO: 21-112-4
DATE: SEPTEMBER, 2021	NO: 4 OF: 10	



UTILITIES NOTE:
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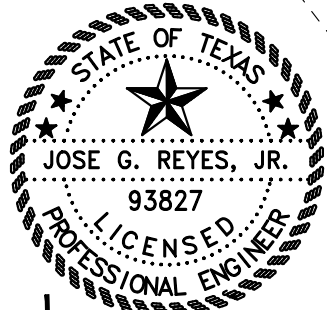
NOTE:

1. ALL CONNECTIONS TO BE MECHANICAL JOINTS WITH MEGA LUGS.
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- NOTE:
1. WATER LINE CONNECTION NEEDS TO BE VERIFIED.
 2. IF WATER LINE IS NOT CONNECTED TO CITY WATER MAIN, AN ALL-STAINLESS STEEL TAPPING SLEEVE TO BE USE WITH STAINLESS STEEL NUTS AND BOLTS.

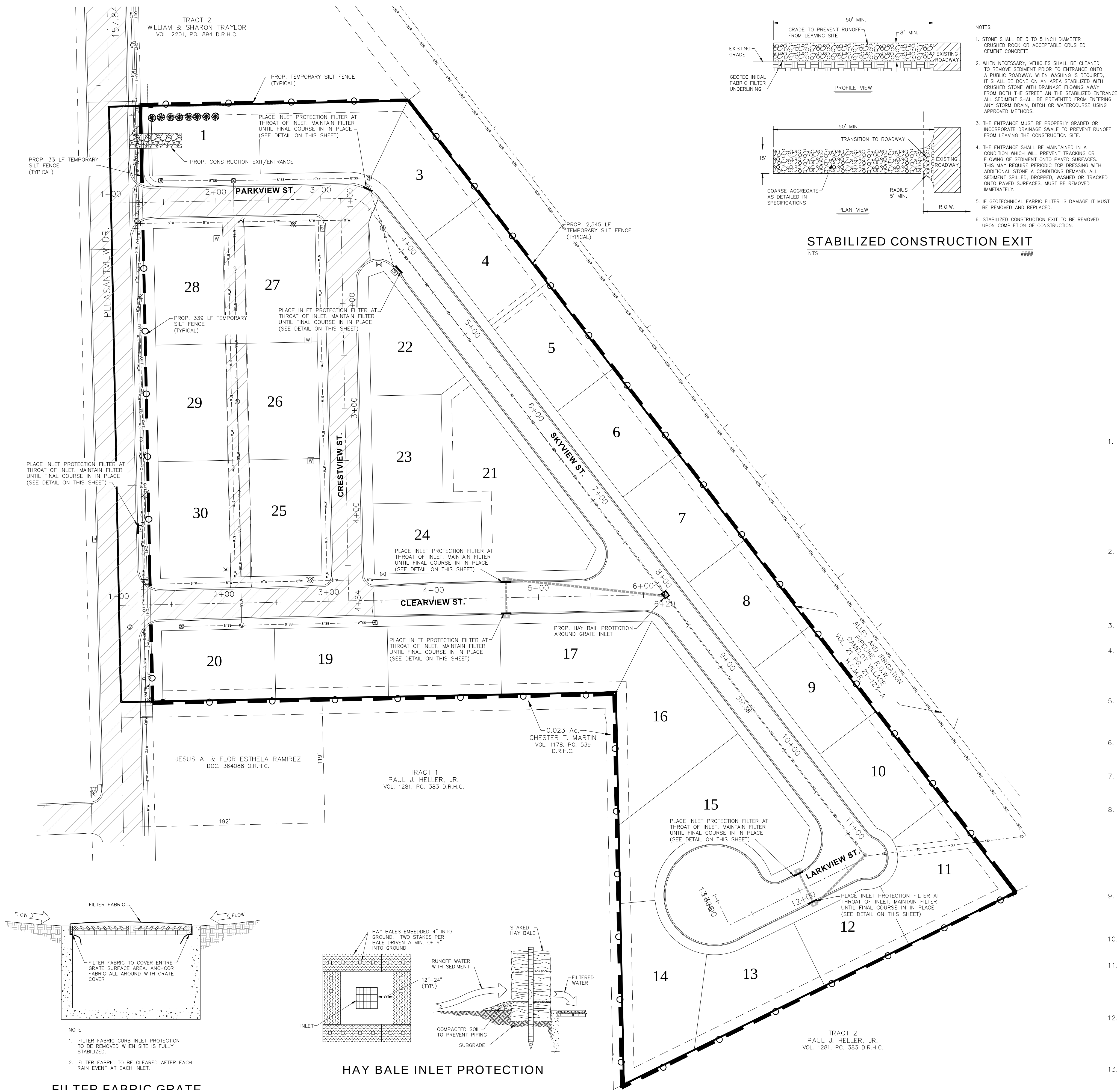
UTILITIES NOTE:
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9-20-21

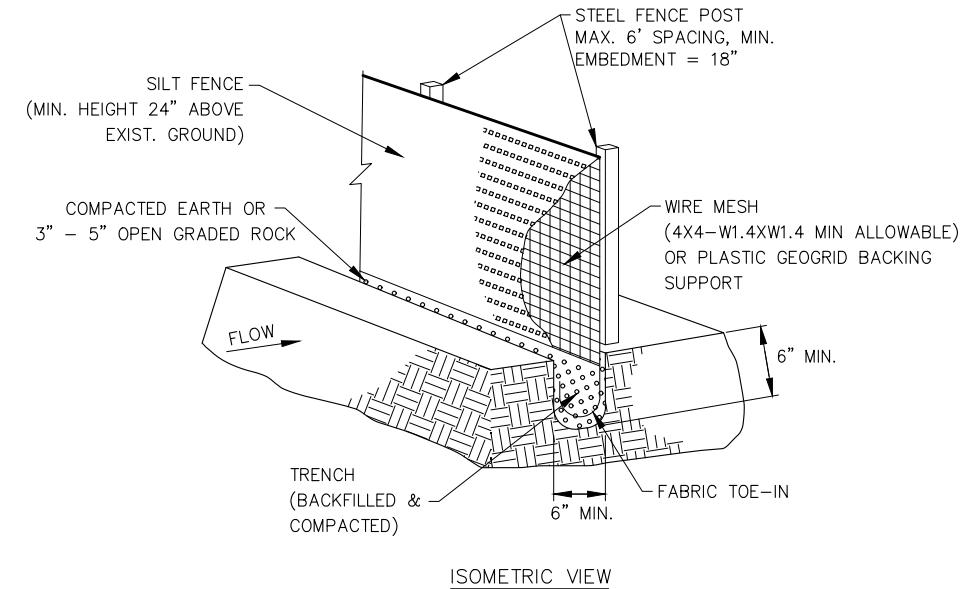
		WESLACO, TEXAS		BY
PLEASANT VIEW VILLAGE SUBDIVISION				
WATER PLAN				
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS				 SINCE 1945
DRAWN: AR		CHECKED: JGR, Jr.		DRAWING NO.
DATE: 1987, 2021		NO. 5 OF 10		21-112-5

FILE PATH: C:\Users\ANDY\Dropbox (SWG Engineering, LLC)\SWG Projects Folder\PROJECTS\21-112 Pleasant View Village Subdivision\Drafting\Working Drawing File\6-EROSION CONTROL PLOT DATE: 9/20/2021 11:36 AM



EROSION GENERAL NOTES

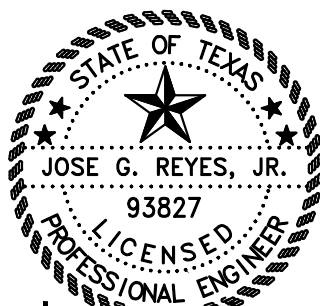
- IT IS THE INTENT OF THIS SUGGESTED EROSION CONTROL PLAN AND WITHIN THE SPECIFICATIONS TO BE USED AS THE GENERAL GUIDELINES OF THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT TO ESTABLISH A MINIMUM BASIS OF COMPLIANCE WITH FEDERAL REGULATIONS. CONTRACTOR SHALL PREPARE AND SUBMIT A NOTICE OF INTENT PER THE REQUIREMENTS IN THE NPDES GENERAL PERMIT. THE CONTRACTOR SHALL PREPARE THE STORM WATER POLLUTION PREVENTION PLAN AND BE SOLELY RESPONSIBLE FOR ITS IMPLEMENTATION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TPDES GENERAL PERMIT FOR REGION 6 FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITES.
- THE STORM WATER POLLUTION PREVENTION PLAN SHOULD ADDRESS THREE GOALS:
 - DIVERSION OF UPSLOPE WATER AROUND DISTURBED AREAS OF THE SITE;
 - LIMITS THE EXPOSURE OF DISTURBED AREAS TO THE SHORTEST DURATION POSSIBLE; AND
 - REMOVAL OF SEDIMENT FROM STORM WATER BEFORE IT LEAVES THE SITE.
- THE CONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE, UPON REQUEST, TO TCEQ.
- THE CONTRACTOR MUST AMEND PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PLAN, OR WHEN THE EXISTING PLAN PROVES INEFFECTIVE, MODIFICATIONS INCLUDING DESIGN AND ALL ADDITIONAL MATERIALS AND WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES. REPAIRS AND INADEQUACIES REVEALED BY THE INSPECTION MUST BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
- AN INSPECTION REPORT THAT SUMMARIZES INSPECTION ACTIVITIES AND IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE RETAINED AND MADE PART OF THE PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN THE PLAN MUST CERTIFY AS TO AN UNDERSTANDING OF THE NPDES GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY IDENTIFIED IN THE POLLUTION PREVENTION PLAN.
- THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GALOLINE, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES CAN INCLUDE:
 - DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR;
 - REGULAR COLLECTION OF WASTE;
 - CONVENIENTLY LOCATED WASTE RECEPTACLES; AND
 - DESIGNATING AND CONTROLLING EQUIPMENT WASH DOWN.
- THE CONTRACTOR SHALL AMEND OR MODIFY THIS PLAN AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE. MODIFICATIONS SHALL NOT COMPROMISE THE INTENT OF THE REQUIREMENTS OF LAW AND THIS PLAN. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.
- AREAS OF CONSTRUCTION ELSEWHERE ON THE JOB SITE SHALL CONFORM TO THE DETAILS SHOWN ON THE PLANS.
- BORROW AREAS, IF EXCAVATED, SHALL BE PROTECTED AND STABILIZED UTILIZING THE PLAN DETAILS. ALL WORK SHALL CONFORM TO GOVERNMENTAL REQUIREMENTS AND BECOME PART OF THE STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE WORK SHALL BE DONE BY THE CONTRACTOR AT ANO ADDITIONAL EXPENSE TO THE OWNER.
- ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDED WITH EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING. THIS INCLUDES ALL DITCHES AND EMBANKMENTS. THE CONTRACTOR SHALL MAINTAIN FINAL GRADING AND KEEP SEEDED AREAS WATERED UNTILL FULLY ESTABLISHED AND ACCEPTED BY THE OWNER.
- THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIST AT ALL TRAFFIC EXIST POINTS PRIOR TO EXISTING ONTO ANY PAVED ROADWAY.



SILT FENCE NOTES:

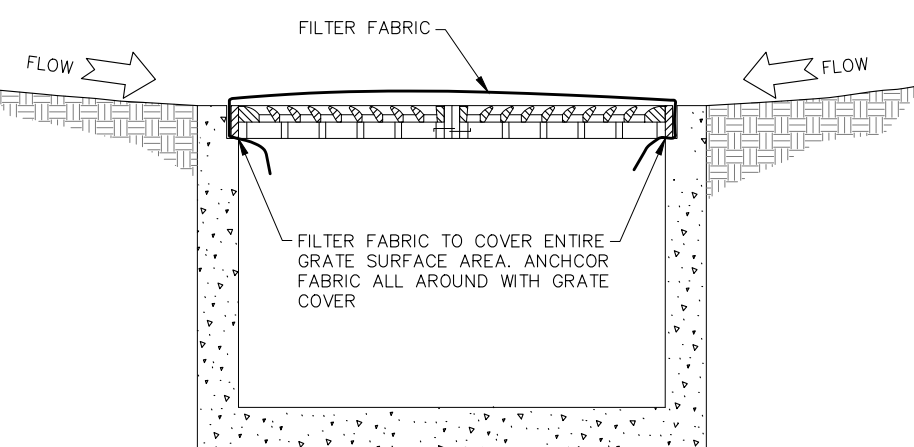
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE, AS NECESSARY, TO PREVENT FLOW UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO BACKING SUPPORT, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. FABRIC SHALL OVERLAP AT ABUTTING ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO BYPASS OR LEAKAGE OCCURS.
- INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE DETAIL
NTS



Signature of Jose C. Reyes, Jr., P.E.
9-20-21

FILTER FABRIC GRATE INLET PROTECTION



- NOTE:
- FILTER FABRIC CURB INLET PROTECTION TO BE REMOVED WHEN SITE IS FULLY STABILIZED.
 - FILTER FABRIC TO BE CLEARED AFTER EACH RAIN EVENT AT EACH INLET.



UTILITIES NOTE:

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NOTES:

- CONTRACTOR TO DETERMINE STABILIZED CONSTRUCTION ENTRANCE/EXIST.
- THE EROSION CONTROL MEASURES ON THIS SHEET ARE SUGGESTED AND ARE ONLY FOR THE CONTRACTOR'S GUIDANCE.

WESLACO, TEXAS		BY	
PLEASANT VIEW VILLAGE SUBDIVISION			
EROSION CONTROL PLAN			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS		SWG SINCE 1945	
DRAWN: AR	CHECKED: JGR, JR.	DRAWING NO:	21-112-6
DATE: SEPTEMBER, 2021	NO: 6 OF 10		

1. CURBS AND GUTTERS TO BE CONSTRUCTED OF 4,000 PSI CONCRETE.
2. FOR NON-REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JOINTS AT 30' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS AND ADJACENT TO SIDEWALK.
3. FOR REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX AND EXPANSION JOINTS SHALL BE SPACED AT 120' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS, AND ADJACENT TO SIDEWALKS.
4. EDGES NOT SPECIFIED WITH DIMENSIONS SHALL BE EDGED WITH A 3/8" EDGING TOOL.
5. A MEMBRANE CURING COMPOUND SHALL BE APPLIED TO EXPOSED CURB OR CURB & GUTTER AFTER THE SURFACE FINISH HAS BEEN COMPLETED AT A MIN. RATE OF 1 GAL/180 S.F. OF SURFACE AREA.
6. DESIGN ELEVATIONS TO BE GIVEN AT PC, PT AND MID POINT OF THE CURB RADII (FLOW OF CURB ELEVATION) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEVATION).
7. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
8. THE VALLEY GUTTER TO BE REINFORCED WITH 6"x 6"x NO. 6 GA. WIRE MESH OR NO. 3 @ 12" O.C.E.W. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
9. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
10. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.
11. EXISTING CURB OR PAVEMENT SHALL BE SAWCUT WHERE NECESSARY TO CONNECT TO PROPOSED VALLEY GUTTER.

The image contains two sets of technical drawings. The left set, titled "STANDARD CURB & GUTTER", shows a plan view of a curb and gutter section. It features a 24" wide curb with a 6" wide top flange and a 6" wide base. The curb is 12" high. A 2" radius fillet connects the top flange to the base. The gutter is 7" wide. The right set, titled "6' VALLEY GUTTER", shows a plan view of a valley gutter section. It features a 36" wide curb with a 3/4" wide top flange and a 36" wide base. The curb is 8" high. A parabolic depression is shown in the gutter. Below these are two cross-sections. The first cross-section shows a curb and gutter to be removed, re-poured monolithically with the driveway. The second cross-section shows a curb and gutter to be removed, re-poured monolithically with the driveway, and an asphalt pavement section.

STANDARD CURB & GUTTER

6" 8" ROADWAY

12" 6" 2" R. 7"

24"

6' VALLEY GUTTER

36" 3/4" 36" PARABOLIC DEPRESSION

8"

SAW CUT DRIVEWAY APRON SAW CUT

A A

CURB AND GUTTER

PLAN VIEW

CURB GUTTER TO BE REMOVED RE-POUR GUTTER MONOLITHICALLY WITH DRIVEWAY

1" - 1 1/2"

ASPHALT PAVEMENT

DRIVEWAY

1. PARTIAL SIDEWALK CURB RAMPS SHALL BE CONSTRUCTED IN THE PUBLIC RIGHT OF WAY AT LOCATIONS THAT WILL PROVIDE CONTINUOUS PEDESTRIAN CIRCULATION PATHS TO PEDESTRIAN AREAS, ELEMENTS AND FACILITIES IN THE PUBLIC RIGHT OF WAY AND TO ACCESSIBLE PEDESTRIAN ROUTES ON ADJACENT SITES. CURBED FACILITIES WITH SIDEWALKS AND THOSE WITHOUT SIDEWALKS ARE TO HAVE CURB RAMPS CONSTRUCTED AT ALL STREET INTERSECTIONS AND AT TURNS OUTS THAT HAVE CURBED RETURNS. PARTIAL CURB RETURNS SHALL EXTEND TO THE LIMIT PRESCRIBED BY INDEX No. 515 TO ACCOMMODATE CURBED RAMPS. RAMPS CONSTRUCTED AT LOCATIONS WITHOUT SIDEWALKS SHALL HAVE A LANDING CONSTRUCTED AT THE TOP OF EACH RAMP.
2. THE LOCATION AND ORIENTATION OF CURB RAMPS SHALL BE AS SHOWN IN THE PLANS CURB RAMP RUNNING SLOPES AT UNRESTRAINED SITES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER. TRANSITION SLOPES SHALL NOT BE STEEPER THAN 1:12.
3. WHEN ALTERING EXISTING PEDESTRIAN FACILITIES WHERE EXISTING SITE DEVELOPMENT PRECLUDES THE ACCOMMODATION OF A RAMP SLOPE OF 1:12, A RUNNING SLOPE BETWEEN 1:12 AND 1:10 IS PERMITTED FOR A RISE OF 6" MAXIMUM AND A RUNNING SLOPE OF BETWEEN 1:10 AND 1:8 IS PERMITTED FOR A RISE OF 3" MAXIMUM. WHERE COMPLIANCE WITH THE REQUIREMENTS FOR CROSS SLOPE CANNOT BE FULLY MET, THE MINIMUM FEASIBLE CROSS SLOPE SHALL BE PROVIDED RAMP RUNNING SLOPE IS NOT REQUIRED TO EXCEED 8' IN LENGTH, EXCEPT AT SITES WHERE THE PLANS SPECIFY A GREATER LENGTH.
4. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, THEN THE WALK SHALL HAVE TRANSITION SLOPES TO THE RAMP. THE MAXIMUM SLOPE OF THE TRANSITIONS SHALL BE 1:12. RAMPS WITH CURB RETURNS MAY BE USED AT LOCATIONS WHERE OTHER IMPROVEMENTS PROVIDED GUIDANCE AWAY FROM THAT PORTION OF CURB PERPENDICULAR TO THE SIDEWALK; IMPROVEMENTS FOR GUIDANCE ARE NOT REQUIRED AT CURB RAMPS FOR LINEAR PEDESTRIAN TRAFFIC.
5. CURB RAMP DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF CURB. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH U.S. DEPARTMENT OF JUSTICE, A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE MARKINGS.
6. UNLESS OTHERWISE CALLED OUT IN THE PLANS, THE RAMP DETECTABLE WARNING SURFACE SHALL BE COLORED IN ACCORDANCE WITH SECTION 351 OF THE STANDARD SPECIFICATIONS.
7. WHERE A CURB RAMP IS CONSTRUCTED WITHIN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE OR WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5' LONG.
8. ALPHA-NUMERIC IDENTIFICATIONS ARE FOR REFERENCE. (PLANS, PERMITS, ETC.)
9. PUBLIC SIDEWALK CURB RAMPS ARE TO BE PAID FOR AS FOLLOWS:
RAMPS, RECONSTRUCTED SIDEWALKS, WALK AROUND SIDEWALKS, SIDEWALKS LANDINGS AND SIDEWALK CURBS ARE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SIDEWALK CONCRETE, (4" THICK),
SY. CURB TRANSITIONS AND RECONSTRUCTED CURBS ARE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR THE PARENT CURB, I.E., CURB CONC., LF OR CURB AND GUTTER CONC., LF.

1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
2. THE MINIMUM SIDEWALK WIDTH IS 5'. WHERE THE SIDEWALK IS ADJACENT TO THE BACK OF CURB, A 6' SIDEWALK WIDTH IS ENCOURAGED. WHERE A 5' SIDEWALK CANNOT NOT BE PROVIDED DUE TO SITE CONSTRAINTS, A MINIMUM 3' SIDEWALK WITH 5"x5" PASSING AREAS AT INTERVALS NOT TO EXCEED 200' IS REQUIRED.
3. LANDINGS SHALL BE 5'x5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
4. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4'x4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
5. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2%.
6. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SIDEWALK IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
7. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16 TAC 68.102.
9. TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 5' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
9. SMALL CHANNELIZATION ISLANDS, WHICH DO NOT PROVIDE A MINIMUM 5'x5' LANDING AT THE TOP OF CURB RAMPS, SHALL BE CUT THROUGH LEVEL WITH THE SURFACE OF THE STREET.
10. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
11. EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
12. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
13. CURB RAMPS AND LANDINGS SHALL BE CONSTRUCTED AND PAID FOR IN ACCORDANCE WITH ITEM 531 "SIDEWALKS".
14. SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PREMOID OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
15. PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
16. CURBS AS SHOWN ON THIS SHEET WITHIN THE LIMITS OF PAYMENT ARE CONSIDERED PART OF THE CURB RAMP FOR PAYMENT, WHETHER IT IS CONCRETE CURB, GUTTER, OR COMBINED CURB AND GUTTER.
17. FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.

NOTE:

The image contains three technical drawings for a driveway apron:

- PLAN VIEW:** A top-down view of the driveway apron. It shows a central hatched area labeled "DRIVEWAY APRON" flanked by two areas labeled "SAW CUT". The apron is bounded by "CURB AND GUTTER" on both sides. Section lines A-A are indicated with arrows pointing to the center of the apron.
- SECTION A-A:** A cross-section view taken along line A-A. It shows the "DRIVEWAY" surface, a "SAW CUT" at a depth of "1'-1 1/2\"", and the "EXISTING CURB-GUTTER". A "CURB TO BE REMOVED" is shown on the left. Dimensions include "18\"", "6\"", and "24\" No. 4 SMOOTH DWLS. @ 18\" O.C." for the reinforcement.
- SECTION B-B:** A cross-section view taken along line B-B. It shows the "DRIVEWAY WIDTH" and the "CURB-GUTTER" on both sides. The apron is sloped at "12:1 SLOPE". A "SAW CUT" is shown on the top surface of the apron.

GENERAL NOTES:

1. DESIGN ELEVATIONS TO BE GIVEN AT PC, PT AND MID POINT OF THE CURB RADI(FLOW OF CURB ELEVATION) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEVATION).
2. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
3. THE VALLEY GUTTER TO BE REINFORCED WITH 6"x6"xNO. 6 GA. WIRE MESH. OR NO. 3 @ 12" O.C.W.E.
4. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
5. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJUTANT PAVEMENT.
6. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.
7. VALLEY GUTTER SHALL BE PLACED USING 3,000 P.S.I (CLASS A) CONCRETE.
8. FOR HANDICAP RAMP, SEE DETAIL.
9. EXISTING CURB OR PAVEMENT SHALL BE SAW-CUT WHERE NECESSARY TO CONNECT TO PROPOSED VALLEY GUTTER.

A. END OF CURB RETURN, SEE NOTE 1.
B. PROJECTED FLOW LINE OF 1 1/2" INVERT SEE NOTE 2.
C. INTERSECTION OF FLOWLINES, SEE NOTE 1.
D. DIRECTION OF FLOW
E. FLOWLINE
F. 6"x6" NO. 6 GA. WIRE MESH
G. NO. 3 BARS AT 12" O.C.E.W.
H. THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE DRIVEABILITY WITH APPROVAL FROM THE CITY ENGINEER.

- NOTES:
1. 2-3/8" OD 12 GA. GALVANIZED STEEL SIGN POST
 2. MAINTAIN 32" ADA CLEARANCE ON ALL SIDEWALKS
 3. INSTALL AT LEAST FIVE FEET AWAY FROM WOOD POWER POLES
 4. INSTALL POST AT LEAST THREE FEET AWAY FROM ALL FIRE HYDRANTS

1. SAND COMPACTED TO 90% OF STD. ASTM D698 PROCTOR

2. HEIGHT TO MATCH EXISTING CURB OR AS DIRECTED BY CITY REPRESENTATIVE.

MATCH EXIST. GRADE

PROP. SIDEWALK

EXIST. SIDEWALK

EXPANSION BITUMINOUS

No. 4 SMOOTH DOWEL BAR, 18" LG.

The diagram shows a cross-section of a sidewalk curb and an expansion joint. A dashed line represents the existing sidewalk grade. A solid line represents the proposed sidewalk grade, which is to match the existing curb height. The proposed sidewalk is shown as a layer of sand compacted to 90% of standard ASTM D698 Proctor, with a height to match the existing curb or as directed by the city representative. An expansion joint is shown with a bituminous seal and a No. 4 smooth dowel bar, 18 inches long, embedded in the sand layer.

Diagram illustrating the Plan View of a concrete slab reinforcement. The slab is divided into sections by expansion joints, with a maximum length of 20' C-C (Center-to-Center) between joints. The reinforcement consists of No. 4 Smooth Dowel Bars, 18" LG. (Length), spaced at 4' MIN. (Minimum). The bars are labeled as MILANO PIKE. The diagram also shows a 5' AL (Aluminum) dimension. The text "NOT TO SCALE" is present.

- * NOTE:

1. EXPANSION JOINTS SHALL BE PLACED
2. DUMMY JOINTS SHALL BE PLACED E
3. ALL CONCRETE SHALL BE 3000 PSI

Diagram illustrating a diagonal curb ramp with flared sides. The ramp is shown as a trapezoidal shape with a 4' ramp width at the base and a 5' x 5' landing at the top. The ramp is flared at the top, with a 2' flared side dimension. The ramp is labeled "RAMP LIMITS OF PAYMENT" and "SIDEWALK". The landing is labeled "5' x 5' LANDING". The ramp is labeled "4' RAMP WIDTH" and "2' FLARED SIDE". The ramp is labeled "RAMP" and "LANDING".

HANDICAP RAMP DETAIL

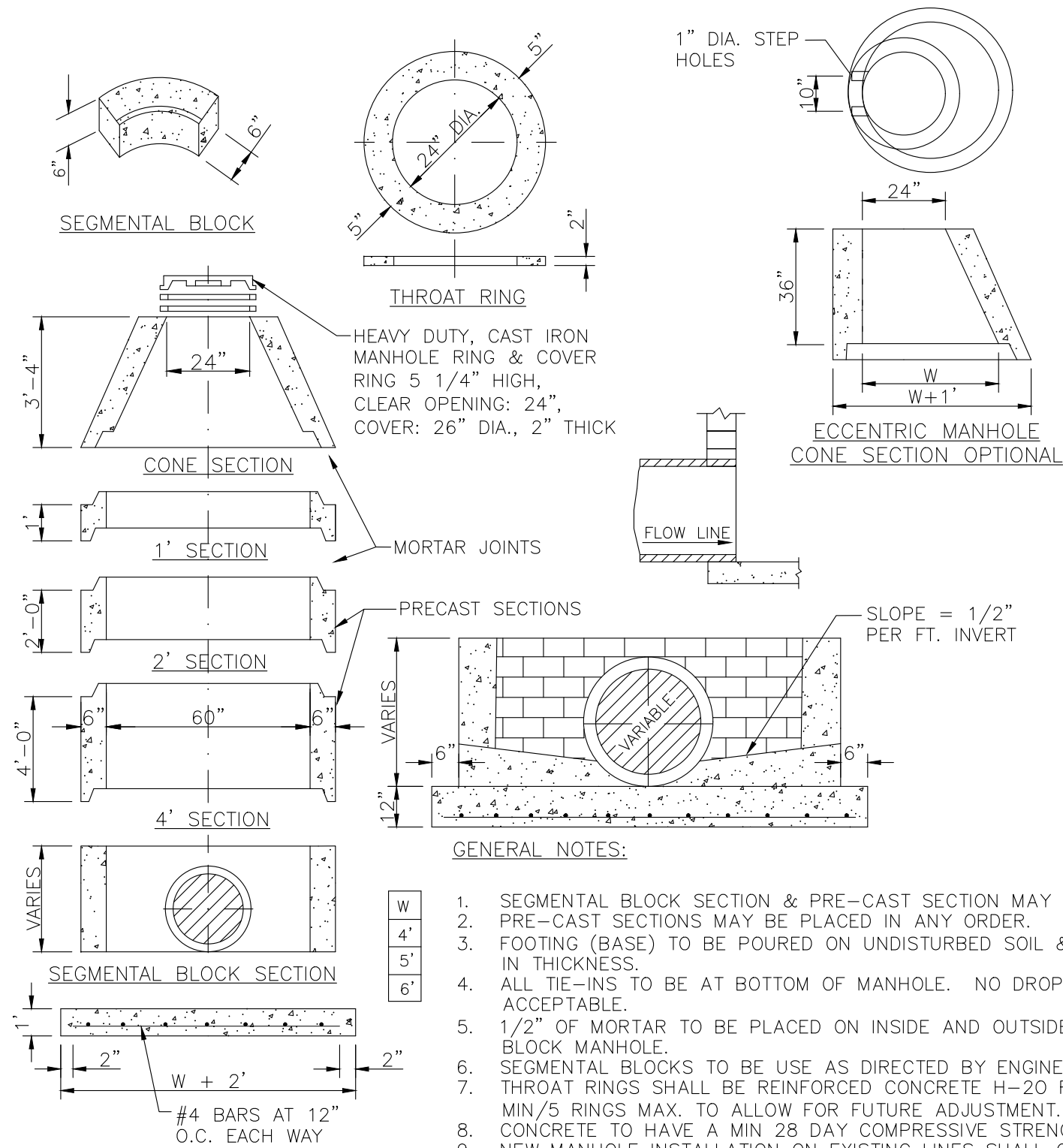
STATE OF TEXAS
JOSE G. REYES, JR.
93827
LICENSED
PROFESSIONAL ENGINEER

9-20-21

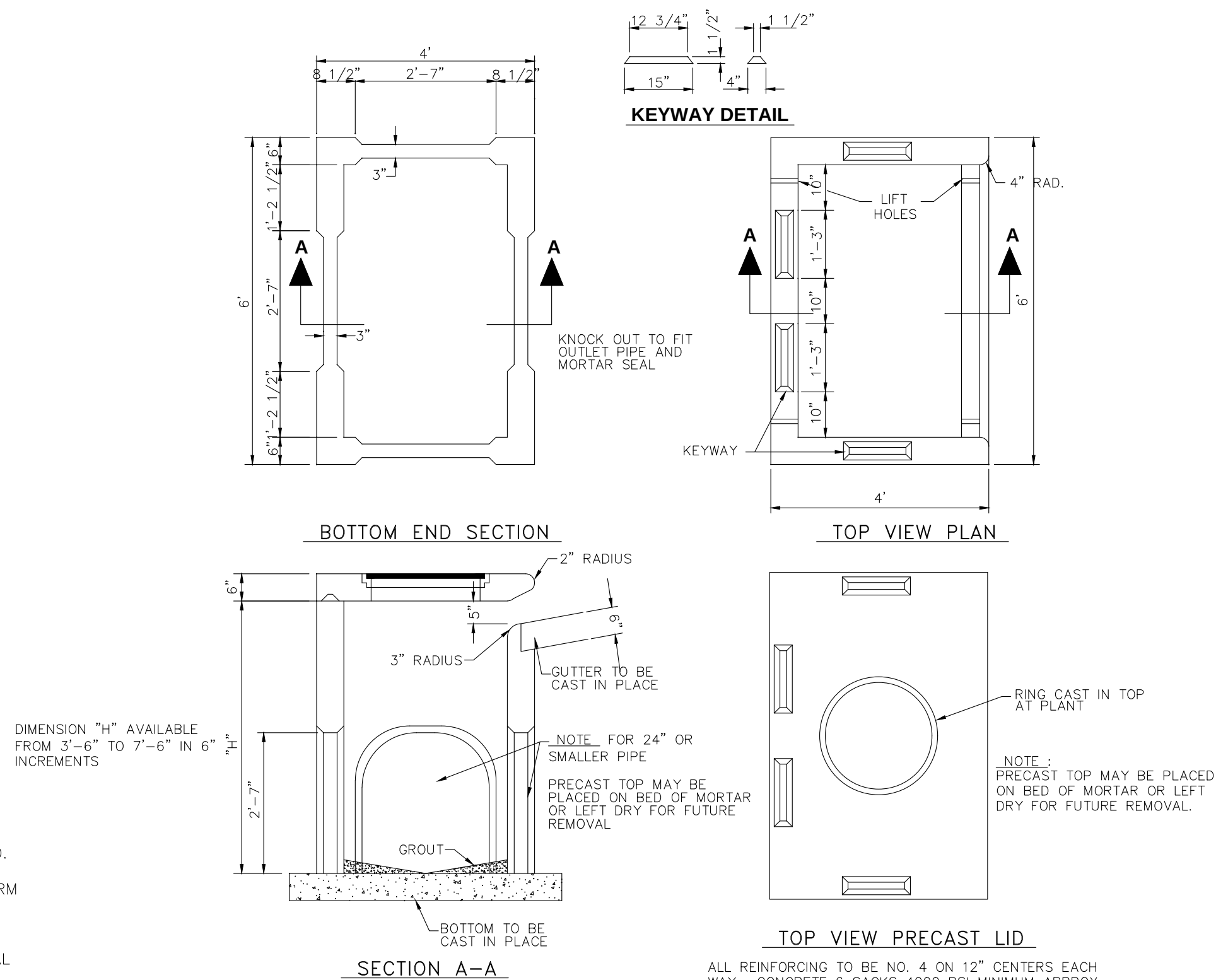
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AND ASSOCIATES

REV.	DATE	DESCRIPTION	BY
WESLACO, TEXAS PLEASANT VIEW VILLAGE SUBDIVISION PAVING IMPROVEMENTS DETAILS <i>SIGLER, WINSTON. GREENWOOD AND ASSOCIATES</i> SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DRAWING AR		CHECKED JGR, Jr.	DRAWING NO. 21-112-7
DATE: SEPTEMBER, 2021		NO. 7 OF 10	

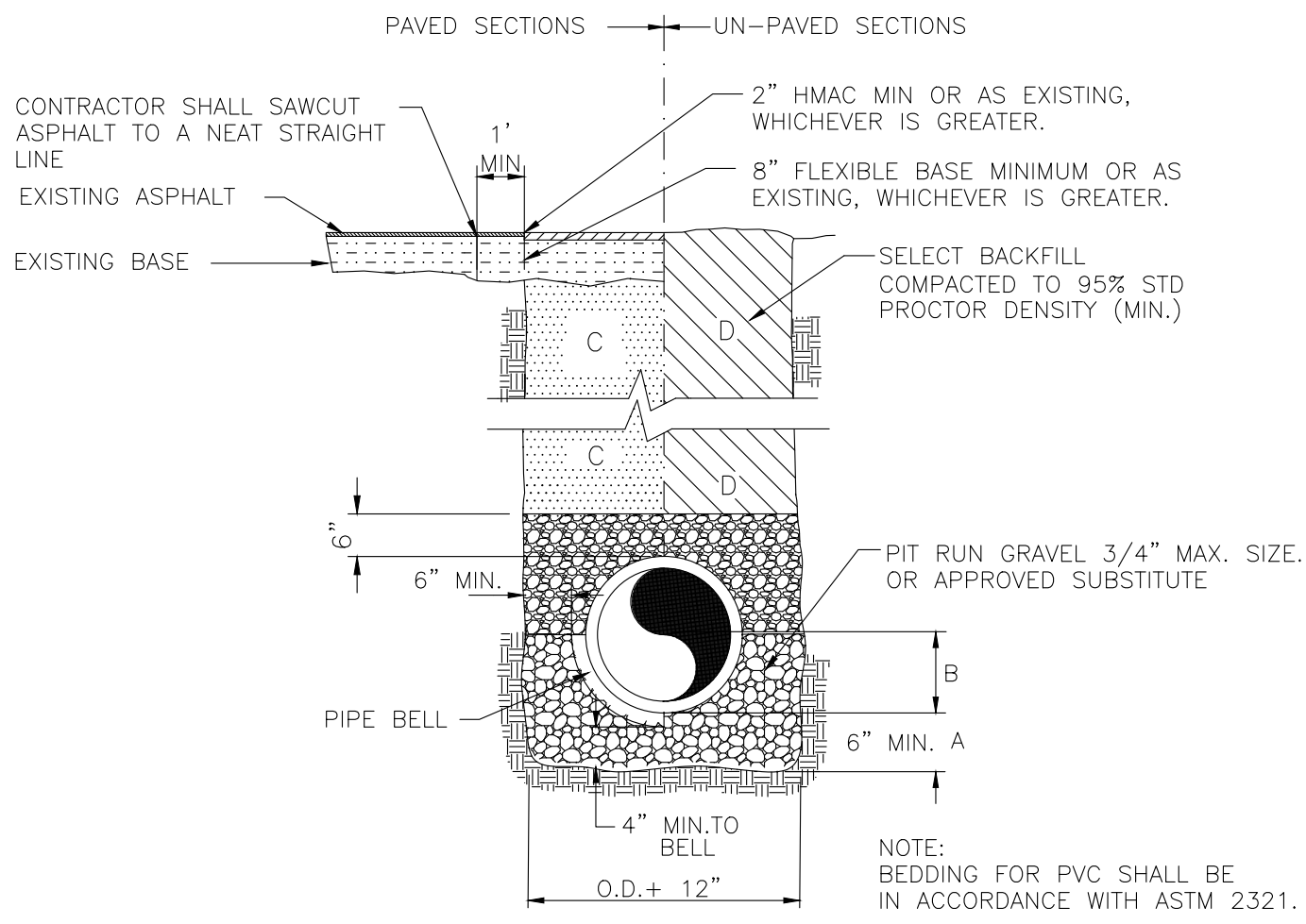
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TYPICAL CONCRETE STORM MANHOLE

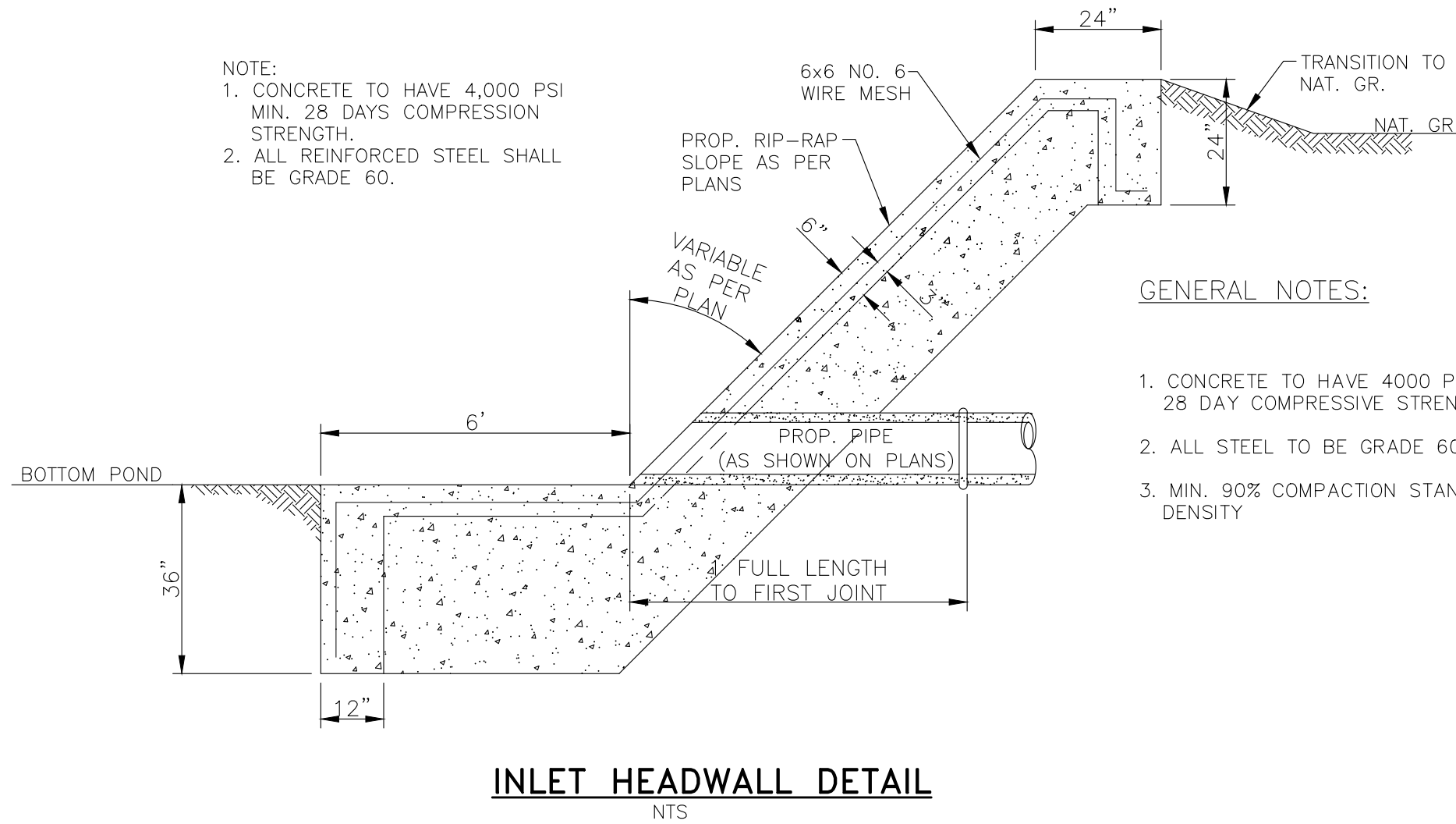


PRECAST TYPE "A" INLET DETAILS

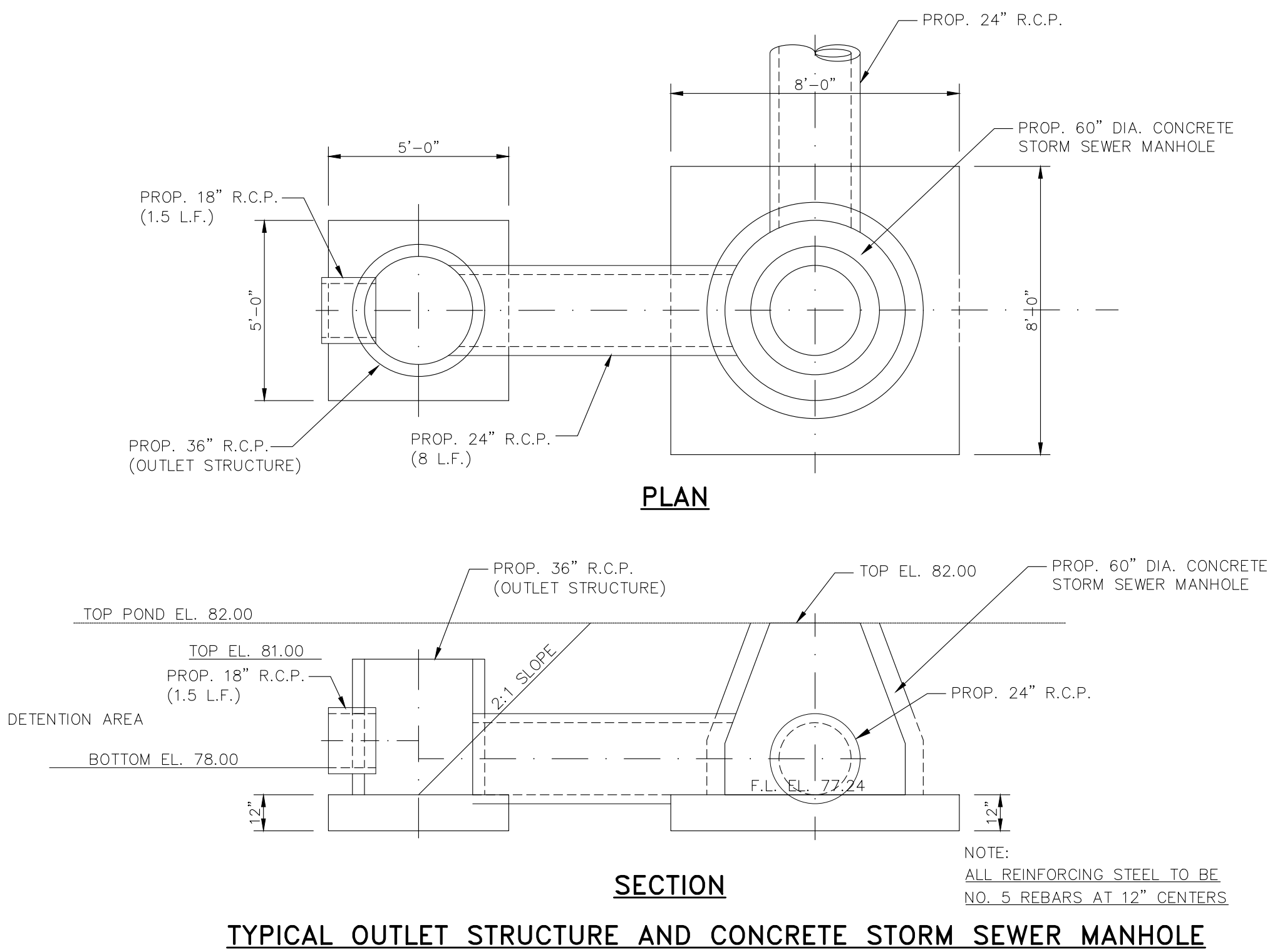


- A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") PIT RUN GRAVEL 3/4" MAX SIZE.
- B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO THE SPRING LINE. PIT RUN GRAVEL 3/4" MAX. SIZE OR APPROVED SUBSTITUTE.
- C. CITY STREETS PARKING AREA, DRIVEWAYS: SELECT EXCAVATED BACK FILL COMPACTED 98% STD, 8" LIFTS, MECHANICAL COMPACTION.
- D. STATE MAINTAINED ROADWAYS: COMPACTED SAND/CEMENT STABILIZED BACK FILL 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- E. SELECT EARTH BACKFILL COMPACTED TO 95% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, EXCAVATED MATERIAL, OR OTHER APPROVED SUBSTITUTE.

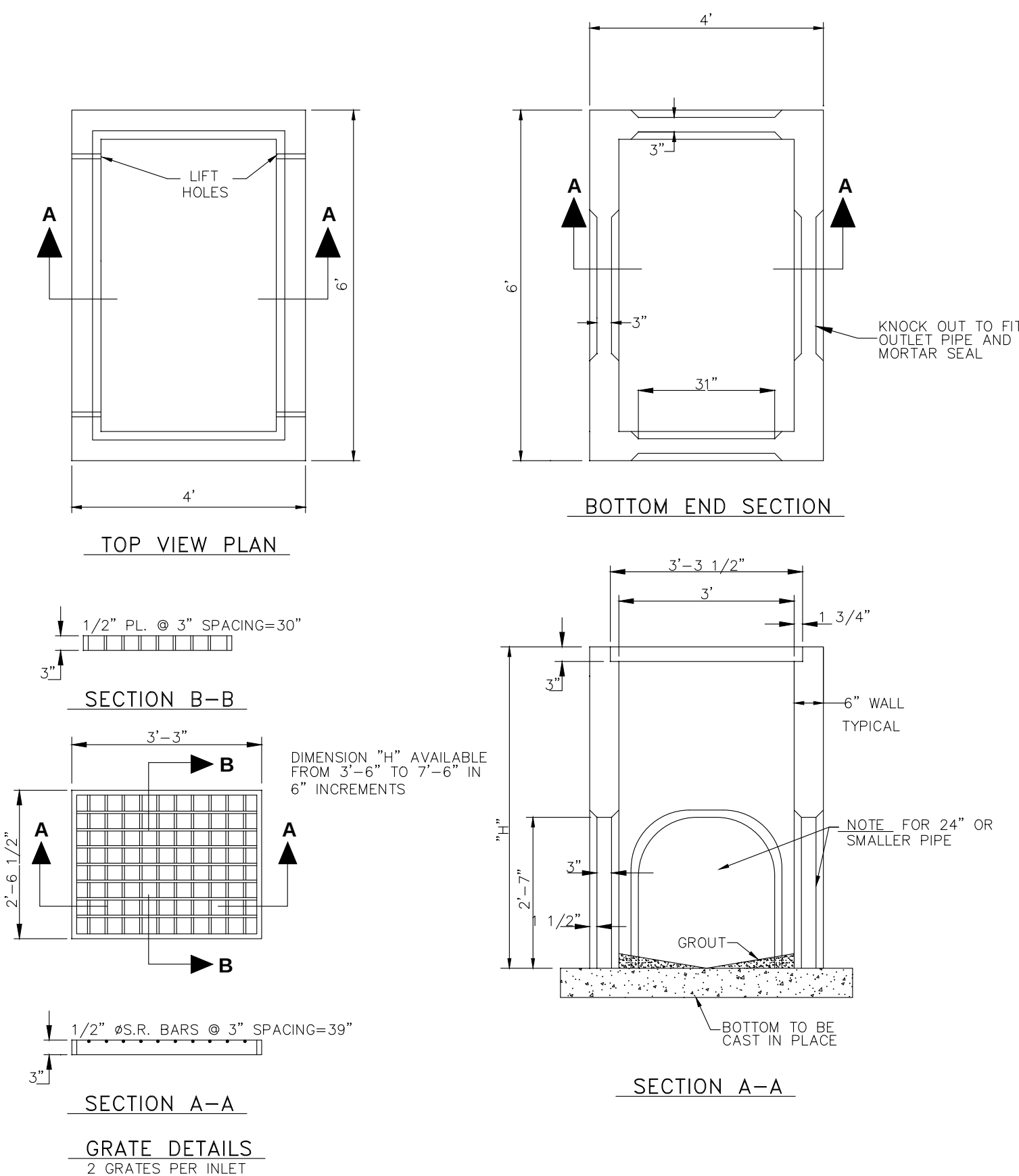
TYPICAL STORM SEWER PIPE BEDDING DETAIL



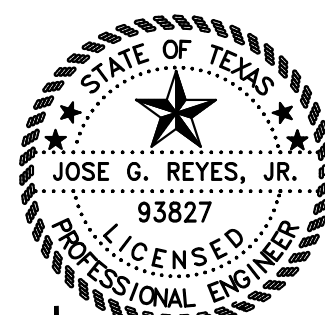
INLET HEADWALL DETAIL



TYPICAL OUTLET STRUCTURE AND CONCRETE STORM SEWER MANHOLE



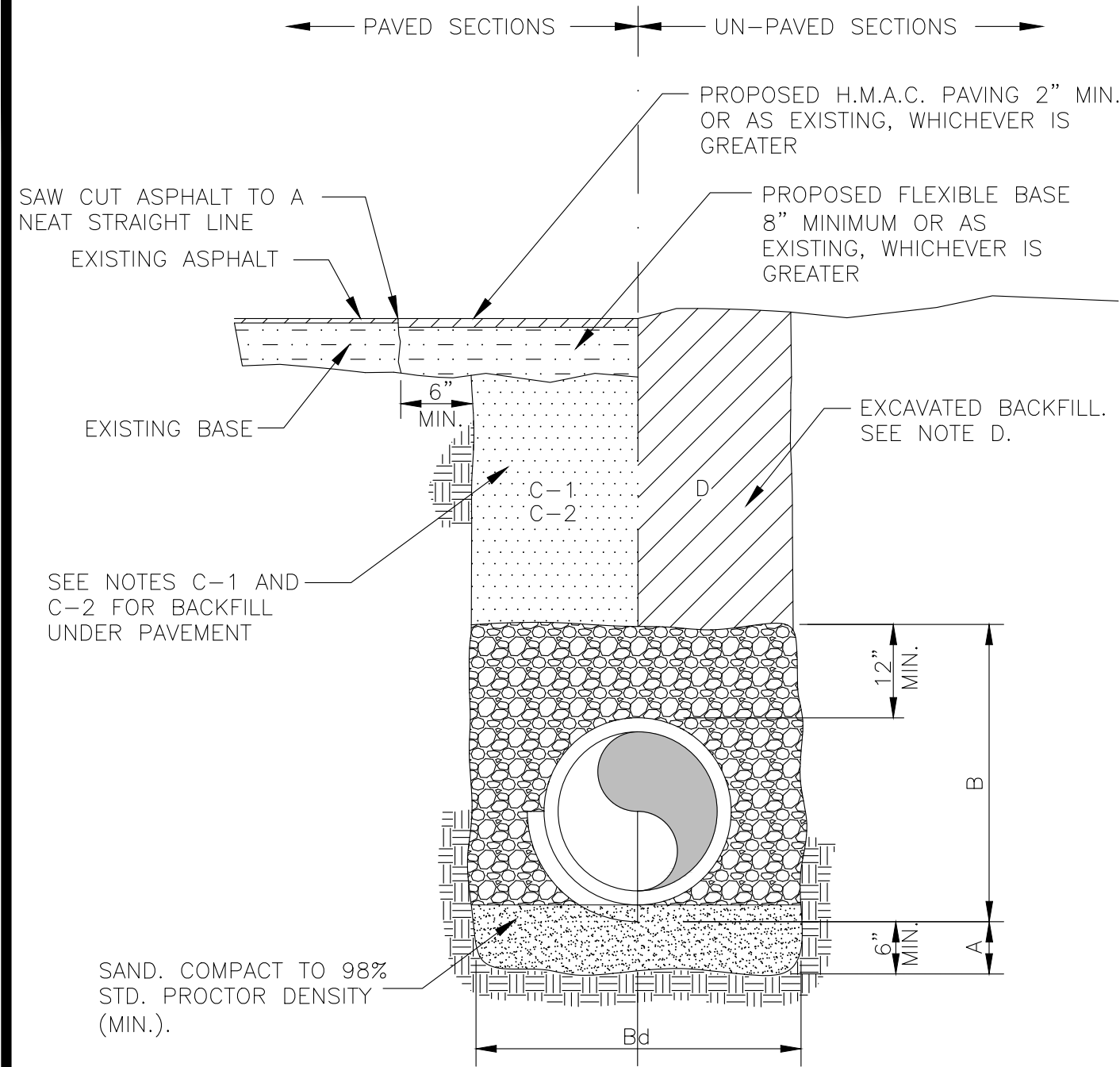
PRECAST TYPE "C-C" INLET DETAILS



9-20-21

REV.	DATE	DESCRIPTION	BY
WESLACO, TEXAS PLEASANT VIEW VILLAGE SUBDIVISION DRAINAGE IMPROVEMENTS DETAILS			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DRAWN: AR	CHECKED: JGR, JR.	DRAWING NO. 21-112-8	
DATE: SEPTEMBER, 2021	NO. 8 OF 10		

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SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL

GENERAL NOTES:

- A. SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- Bd. MINIMUM TRENCH WIDTH: PIPE O.D. +16" (FOR 16" PIPE AND SMALLER); PIPE O.D.x1.25 +12" (FOR 18" PIPE AND LARGER)
- C-1 (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 98% STANDARD PROCTOR DENSITY.
- D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 95% OUTSIDE RIGHT OF WAY; 98% INSIDE RIGHT OF WAY

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM 3/4" SIZE FOR PIPE SIZE ≤15". GREATER THAN 90% OF SAND SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

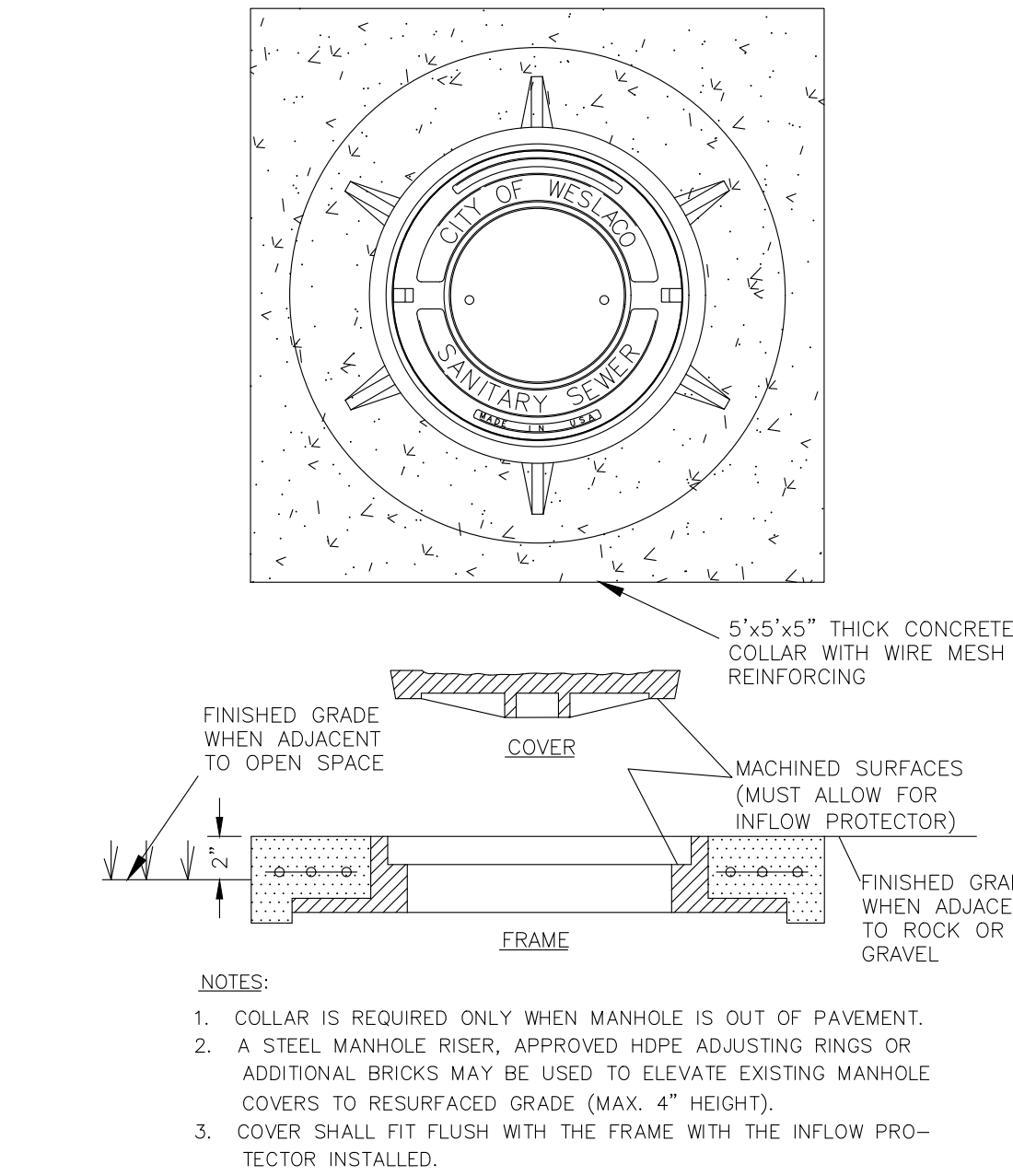
IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL



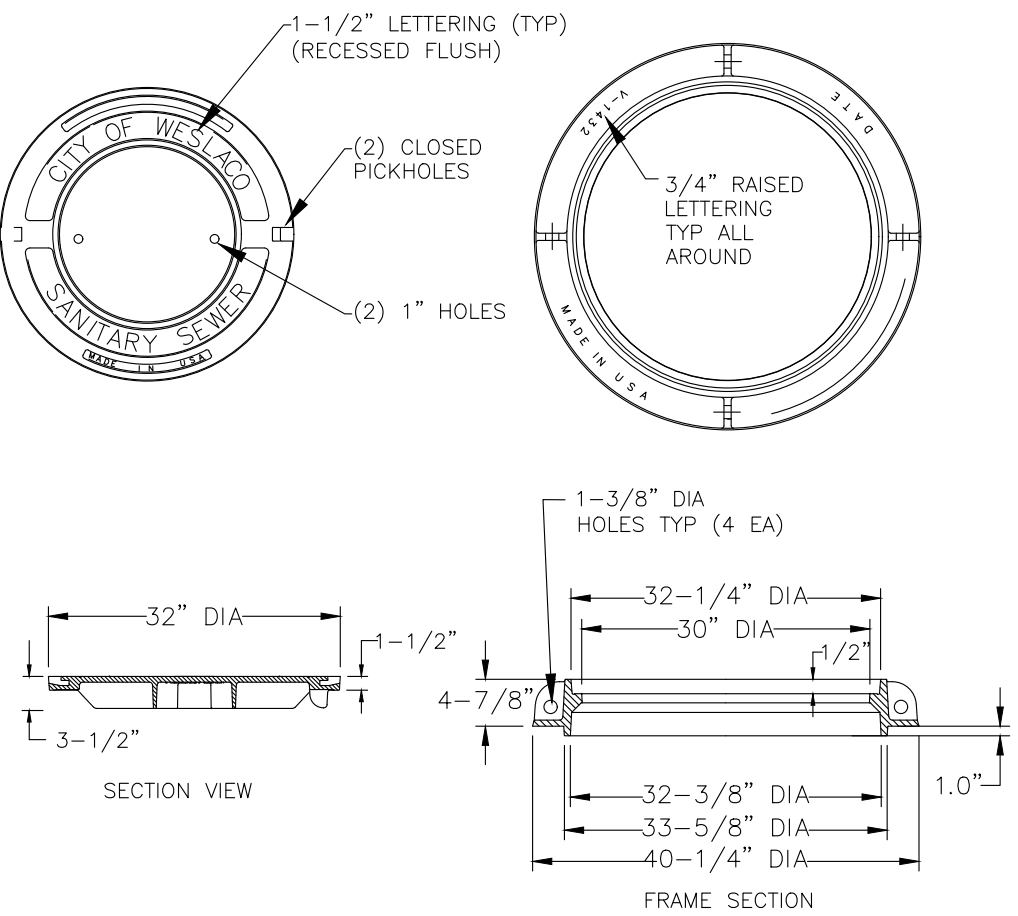
CONCRETE COLLAR FOR SANITARY SEWER MANHOLES

GENERAL NOTES:

1. ADJUSTMENT TO GRADE OF FRAME AND COVER SHALL BE MADE BY VARYING NUMBER OF HDPE GRADE RINGS DIRECTLY UNDER FRAME USING A MINIMUM OF ONE RING UP TO A MAXIMUM OF 12 INCHES TOTAL. IF ADJUSTMENT REQUIRES MORE THAN 12 INCHES, THE CONE SHALL BE REMOVED, BARREL HEIGHT ADJUSTED AND CONE REPLACED.
2. FOR SHALLOW ADJUSTMENTS, WATER VALVE EXTENSION COLLAR & INSERT MAY BE USED.
3. ALL SEATING SURFACES BETWEEN INDIVIDUAL GRADE RINGS, FRAME, AND MANHOLE BRICK LEDGE SHALL BE SEALED USING 1/2" BUTYL SEALANT.

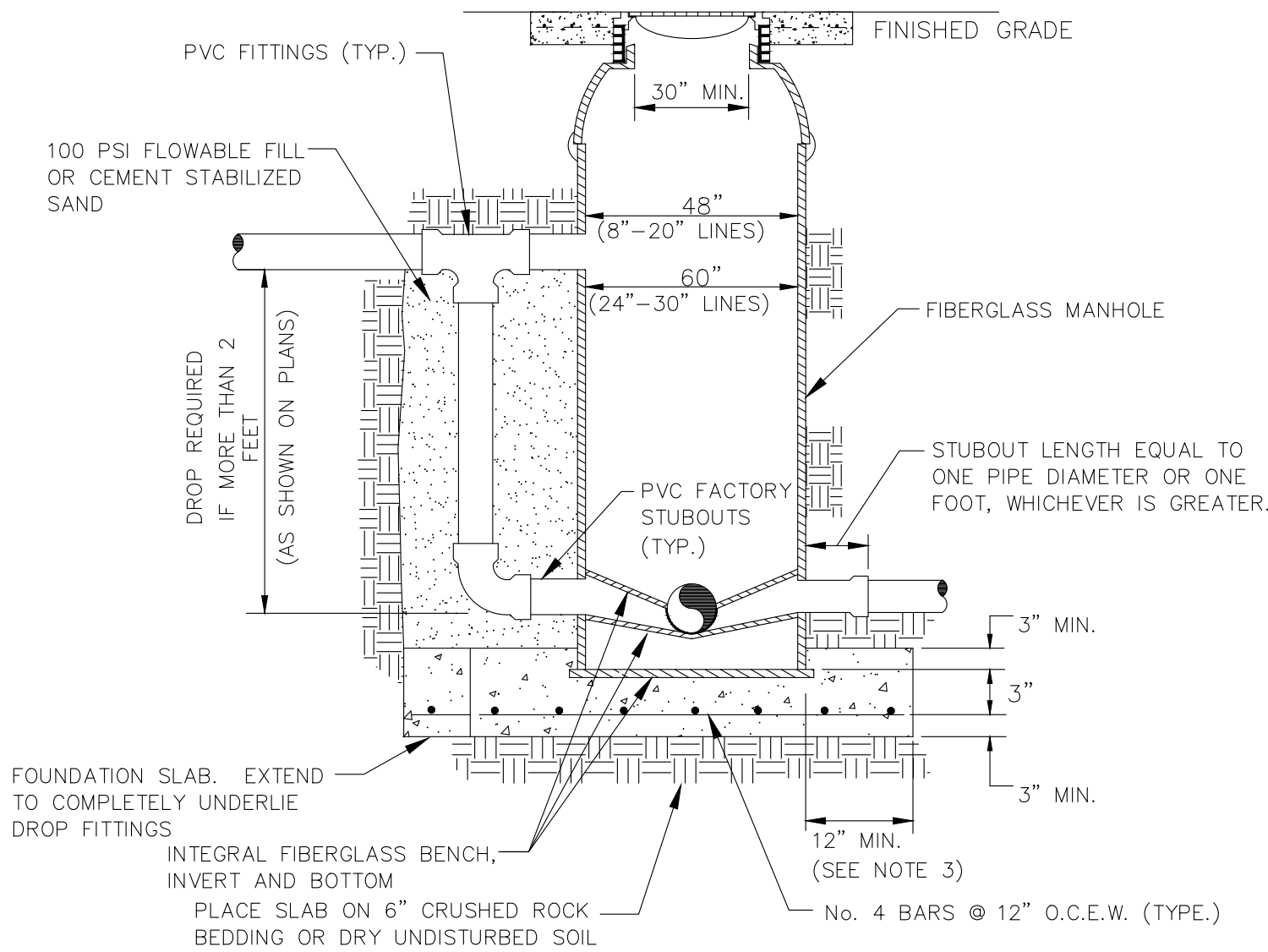
CONSTRUCTION NOTES:

- A. HDPE GRADE RINGS, ONE RING MINIMUM, 12" MAX. TOTAL
- B. OVERLAY
- C. USE A REINFORCED CONCRETE PAD 5'x5'x8" IN ALL PAVED AREAS
- D. MANHOLE FRAME & COVER
- E. STANDARD PAVING SECTION
- G. FLEX BASE
- H. SUBGRADE
- J. SEWER LINE
- K. NEW PORTLAND CEMENT CONCRETE.
- L. NEW PAVING MATERIAL
- M. EXISTING PAVEMENT
- N. CUT LINE
- P. EXISTING CONCRETE
- Q. VALVE BOX EXTENSION



SANITARY SEWER MANHOLE RING & COVER

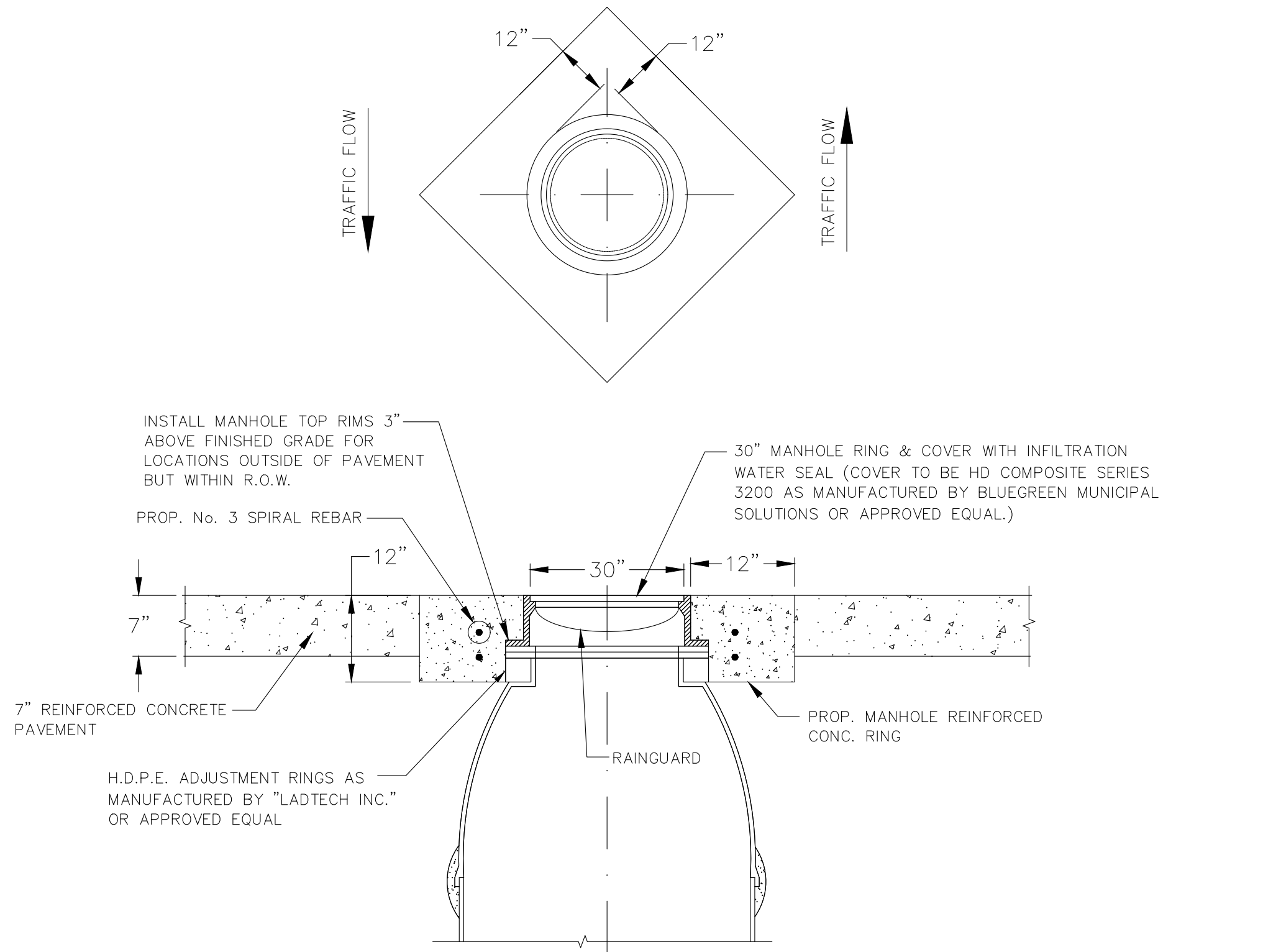
NOTE:
ALL SANITARY SEWER MANHOLE COVERS TO BE 30" MANHOLE RING & COVER WITH INFILTRATION WATER SEAL (COVER TO BE HD COMPOSITE SERIES 3200 AS MANUFACTURED BY BLUEGREEN MUNICIPAL SOLUTIONS.)



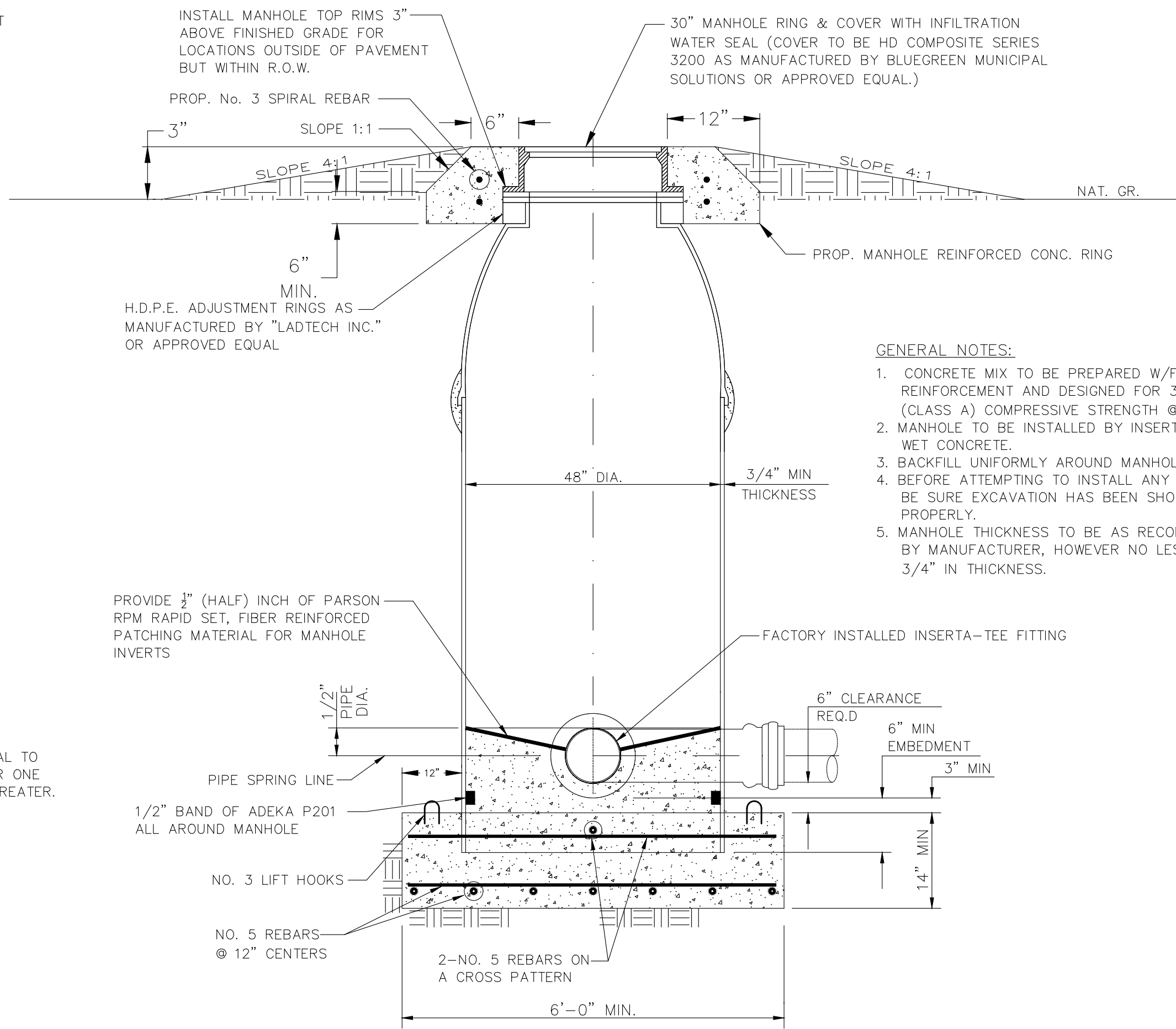
NOTES

1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR.
3. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY <2000 PSF, WATER TABLE <5 FT., OR DEPTH >20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
4. COAT ALL INTERNAL CEMENTITIOUS AND METALLIC SURFACES WITH COAL TAR EPOXY.
5. OUTLET STUBOUT SHALL BE SPOUT END. INLET STUBOUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.

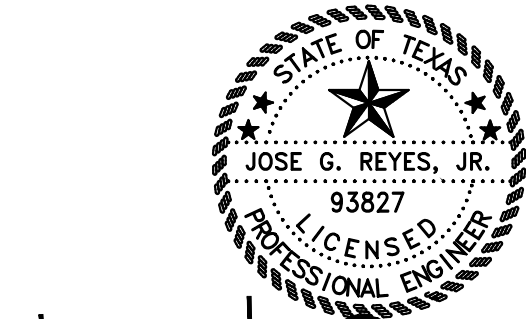
FIBERGLASS MANHOLE WITH DROP STRUCTURE



TO BE USED ON CONCRETE PAVEMENT



MONOLITHIC FIBERGLASS MANHOLE DETAIL



Jose G. Reyes, Jr., P.E.
9-20-21

REV.	DATE	DESCRIPTION	BY
WESLACO, TEXAS PLEASANT VIEW VILLAGE SUBDIVISION SANITARY SEWER IMPROVEMENTS DETAILS			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DRAWN: AR DATE: SEPTEMBER, 2021 CHECKED: JGR, JR. NO. 9 OF 10 DRAWING NO. 21-112-9			

NOTES:

- CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

CITY OF WESLACO	956-447-3401
MAGIC VALLEY ELECTRIC CO-OP	866-225-5683
CENTRAL POWER & LIGHT CO.	800-274-2611
SOUTHERN UNION GAS CO.	800-743-2945
AT&T	800-288-2020
U.S. SPRINT CO.	956-948-3100
TIME WARNER CABLE	800-222-5355
TX. EXCAVATION SAFETY SYSTEM	800-344-8377
NORTH ALAMO WATER SUPPLY	956-383-1618
- CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
- ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.
- CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF WESLACO.
- ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.

WATER UTILITIES GENERAL NOTES

NOTES:

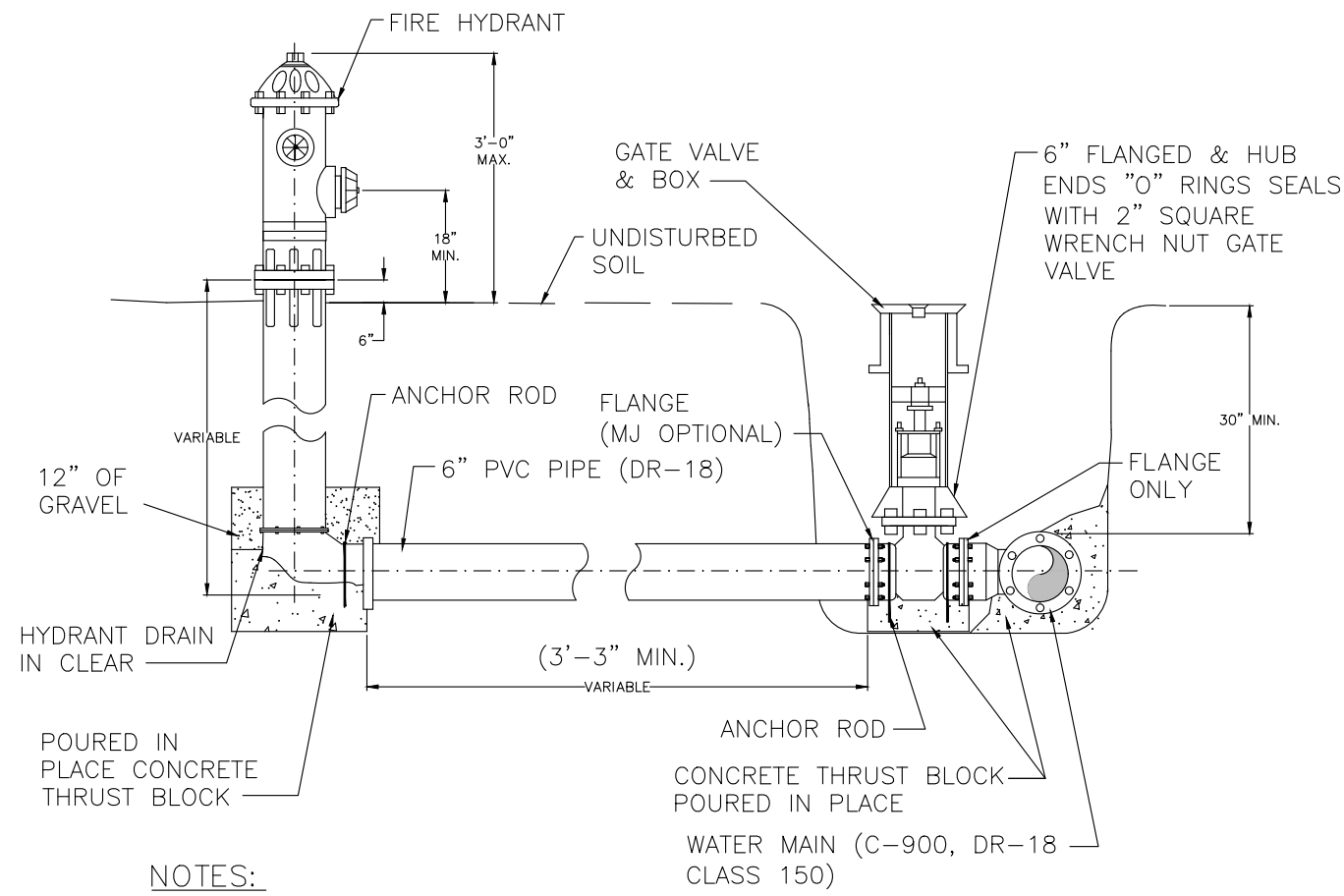
- SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- Bd. MINIMUM TRENCH WIDTH: PIPE O.D. +16" (FOR 16" PIPE AND SMALLER) OR PIPE O.D.x1.25 +12" (FOR 18" PIPE AND LARGER)
- C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 98% STANDARD PROCTOR DENSITY.
- D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 95% OUTSIDE RIGHT OF WAY; 98% INSIDE RIGHT OF WAY

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS II OR III WITH <50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX <7.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

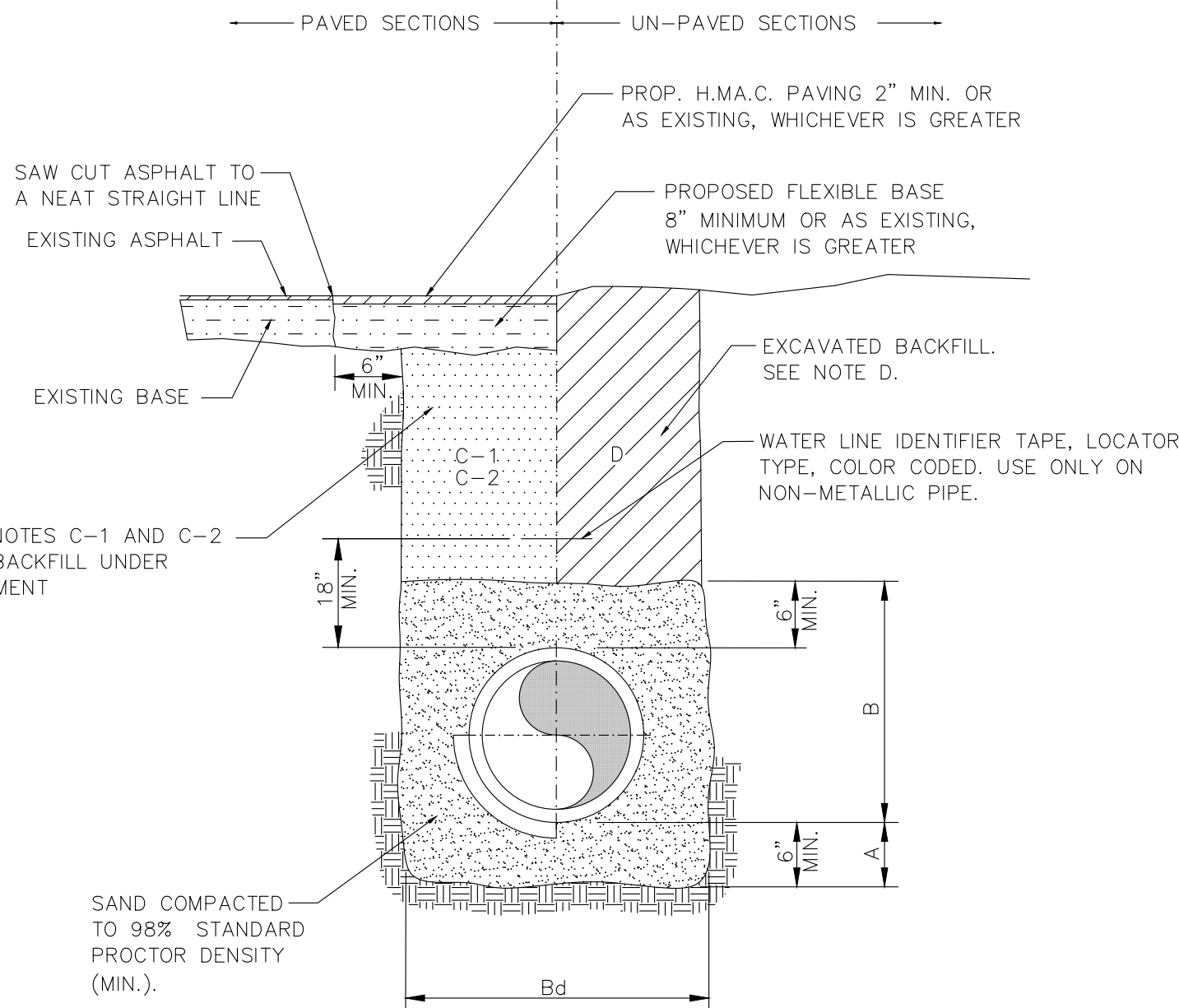
BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



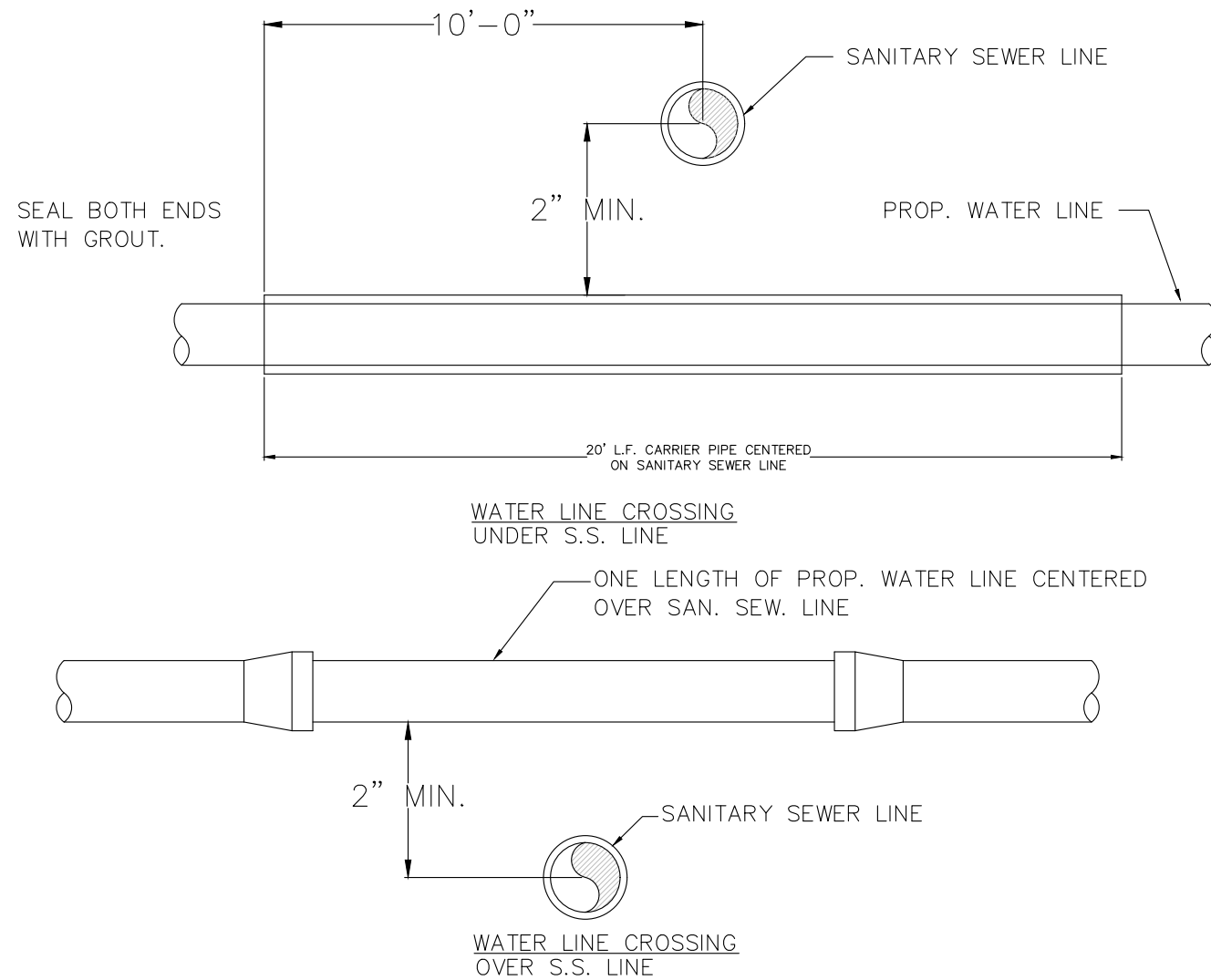
NOTES:

- FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER OR AS SHOWN ON DETAIL.
- FLANGE MUST BE AT FINISHED GRADE OR 6" ABOVE TOP OF CURB.
- FLANGED GATE VALVE INSTALLATION TO BE USED WITH 10" WATER LINES OR GREATER, OR AS CALLED OUT ON PLANS.
- BBF TEES TO BE USED WITH 10" WATER LINE OR GREATER BBF TEES TO BE USED WITH SMALLER DIA. PIPES, OR AS CALLED OUT ON PLANS.
- ACCEPTABLE HYDRANT AND VALVE BRANDS ARE MUELLER.

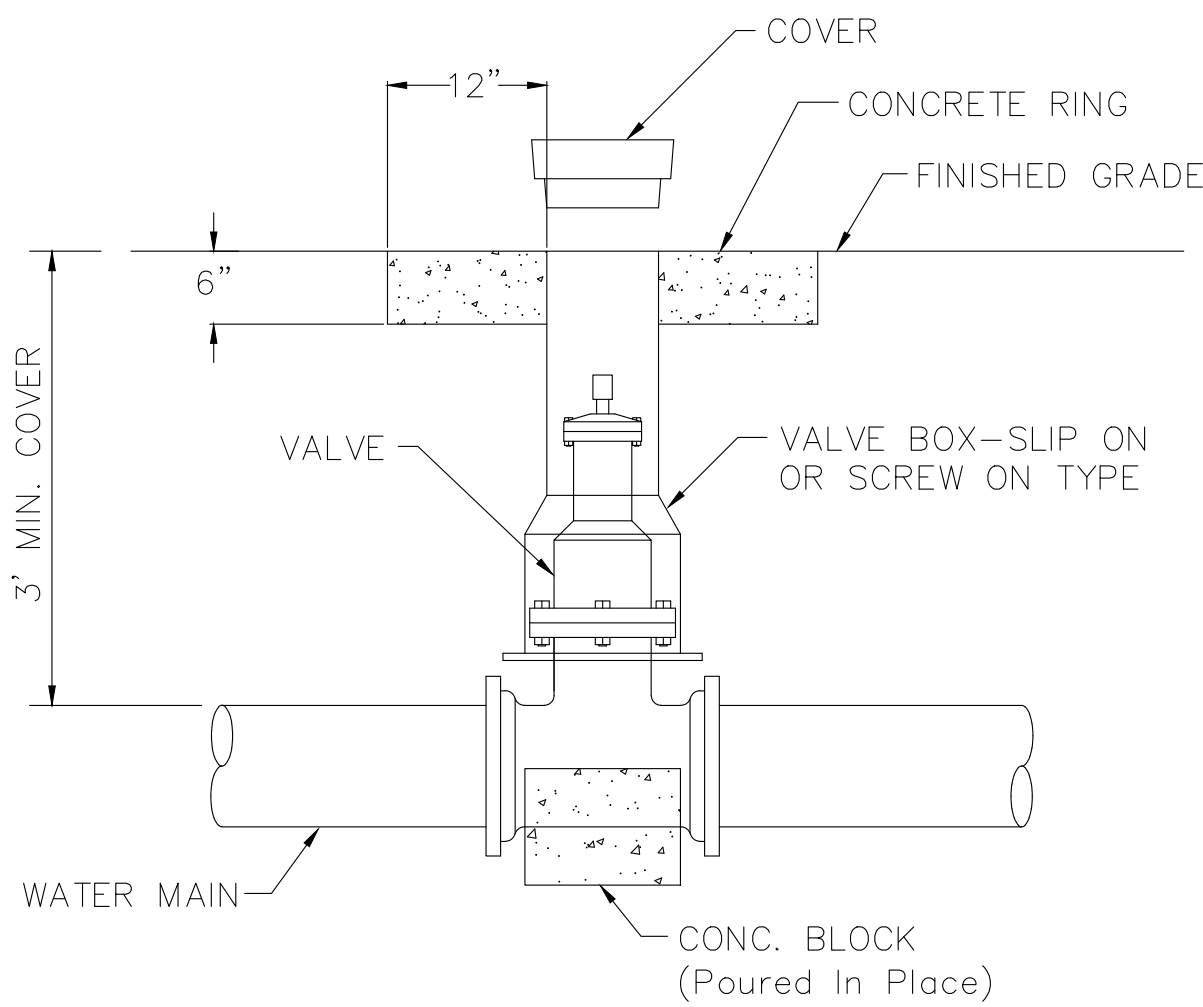
TYPICAL FIRE HYDRANT INSTALLATION



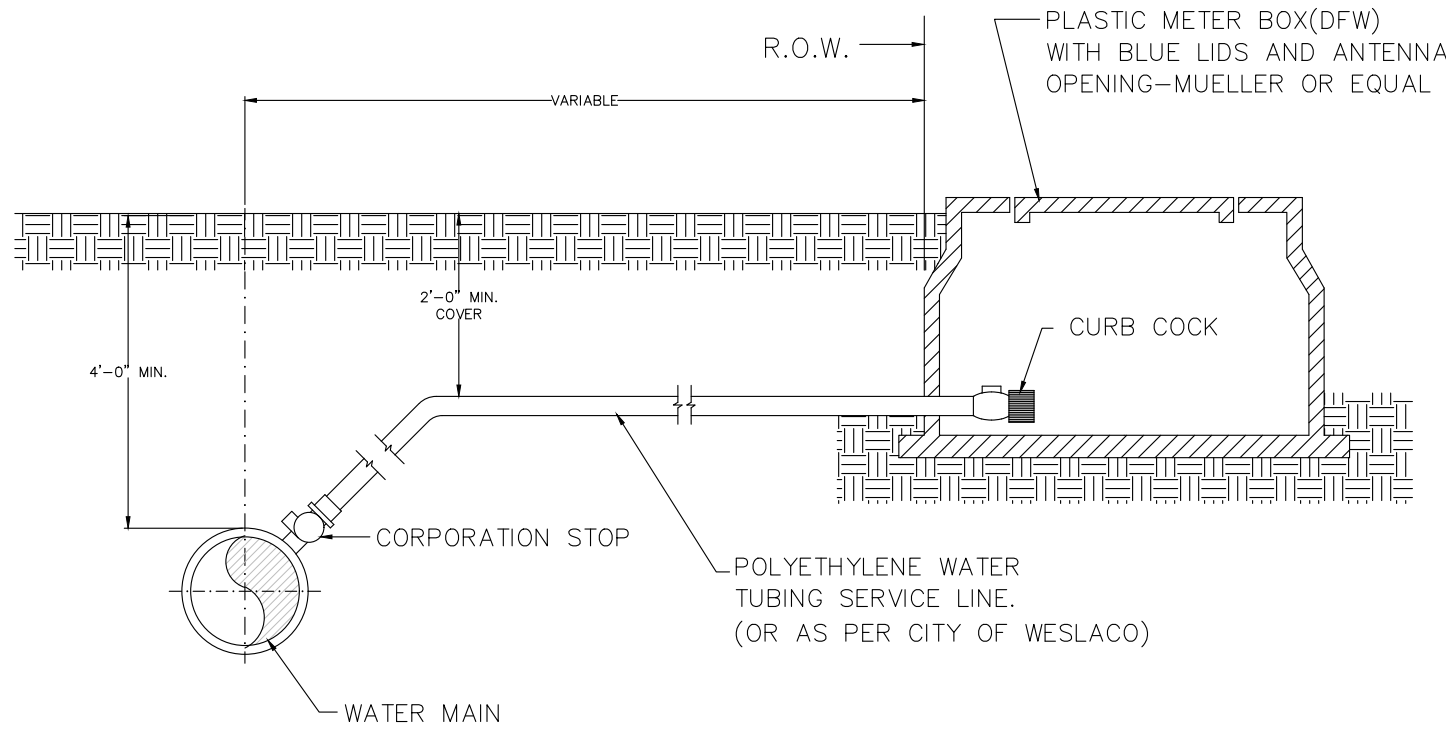
WATER LINE BEDDING DETAIL



WATER LINE CROSSING DETAIL



GATE VALVE DETAIL



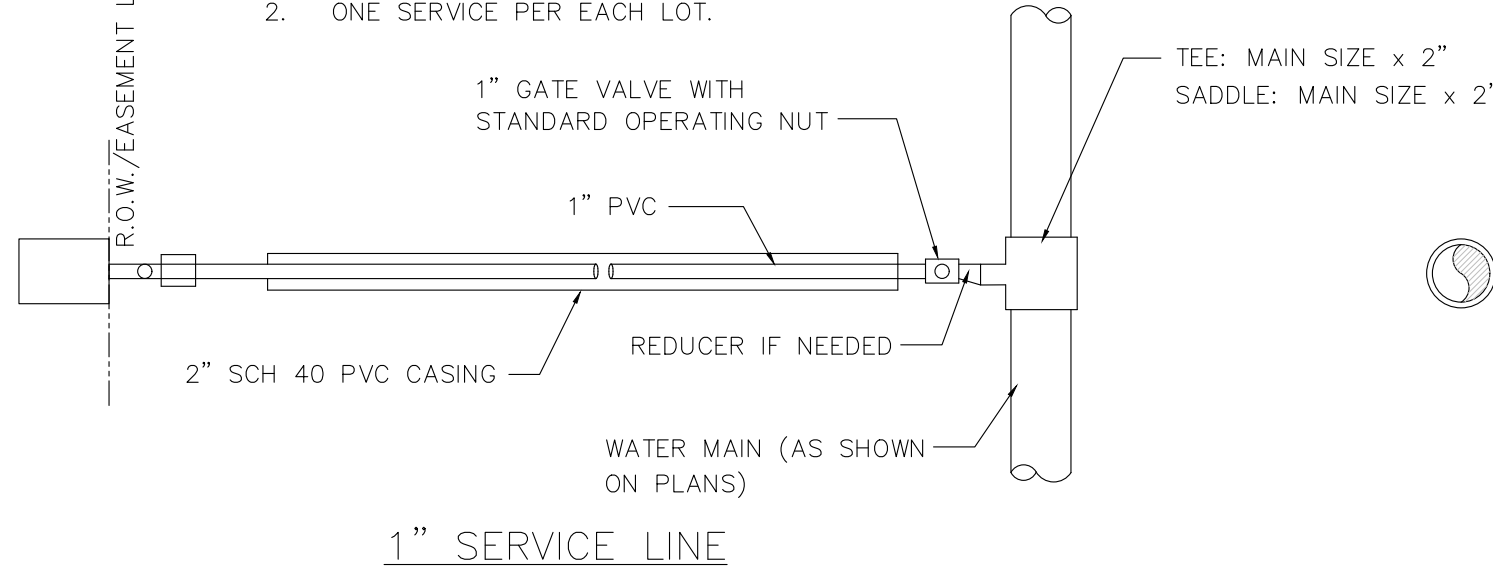
NOTES:

- ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
- WATER METER COVER SHALL BE PLASTIC METER BOX(DFW) WITH BLUE LIDS AND ANTENNA OPENING-MUELLER OR EQUAL
- ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE. (OR AS SHOWN ON PLANS)
- METER BOX SHALL BE CAST IRON.
- ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 4,000 P.S.I.
- 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
- POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS, SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1". (OR AS PER CITY OF WESLACO)

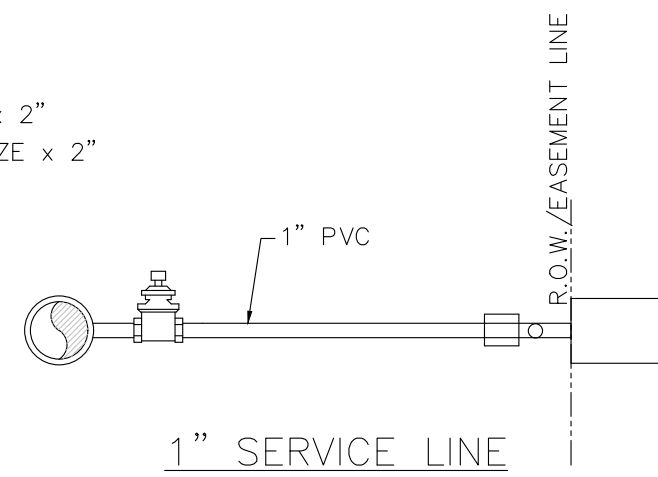
TYPICAL SERVICE CONNECTION WITH METER BOX ON-SIDE

NOTES:

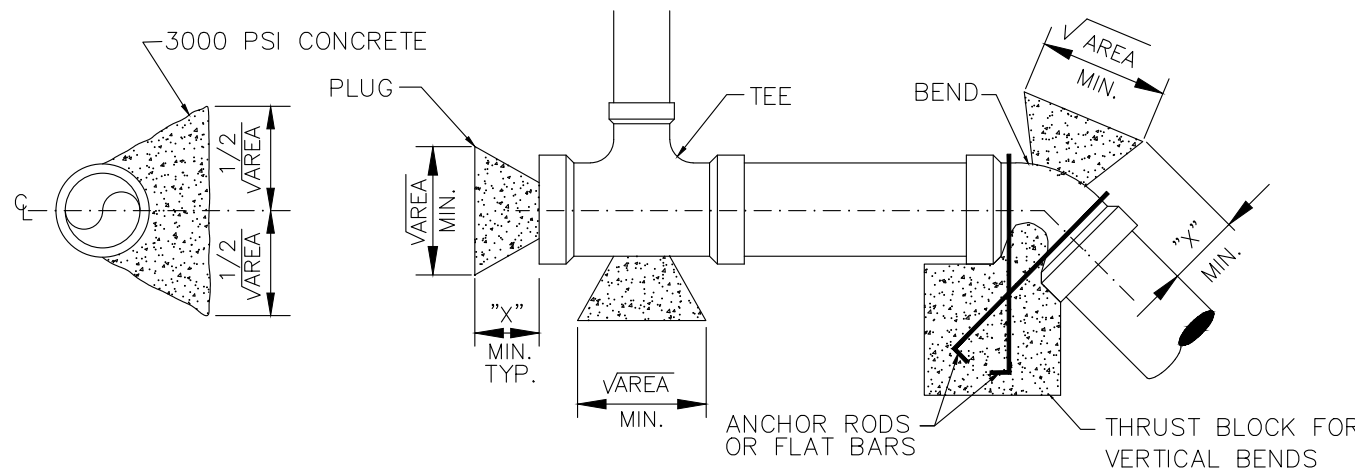
- ON ALL SERVICE LINES GREATER THAN 1" (2" PVC SCHEDULE 40), A 2" VALVE WILL BE REQUIRED.
- ONE SERVICE PER EACH LOT.



TYPICAL SINGLE SERVICE CONNECTION (LONG)



TYPICAL SINGLE SERVICE CONNECTION (SHORT)

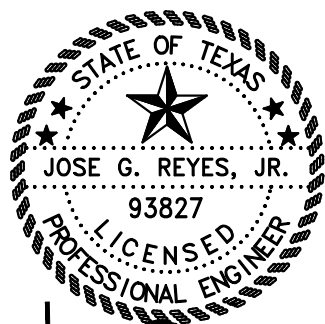


THRUST BLOCK REQUIREMENTS VS. FITTING TYPE									
DIAMETER (IN.)	"X" (FT.)	END/TEE (S.F.)	90° BEND (S.F.)	45° BEND (S.F.)	22.5° BEND (S.F.)	11.25° BEND (S.F.)	11.25° BEND (S.F.)	11.25° BEND (S.F.)	11.25° BEND (S.F.)
4	1	1.4	1.9	3839	1.0	2077	0.5	1059	0.3
6	1	2.8	4.0	7932	2.1	4293	1.1	2188	0.5
8	1.25	4.8	6.8	13646	3.7	7385	1.9	3765	0.9
10	1.25	7.3	10.3	20528	5.6	11110	2.8	5664	1.4
12	1.50	10.3	14.5	29030	7.9	15711	4.0	8009	2.0
14	1.75	13.8	19.5	39001	10.6	21107	5.4	10760	2.7
16	2	17.8	25.2	50442	13.6	27299	7.0	13917	3.5

NOTES:

- THRUST BLOCKING TO BE PLACED AT ALL DEAD ENDS, TEES, BENDS, WYES, AND REDUCERS AND OTHER AREAS THAT REQUIRE THRUST RESISTANCE.
- MINIMUM AREAS SHOWN ARE IN SQUARE FEET, BLOCK WEIGHTS FOR VERTICAL BENDS ARE IN POUNDS.
- THRUST BLOCK AREAS SHOWN ARE BASED ON A TEST PRESSURE OF 150 P.S.I., SOIL BEARING PRESSURE OF 2000 PSF, AND MINIMUM 30" COVER. IF REQUIRED TEST PRESSURE IS LESS OR THE SOIL BEARING CAPACITY IS GREATER, THE CONTRACTOR MAY, AFTER APPROVAL BY THE ENGINEER, REDUCE THE THRUST BLOCK AREA SHOWN. THRUST BLOCKING AREA SHALL BE INCREASED IF SOIL BEARING CAPACITY IS LESS THAN 2000 PSI.
- AT DOWNWARD VERTICAL BENDS, PIPING SHALL BE RESTRAINED BY THRUST BLOCK AS SHOWN WITH WEIGHT INDICATED IN THE TABLE. ANCHOR RODS OR FLAT BARS SHALL BE STAINLESS STEEL.
- BEARING MUST BE ON UNDISTURBED EARTH.
- USE 3,000 PSI (CLASS A) CONCRETE.
- RESTRAINING JOINTS MAY BE REQUIRED AS SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER
- THRUST BLOCK SHALL BEAR ON FULL 180° OF CIRCUMFERENCE OF PIPE.

CONCRETE THRUST BLOCKS



Signature of Jose G. Reyes, Jr., P.E.

9-20-21

REV.	DATE	DESCRIPTION	BY
WESLACO, TEXAS PLEASANT VIEW VILLAGE SUBDIVISION WATER IMPROVEMENTS DETAILS			
SICLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DRAWN: AR		CHECKED: JGR, JR.	DRAWING NO. 21-112-10
DATE: SEPTEMBER, 2021		NO. 10 OF 10	

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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Pleasantview Village-Final Plat

DATE: November 9, 2021

The proposed use for the 30-lot subdivision will be for an apartment development. The developer has requested a variance to allow for off-site drainage and had provided the letters of support from the Irrigation and drainage District. The plat had been previously presented to the commission in 2018 but the project had stalled due to the sewer line connection from Pleasantview to FM 1015. As a result, the subdivision approval had expired and retriggered the process from the beginning. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4831	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for North Park Place Ph II—being 10.589 acres out of Farm Tract 183 and Farm Tract 184, Block 161, The West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 800 ft E from the intersection of Mile 10 N and N mile 5 ½ and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed thirty-six (36) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 6" waterline and sewer by City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "X". Applicant is requesting a variance for off-site drainage. Staff is pending letters of support from Irrigation District and Drainage District.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the final plat and variance request at their regular meeting of November 3, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: North Park Place Phase II- Application & Drianage report, North Park Place Ph II- Plats, North Park Place Phase II- Aerial, North Park Place Phase II- Final Plat- Memo			
Responsibilities upon Approval:			

Staff will advise the applicant



SUBDIVISION PLATTING APPLICATION

PLAT-000124 2021

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: North Park Place Phase II

Location: 830 ft S and 750 ft E from the intersection of Mile 10 N and N Mile 5 ½

Legal Description: 10.589-Acres out of Farm Tract 183 & Farm Tract 184, Block 161, West & Adams Tract Subdivision, City of Weslaco, Hidalgo Co, Texas Vol. 2,

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: R-1

Existing Land Use: R-1 Proposed Land Use: Single Family Residential

Number of Lots Proposed: 36 Gross Acreage: 10.589

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: C&G Construction, LLC Telephone: 956-530-7630

Address: 7400 N. 10th St, Ste. L Fax: NA

City: Mcallen State: TX Zip: 78504 E-mail: info.cgconstruction19@gmail.com

ENGINEER INFORMATION

Name: Urban Infrastructure Group, Inc Telephone: 956-405-3337

Address: 260 S Texas Blvd, Ste. 403 Fax: 956-464-4710

City: Weslaco State: TX Zip: 78596 E-mail: cgonzalez@uigtexas.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: N.A.W.S.C.

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility <u>AT&T</u>	☐ YES ☐ NO Gas Utility	☐ YES ☐ NO Cable Utility
---	--	--

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>No. 1</u>	☒ YES ☐ NO Irrigation District <u>HCID#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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent
Authorized Agent Signature:  Date: 9/16/21

Authorized Agent Printed Name: Craig Gonzalez, P.E.

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

VAR-000125-2021

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: North Park Place Phase II

Location: 830 ft S and 750 ft E from the intersection of Mile 10 N and N Mile 5 ½ W

Legal Description: 10.589-Acres out of Farm Tract 183 & Farm Tract 184, Block 161, West & Adams Tract Subdivision, City of Weslaco, Hidalgo Co, Texas Vol. 2, Pg.34-37

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:
North Park Place Phase II

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Request to provide off-site detention in adjacent H.C.C.I.D.#9 drainage ditch by widening ditch.

☐ 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

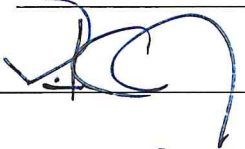
Owner's Name: North Park Place Ph II Joint Venture Telephone: 956-530-7630
Address: 7400 N. 10th St Fax: NA
City: Mcallen State: TX Zip: 78504 E-mail: info.cgconstruction19@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

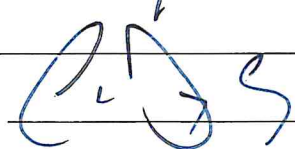
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: Victor Cantu

Owner Signature:  Date: 9/30/2021

_____ is the authorized agent

Authorized Agent Signature:  Date: 9/30/21

Authorized Agent Printed Name: Craig Gonzalez, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

Isaac Rodriguez

From: Craig Gonzalez <cgonzalez@uigtexas.com>
Sent: Thursday, September 30, 2021 1:35 PM
To: Isaac Rodriguez; UIG Tech
Cc: 'Randall Winston, P.E.'; 'Judy Beall'; 'Trini Ledesma'; 'Rebekah M. De La Fuente'
Subject: RE: N Park Place Approved Drainage Report

Isaac

Phase 2 connects to the same drainage piping as phase 1. There are no additional discharge points proposed. The connections to the ditch are existing. Please let me know if you have any other questions.

Thanks,
Craig Gonzalez, P.E., CFM



260 S. Texas Blvd.
Suite 403
Weslaco, Texas 78596
P1: (956) 405-3337
P2: (956) 464-4710
www.uigtexas.com

From: Isaac Rodriguez <isaac@hccid9.org>
Sent: Thursday, September 30, 2021 11:57 AM
To: UIG Tech <uigtech@uigtexas.com>
Cc: Craig Gonzalez <cgonzalez@uigtexas.com>; 'Randall Winston, P.E.' <randall@hccid9.org>; 'Judy Beall' <judy@hccid9.org>; isaac@hccid9.org; 'Trini Ledesma' <trini@hccid9.org>; 'Rebekah M. De La Fuente' <rdelafuente@weslacotx.gov>
Subject: RE: N Park Place Approved Drainage Report

Good Morning Mr. Romero,

While looking at the revision sent to us there seem to be some that were not addressed but will be sent in a separate email. As to expedite the No Objection Letter our biggest concern is how the 2nd phase of the development is to discharge or if it is using the existing storm drains done in phase 1. Please advise as to get this cleared.

Thank you,

If there are any questions please feel free to contact.

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 10/01/2021

Gerardo Romero
URBAN INFRASTRUCTION GROUP, INC.
260 S TEXAS BLVD SUITE 403
WESLACO, TX 78596

RE: **N PARK PLACE II** Subd. Drainage and Detention

Good Morning Mr. Romero:

I have received your revised cross section and calculations dated 09/17/2021 for the **N PARK PLACE II** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Excavation of drainage ditch is uniformly done to south portion.

The maintenance of this section is inside of the City Limits of Weslaco and will be done by the City Of Weslaco. Please verify final designs with Mr. Albert Aldana P.E. City Engineer.



Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

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Chairman of the Board

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Board Member

ELLIE TORRES
Board Member

October 21, 2021

Rebekah De La Fuente
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

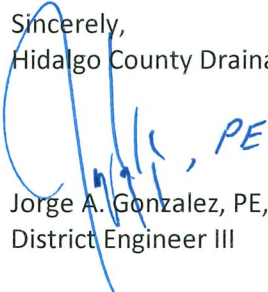
RE: N PARK PLACE II SUBD.

Dear Ms. De La Fuente,

This letter is in response to a request from the Engineer of record for N. Park Place II Subdivision, Craig Gonzalez, PE. Our office has reviewed and approved the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge and widen the existing 17B2A1A drain ditch owned by the HCCID9. Although, as part of our subdivision requirement we ask that if development is adjacent to a ditch, Right-of-way dedication be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. It is my understanding that the City of Weslaco and HCCID No. 9 have an interlocal, where HCCID No. 9 systems in the City are maintained by the City of Weslaco, where I believe is the case at this site. With that stated, our office has no objection to the widening of the ditch to account for runoff volume.

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

Sincerely,
Hidalgo County Drainage District No. 1


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

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

DRAINAGE REPORT

N PARK PLACE II
SUBDIVISION

HIDALGO COUNTY, TEXAS

PREPARED FOR:

Victor Cantu
North Park Place Phase II Joint Venture, LLC
7400 N. 10th Street, Ste. L
McAllen, Texas 78504

PREPARED BY:



**URBAN
INFRASTRUCTURE
GROUP, INC.**

*FIRM TBPE FIRM NO. F-13094
(956) 405-3337
260 S Texas Blvd., Ste. 403
WESLACO, TEXAS 78596*



Revised 8-26-21

UIG JOB No. 127800

North Park Place Phase II Drainage Report

Table of Contents

Introduction.....	1
Floodplain Information	1
Soil Survey	1
Hydrology	1
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Attachment A – Location Map, Quad Map

Attachment B –FEMA Panels No. 4803340450C

Attachment C –Web Soil Survey

Attachment D – Storm run-off Peak Flow Calculations

Attachment E – Preliminary Plat & Drainage Area Map

INTRODUCTION

The North Park Place Phase II Subdivision is a proposed thirty-six (36) lot subdivision. The Subdivision will have 36 residential lots. The property is 10.589-acres out of Farm Tracts 183 and 184, Block 161, West & Adams Tract Subdivision as described in Volume 2, Page 34-37, Official records, Hidalgo County, Texas. The property is located within the City of Weslaco city limits approximately 830 feet south and 750 feet East from the intersection of Mile 10 N and N Mile 5 ½ W. A location map is provided in **Attachment A**.

FLOODPLAIN INFORMATION

The property does not contain Federal Emergency Management Agency (FEMA) Special Flood Hazard Areas (SFHA). The N Park Place II Subdivision is located within FEMA Community Panel No. 480334 0450 C, map revised June 6, 2000. A FEMA map showing the property is provided in **Attachment B**. The attached map from Panel No. 480334 0450 C shows that the property is located within a FEMA Zone X (no shading).

SOIL SURVEY

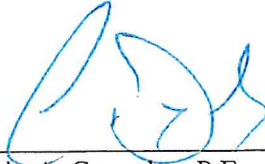
According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the project site is 78.5% 28 Hidalgo sand clay loam, 0 to 1 percent slopes. The site hydrologic soil group is identified as group B. 28 soil has the capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr) Depth to water table: More than 80 inches. The frequency of flooding is none and the frequency of ponding is none. 28 soil is comprised as 85% Hidalgo and similar soils and 15% minor components. 21.5% 25 Hidalgo fine sand loam, 0 to 1 percent slopes. The site hydrologic soil group is identified as group B. 25 soil has the capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr) Depth to water table: More than 80 inches. The frequency of flooding is none and the frequency of ponding is none. 25 soil is comprised as 85% Hidalgo and similar soils and 15% minor components. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data (see attached Soil Survey) in **Attachment C**.

HYDROLOGY

Phase 2 of the North Park Place subdivision will add 36 lots to the existing 40 lots developed in Phase 1. Phase 2 lies on the east side of Phase 1. Storm run-off generally flows from the west to the east on the tract. The existing 10.589-acre tract is undeveloped land, however, some drainage improvements were previously made as part of the Phase 1 development. There are existing inlets that connect to storm sewer piping that flows to the drainage ditch located east of the Phase 2 tract. The proposed land will be designated as residential. Hydrology calculations are presented for each lot. The Rational Method was used to calculate the existing and post-development storm run-off peak flowrates for the 10-year and 50-year frequency storm events. Runoff coefficients, "C" values, were determined based on the Texas Department of Transportation (TxDOT) *Hydraulic Design Manual*, dated July 2016. The composite "C" value for the existing conditions is 0.18, and the composite "C" value for the post-development conditions is assumed to be 0.42; that is an increase of 0.23. The calculated existing peak 10-year flow rate is approximately 3.59 cfs, and the post-development peak 50-year flow rate is approximately 35.27 cfs. The calculated "C" values and peak flow rates are found in **Attachment D**.

DETENTION

The required detention volume to contain the 50-year frequency storm event with the assumed improvements while releasing at the existing 10-year frequency storm event is approximately 50,035 cf or 1.15 acre-foot. Stormwater runoff will be detained offsite within the existing Hidalgo & Cameron Counties Irrigation District #9 drainage ditch running north and south between N Mile 5 W and Texas Blvd, see Drainage Exhibit in **Attachment E**. The proposed widening will be in accordance with Hidalgo County Drainage District#1 requirements. The ditch will be widened to provide a detention volume of 50,781 CF for the fully developed stage.

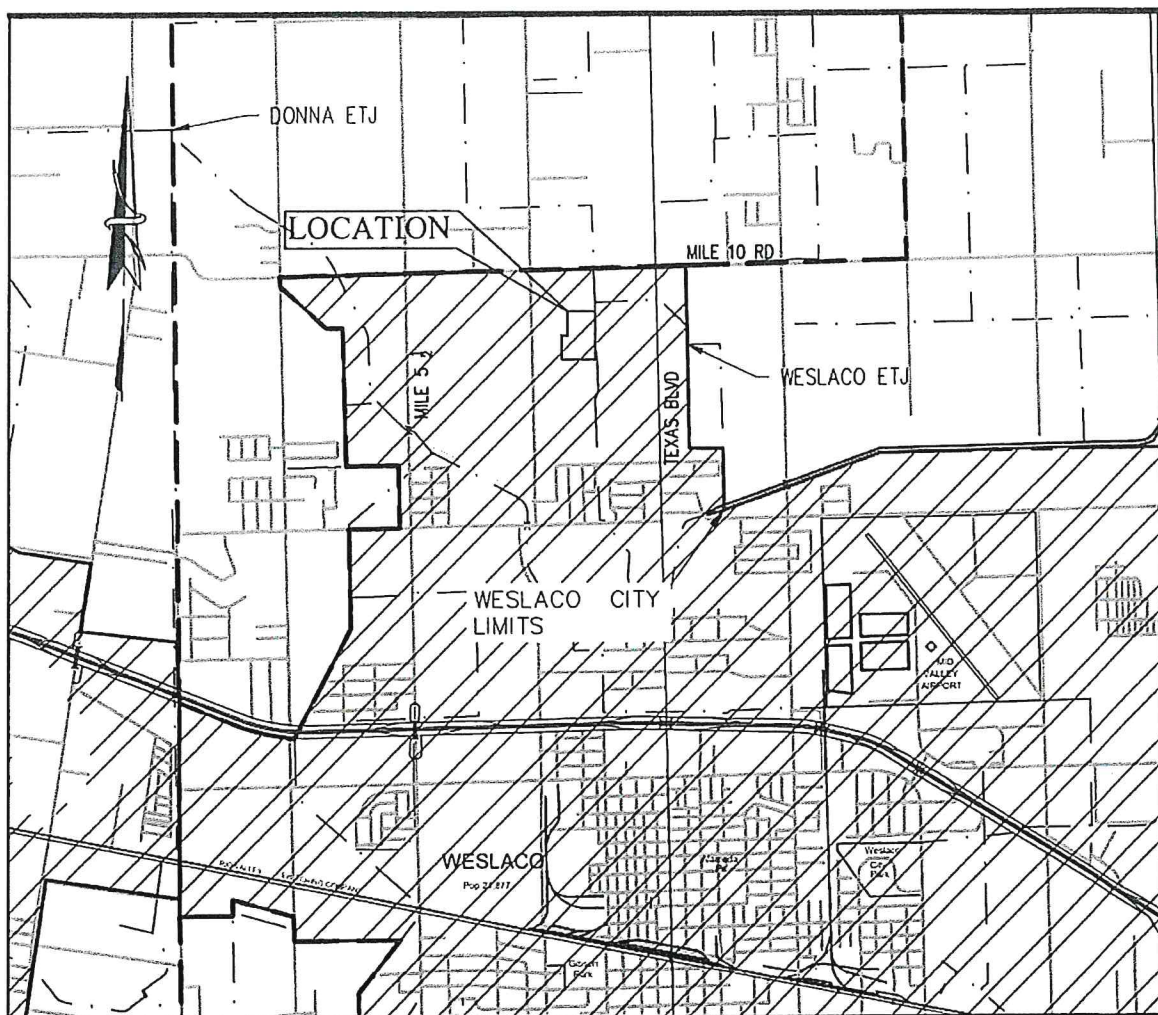


Craig A. Gonzalez, P.E.
Firm No. F-13094



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
<u>Hector Garcia</u>	
H.C.D.D. NO. 1	DATE <u>9/17/21</u>

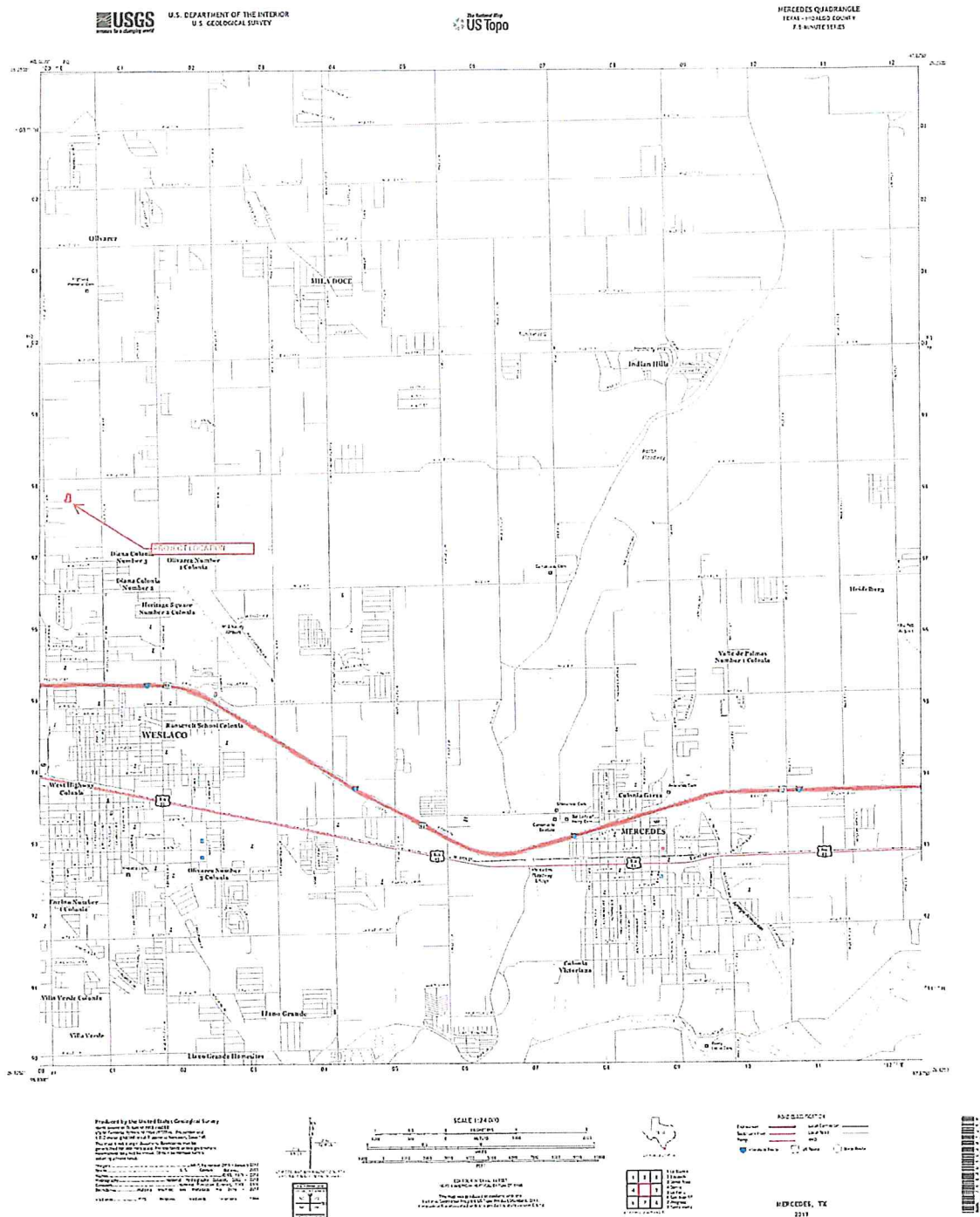
Attachment A



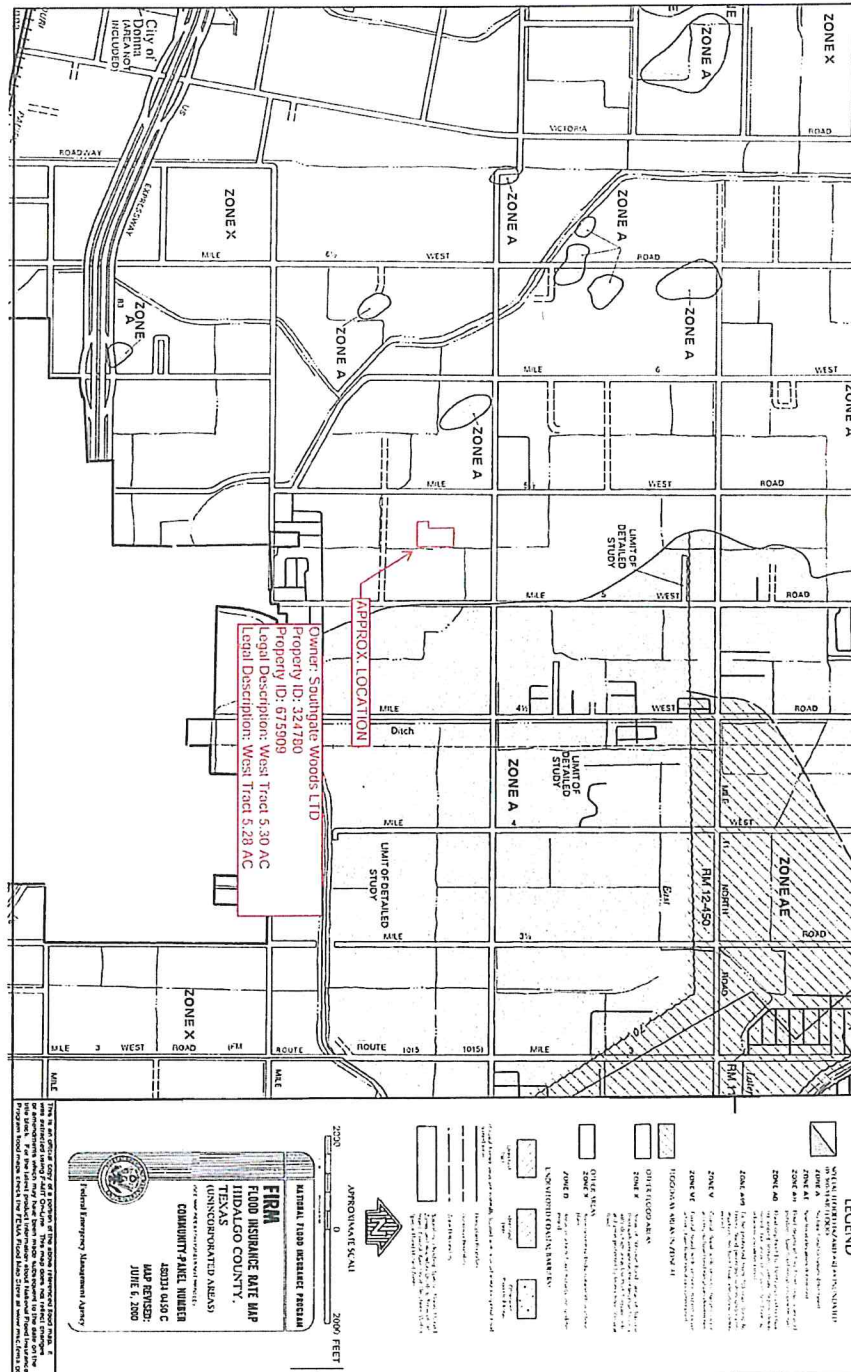
LOCATION MAP
SCALE: 1"=2000'

North Park Place Phase 2 Drainage Report

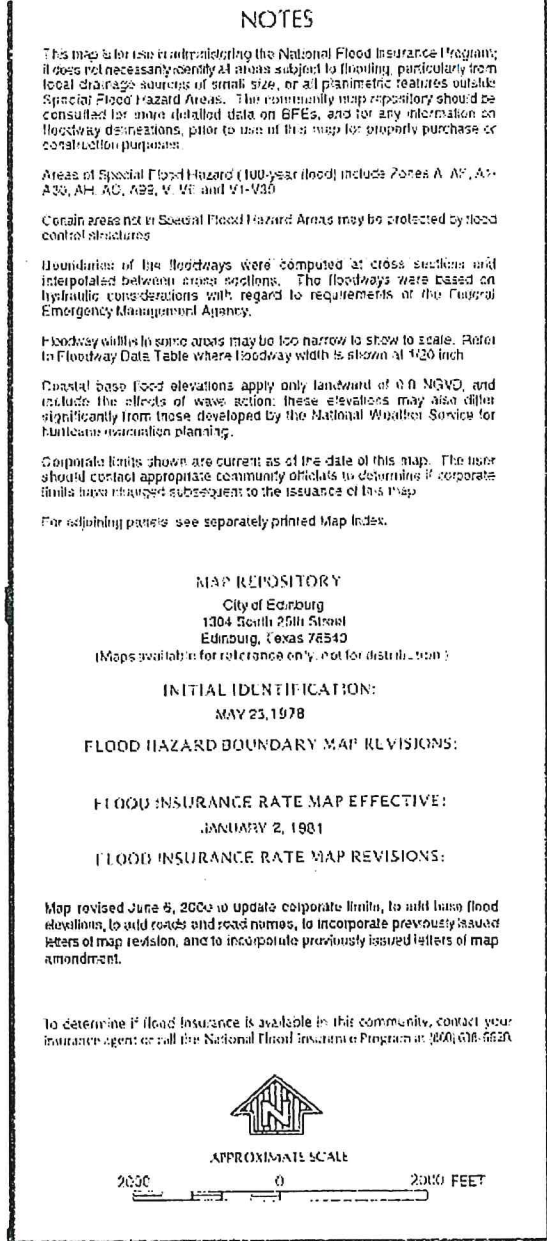
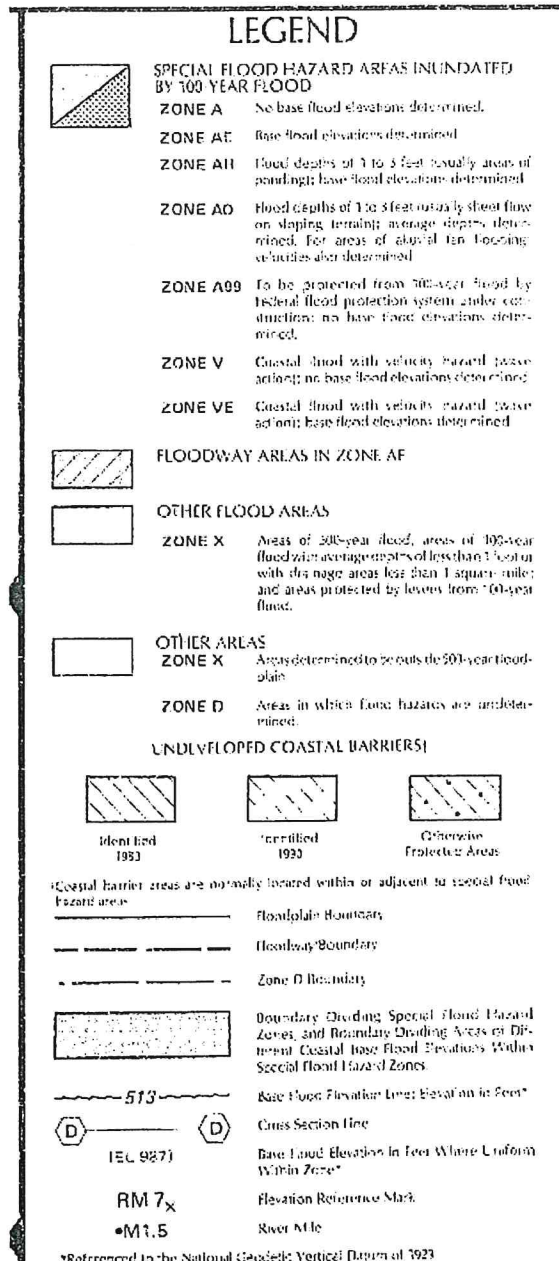
Urban Infrastructure Group, Inc.



Attachment B



Attachment B



Attachment C

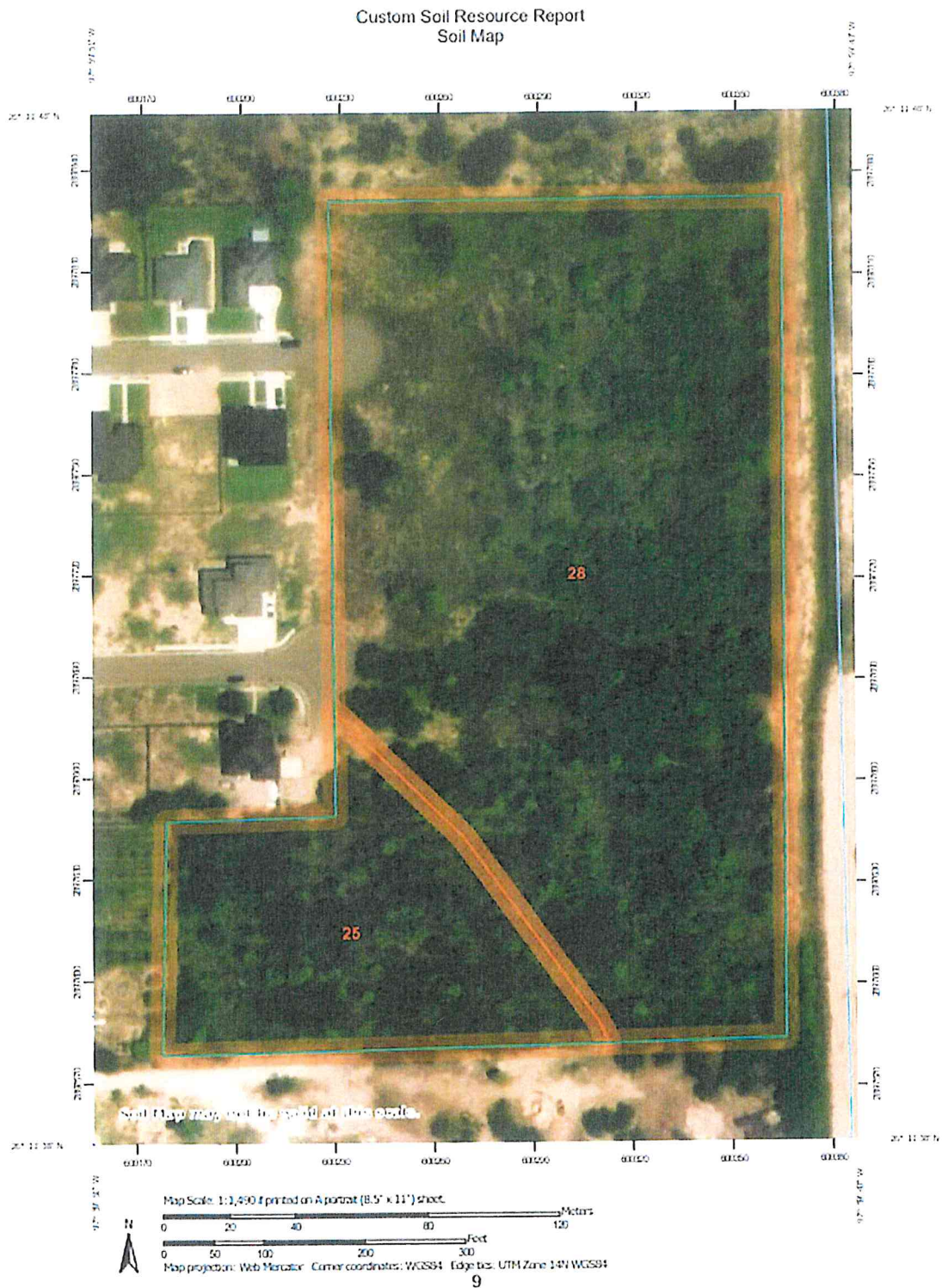


A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas



October 1, 2020



MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	2.0	21.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	7.3	78.5%
Totals for Area of Interest		9.3	100.0%

Hidalgo County, Texas

25—Hidalgo fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxn

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 300 to 365 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hidalgo and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: fine sandy loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 10.0

Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: B

Ecological site: R083DY019TX - Gray Sandy Loam

Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brennan

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083EY023TX - Sandy Loam
Hydric soil rating: No

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxxv
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Attachment D

Rational Method

Pre-Developed Conditions

10-YEAR

Average Land Slope, $S = 0.0037$

Velocity, $V = 0.14$

Flow Segment, $L = 950$

Time of Concentration, $T_c = 113.10$

Area, $A = 9.64$

Coefficient, $C = 0.18$

Rainfall Intensity, $I = 2.07$

$Q = 3.59$

Post-Developed Conditions

50-YEAR

Average Land Slope, $S = 0.00345$

Velocity, $V = 0.84$

Flow Segment, $L = 830$

Time of Concentration, $T_c = 16.46$

Area, $A = 9.64$

Weighted Coefficient, $C = 0.42$

Rainfall Intensity, $I = 8.71$

$Q = 35.27$

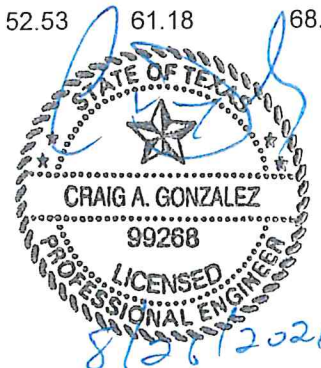
Increased Runoff **31.68**

HIDALGO COUNTY RAINFALL INTENSITY-DURATION-FREQUENCY COEFFICIENTS

HIDALGO COUNTY RAINFALL INTENSITY DURATION FREQUENCY
COEFFICIENTS

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Harrison	b	74	80	87	98	99	103
Hartley							
Haskell							
Hays	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Hemphill	tensity (in/hr)*	1.36	1.75	2.07	2.41	2.71	2.93
Henderson							
Hidalgo	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hill							
Hockley							
	e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
	b	1880	2032	2210	2489	2515	2616
	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
	Intensity (mm/hr)*	34.54	44.51	52.53	61.18	68.72	74.46

* for time of Concentration = 113.10 mins



RUNOFF DETENTION POND STORAGE

PROJECT NAME: North Park Place Ph2

PROJECT NO: 127800
DATE : 08-26-21

Duration		Intensity 50-year	Q _{in}	Vol _{in}	Q _{out}	Vol _{out}	Storage
(min)	(hr)	(in/hr)	(cfs)	(ft ³)	(cfs)	(ft ³)	(ft ³)
100	1.67	2.94	11.92	71,540.68	3.59	21,528.58	50,012
101	1.68	2.92	11.84	71,764.42	3.59	21,743.87	50,021
102	1.70	2.91	11.76	71,986.25	3.59	21,959.15	50,027
103	1.72	2.89	11.68	72,206.19	3.59	22,174.44	50,032
104	1.73	2.87	11.61	72,424.28	3.59	22,389.72	50,035
105	1.75	2.85	11.53	72,640.57	3.59	22,605.01	50,036
106	1.77	2.83	11.46	72,855.07	3.59	22,820.30	50,035
107	1.78	2.81	11.38	73,067.83	3.59	23,035.58	50,032
108	1.80	2.79	11.31	73,278.88	3.59	23,250.87	50,028
109	1.82	2.78	11.24	73,488.24	3.59	23,466.15	50,022
110	1.83	2.76	11.17	73,695.95	3.59	23,681.44	50,015
111	1.85	2.74	11.10	73,902.03	3.59	23,896.73	50,005

Design of Detention Pond

Note: Rational Formula

Pre-Developed Data
 Area (ac) = 9.64
 C = 0.1800
 t_c (min) = 113.10
 I (in/hr) = 2.07
 Q (cfs) = 3.59

Post-Developed Data
 Area(ac) = 9.64
 C = 0.4200

Storage
 Required Storage (ft³) 50,036

Proposed Storage (ft³) **51,753**



Coefficient

Type of Area- Pre	Coefficient	AC	SQ FT	Weighted C
Hidalgo Sand Clay Loam, 0 to 1 %	0.19	7.5674	329,636	0.1492
Hidalgo Fine Sad Loa, 0 to 1%	0.17	2.0726	90,282	0.0366
Total	NA	9.64	419,918	NA

Weighted Coefficient 0.1857

Type of Area- Post	Coefficient	AC	SQ FT	Weighted C
Sandy Soil Average, 2-7%	0.17	5.64	245,678	0.0995
Asphalt	0.6	1.00	43,560	0.0622
Roof	0.85	2.00	87,120	0.1763
Sidewalk	0.8	1.00	43,560	0.0830
Total	NA	9.64	419,918	NA

Weighted Coefficient 0.4210

Increase of 0.2353



Attachment E

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Cut and Fill	1.000	1.000	19367.40 Sq. Ft.	51753.13 Cu. Ft.	0.04 Cu. Ft.	51753.09 Cu. Ft.<Cut>
Totals			19367.40 Sq. Ft.	51753.13 Cu. Ft.	0.04 Cu. Ft.	51753.09 Cu. Ft.<Cut>

JESUS & RITA R. SANCHEZ
WARRANTY DEED W/ VENDOR'S LIEN (6.67AC)
DOCUMENT #514721, H.C.O.R.
E 525.00' CALC. (EAST 525.00' REC.)

JESSICA MARIE PINEDA
WARRANTY DEED (9.0AC)
DOCUMENT #5927778, H.C.O.R.

JESSICA MARIE PINEDA
WARRANTY DEED (10.0AC)
DOCUMENT #592776, H.C.O.R.

WEST & ADAMS TRACT SUBDIVISION
(VOLUME 2, PAGE 34-37, H.C.M.R.)

— PAYNE ESTATES, LLC —
ORIGINAL WARRANTY DEED (20.0AC
DOCUMENT #2342640, H.C.O.R.

04/27/2021

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER

AUTHORITY OF CRAIG A. GONZALEZ, P.E., (NO. 99268) ON 04/27/21

PRINCIPAL CONTACTS	ADDRESS		PHONE
OWNER: C&G CONSTRUCTION, LLC	VICTOR CANTU	7400 N 10TH ST, SUITE L, MCALLEN, TX 78504	(956) 535-7630
ENGINEER: URBAN INFRASTRUCTURE GROUP, INC.	CRAIG A. GONZALEZ	260 S TEXAS BLVD, STE. 403, MESLACO TX	(956) 405-3337
SURVEYOR:	HOMERO L. GUTIERREZ	P.O. BOX 546 MCALLEN, TX 78505	(956) 368-0988



**URBAN
INFRASTRUCTURE
GROUP, INC.**

260 S TEXAS BLVD
STE 403
WESLACO TX, 78596

956-405-3337
TBPE FIRM NO. F-13094
WWW.UIGTEXAS.COM

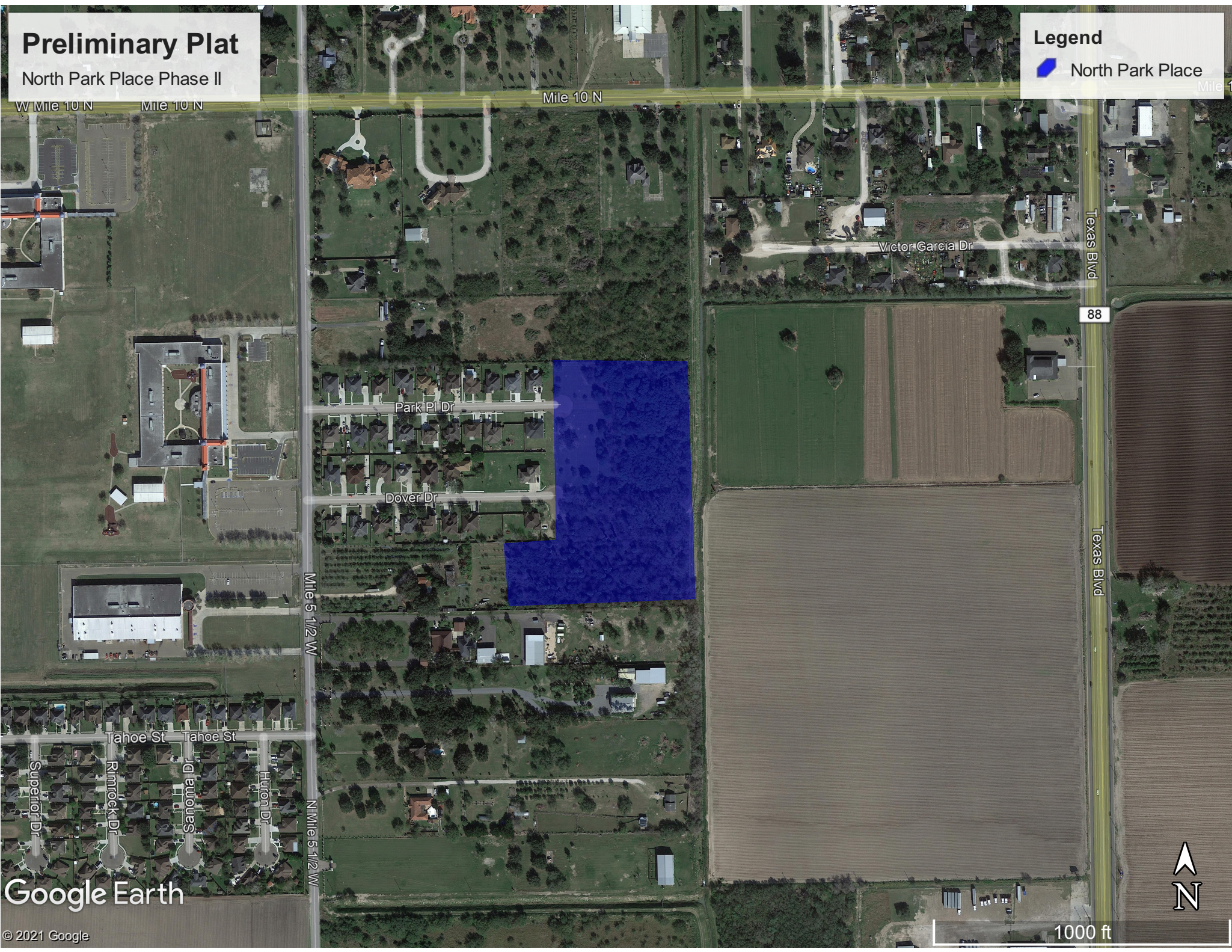
ujgadmin - File: V:\127800 Dmg Rpt - N Park Pl II\DwgPlat\02 PLAT SHEET UTIL.dwg

Preliminary Plat

North Park Place Phase II

Legend

 North Park Place



Google Earth

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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: North Park Place Phase II-Final Plat

DATE: November 9, 2021

The proposed use for the 36-lot subdivision will be for a residential development. The developer has requested a variance to allow for off-site drainage and had provided the letters of support from the Irrigation and drainage District. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM

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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

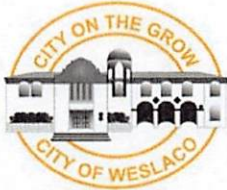
RE: Voluntary Annexation- Texas Heights

DATE: November 9, 2021

The proposed one hundred eighty-one (181) lot subdivision is located just outside the City of Weslaco city limits along North Texas Blvd, just north of the old Knights of Columbus. Currently half of the tract is located inside City and half is located in County. The location will be provided with water and sanitary sewer by the City of Weslaco. This annexation will be contiguous to the current city limits.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR VOLUNTARY ANNEXATION

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: Texas Heights Subdivision

Location: Texas Blvd & Northcross Avenue

Legal Description: 18.067 Acres situated in the County of Hidalgo being a part or portion out of Farm tracts 108 & 109 the West Adams Tracts

Petition for annexation signed and notarized by property owners.
Detailed dimensioned site plan/map must be submitted with this request.
Survey and metes and bounds.
City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: Rodolfo Ltd Telephone: c/o 381-0981
Address: 420 Melone Street Fax: _____
City: Houston State: TX Zip: 77007 E-mail: c/o mario@meldenandhunt.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. c/o Mario A. Reyna Telephone: (956) 381-0981
Address: 115 W. McIntyre Street Fax: (956) 381-1839
City: Edinburg State: TX Zip: 78541 E-mail: mario@meldenandhunt.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 10-25-21

Authorized Agent Printed Name: Mario A. Reyna

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

February 17, 2021

**METES AND BOUNDS DESCRIPTION
40.000 ACRES OUT OF
FARM TRACTS 108 AND 109,
THE WEST AND ADAMS TRACTS,
HIDALGO COUNTY, TEXAS**

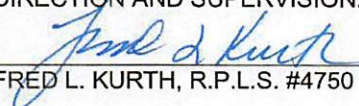
A tract of land containing 40.000 acres situated in the County of Hidalgo, Texas, being a part or portion out of Farm Tracts 108 and 109, The West and Adams Tracts, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 40.000 acres were conveyed to Rodolodo, Ltd. by virtue of a Special Warranty Deed recorded under Document Number 2170504, Hidalgo County Official Records, said 40.000 acres also being more particularly described as follows:

COMMENCING at the Northwest corner of said Farm Tract 108;

THENCE, S 01° 13' 40" E along the West line of said Farm Tract 108 and within the existing right-of-way of Texas Boulevard, a distance of 660.00 feet to a Nail set for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 01° 13' 40" W along the West lines of said Farm Tracts 108 and 109 and within the existing right-of-way of Texas Boulevard, at a distance of 660.00 feet pass the North line of said Farm Tract 108 and the South line of said Farm Tract 109, continuing a total distance of 1,320.00 feet to a Nail set for the Northwest corner of this tract;
2. THENCE, N 88° 46' 20" E at a distance of 50.00 feet pass a No. 4 rebar set on the existing East right-of-way line of Texas Boulevard, continuing a total distance of 1,320.00 feet for the Northeast corner of this tract;
3. THENCE, S 01° 13' 40" E along the East lines of said Farm Tracts 109 and 108, at a distance of 660.00 feet pass the South line of said Farm Tract 109 and the North line of said Farm Tract 108, continuing a total distance of 1,320.00 feet for the Southeast corner of this tract;
4. THENCE, S 88° 46' 20" W at a distance of 1,270.00 feet pass a No. 4 rebar found [Northing: 16594692.924, Easting: 1151147.665] on the existing East right-of-way line of Texas Boulevard, continuing a total distance of 1,320.00 feet to the POINT OF BEGINNING and containing 40.000 acres, of which 1.515 acres lies within the existing right-of-way of Texas Boulevard, leaving a net of 38.485 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 02/04/2021 UNDER MY DIRECTION AND SUPERVISION.


FRED L. KURTH, R.P.L.S. #4750

2-17-21
DATE:



Voluntary Annexation

Texas Heights Subdivision

Legend

 Texas Heights- Annexation

N Cross Ave

W Austin St

E Sgt Rosas St

De Los Santos St

Polanco St

Google Earth



1000 ft

ORDINANCE NO. 2021-48

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 40.00 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Weslaco, Texas (the "City"), is a home rule municipality authorized by State law and the City's Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the City Council, in compliance with §43.021, *Tex. Local Gov't Code*, instituted proceedings for the annexation of certain property more particularly described herein (the "subject property");

WHEREAS, the subject property hereby annexed is adjacent and contiguous to the present City limits;

WHEREAS, the boundaries of the City are contiguous to the subject property on at least two sides;

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

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 40.00 acres and are more specifically described as follows, to-wit:

**METES AND BOUNDS DESCRIPTION
40.000 ACRES OUT OF
FARM TRACTS 108 AND 109,
THE WEST AND ADAMS TRACTS,
HIDALGO COUNTY, TEXAS**

A tract of land containing 40.000 acres situated in the County of Hidalgo, Texas, being a part or portion out of Farm Tracts 108 and 109, The West and Adams Tracts, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 40.000 acres were conveyed to Rodolodo, Ltd. by virtue of a Special Warranty Deed recorded under Document Number 2170504, Hidalgo County Official Records, said 40.000 acres also being more particularly described as follows:

COMMENCING at the Northwest corner of said Farm Tract 108;

THENCE, S 01° 13' 40" E along the West line of said Farm Tract 108 and within the existing right-of-way of Texas Boulevard, a distance of 660.00 feet to a Nail set for the Southwest corner and POINT OF BEGINNING of this herein described tract;

THENCE, N 01° 13' 40" W along the West lines of said Farm Tracts 108 and 109 and within the existing right-of-way of Texas Boulevard, at a distance of 660.00 feet pass the North line of said Farm Tract 108 and the South line of said Farm Tract 109, continuing a total distance of 1,320.00 feet to a Nail set for the Northwest corner of this tract;

THENCE, N 88° 46' 20" E at a distance of 50.00 feet pass a No. 4 rebar set on the existing East right-of-way line of Texas Boulevard, continuing a total distance of 1,320.00 feet for the Northeast corner of this tract;

THENCE, S 01° 13' 40" E along the East lines of said Farm Tracts 109 and 108, at a distance of 660.00 feet pass the South line of said Farm Tract 109 and the North line of said Farm Tract 108, continuing a total distance of 1,320.00 feet for the Southeast corner of this tract;

THENCE, S 88° 46' 20" W at a distance of 1,270.00 feet pass a No. 4 rebar found [Northing: 16594692.924, Easting: 1151147.665] on the existing East right-of-way line of Texas Boulevard, continuing a total distance of 1,320.00 feet to the POINT OF BEGINNING and containing 40.000 acres, of which 1.515 acres lies within the existing right-of-way of Texas Boulevard, leaving a net of 38.485 acres of land, more or less.

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 4. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

SECTION 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of November 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**



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4849	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the utility easement between Aztec Commercial, L.P. and the City of Weslaco and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning Code Enforcement Department.)			
Background: The Minor Plat subdivision for Aztec Commercial Westgate Lot Subdivision was recorded with County on April 23, 2021, with the understanding that all water, sewer and storm connections would be addressed at the time of building permit. As the project has progressed forward, it was discovered that the nearest storm sewer manhole was located on the adjacent property to the north and that a utility easement would be required to extend a bleeder line to the manhole. Mr. Blake Box is currently the property owner for both tracts of land and has agreed to dedicate the necessary utility easement.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval of accepting the utility easement.			
Attachments, if any: Utility Easement- Memo, Utility Easement (2)			
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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Utility Easement

DATE: November 9, 2021

The Minor Plat subdivision for Aztec Commercial Westgate Lot Subdivision was recorded with County on April 23, 2021, with the understanding that all water, sewer and storm connections would be addressed at the time of building permit. As the project has progressed forward, it was discovered that the nearest storm sewer manhole was located on the adjacent property to the north and that a utility easement would be required to extend a bleeder line to the manhole. Mr. Blake Box is currently the property owner for both tracts of land and has agreed to dedicate the necessary utility easement.

Thank you,

Rebekah de la Fuente, CFM

UTILITY EASEMENT

STATE OF TEXAS

COUNTY OF

KNOW ALL MEN BY THESE PRESENTS:

HIDALGO

THAT **Aztec Commercial, L.P.** Whose address is 500 E. Pecan, McAllen, Texas 78501, hereinafter referred to as "**GRANTOR**", for an in consideration of the sum of ONE AND ON/ 100THS (\$1.00) DOLLARS and other good and valuable consideration to them in hand paid by the **CITY OF WESLACO, a Municipal Corporation of Hidalgo County**, whose address is 255 s. Kansas Ave., Weslaco, Texas 78596, "**GRANTEE**", the receipt and sufficiency of which are hereby acknowledge and confessed, has GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY to the CITY OF Weslaco a permanent utility easement for the installation, maintenance, construction and reconstruction of utility lines, including but not limited to a storm sewer line, and other type of public utilities and all related uses and purposes common to same in, on, under, and across the following described property located in Hidalgo County, Texas (the easement area) to wit:

A 0.03 of one acre of land situated in Hidalgo County, Texas and being a 10' Utility Easement out of Farm Tract 145, West Tract Subdivision, as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 0.03 of one acre being more particular described by metes and bounds described in Exhibit "A" and "B" attached hereto and made a part of Hereof for all purposes.

SUBJECT TO:

1. Any Valid and existing minerals leases of record.
2. Easement and reservations as may appear upon the recorded map and dedication of said subdivision of otherwise being of record covering such property.

TO HAVE AND TO HOLD the above described easement, together with all and singular, the rights and appurtenance thereof in anywise belonging, unto the CITY OF WESLACO, its successors and assigns, and GRANTOR herein bind themselves, their successors, assigns, executors and administrators to warrant and forever defend all and singular, the above described easement unto the said GRANTEE, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

EXECUTED this 5th day of November, A.D. 2021.


Blake J. Box, Vice President
Aztec Commercial, L.P.
500 E. Pecan, McAllen, TX 78501

Acknowledgement

STATE OF TEXAS §

COUNTY OF HIDALGO §

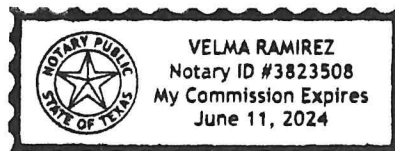
This Instrument was acknowledged before me on the NOVEMBER 5, 2021, by Aztec Commercial, L.P.


Notary Public-State of Texas

Accepted by:

CITY OF WESLACO

By: _____
David Suarez - Mayor



After Recording Return To:
M Garcia Engineering, LLC
400 Nolana Suite H2
McAllen, Texas 78504



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4833
From: REBEKAH DE LA FUENTE		
Subject: Discussion and consideration on request from Park Meadows Subdivision for separate entrance and exit for Airport Heights Subdivision. Possible action. (Staffed by Planning & Code Enforcement.)		
Background: Staff is working with the developer to create a separate entrance to Airport Drive and closing the current entrance to Retama Lane. Staff is currently working on feasibility and cost estimates (at which time a budget amendment will be done) and a timeline for the proposed entrance.		
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):		
ADELAIDA VEGA REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4812
From:		
Subject: Discussion and consideration to review meeting dates for the Regular City Commission Meeting(s) for the month of December, 2021. Possible action. (Staffed by Interim 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):		
ADELAIDA VEGA ANDREW MUNOZ		Created
City Manager Comments: Approved.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4814	
From:			
Subject: Discussion and consideration on Resolution 2021-61 amending Resolution 2017-85 updating the rotation list of the Mayor Pro Tempore and, in accordance with the rotational list, appoint a Mayor Pro Tempore for 2021-2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.)			
Background: By commission action on December 17, 2017, Resolution 2017-85 was approved prescribing policy and rotation of the Mayor Pro Tempore.			
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):			
ADELAIDA VEGA NORMA CANTU ANDREW MUNOZ		Created/Initiated New	
City Manager Comments: Approved.			
Staff Recommendation: Approve.			
Attachments, if any: R2021-61 Mayor Pro Tem policy			
Responsibilities upon Approval: Execute and retain.			

RESOLUTION NO. 2021-61

A RESOLUTION OF THE CITY OF WESLACO ESTABLISHING AN APPOINTMENT POLICY AND ROTATION SCHEDULE FOR THE MAYOR PRO TEMPORE OF ITS COMMISSION

WHEREAS, The Weslaco City Charter prescribes that in the absence of the Mayor a Mayor Pro Tempore shall be chosen; and

WHEREAS, if the Mayor is absent or otherwise unable to act, the Mayor Pro Tempore shall serve until the Mayor returns or is able to act and has all the powers and duties of the Mayor.

NOW, THEREFORE, BE IT RESOLVED that we, the duly elected Commissioners of the City of Weslaco, resolve the City is better served by engaging its members in leadership roles.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Commission adopts this policy to rotate the duties of Mayor Pro Tempore among all six individuals serving as Commission members in accordance with the following guidelines:

1. The City Commission shall appoint the Mayor Pro Tempore on a one-year rotational basis by seniority.
2. The order of the rotation shall begin with the Commission member who has the longest tenure of total years on the Commission, followed by the Commission member with the second longest tenure, and so on.
3. When two or more members have the same tenure on the Commission, the order of rotation among those tied for tenure is determined by lot from random drawing.
4. If the office of Mayor Pro Tempore becomes vacant prior to the expiration of the annual term, the next Commission member in rotation shall assume the office for the balance of the term then the full term as scheduled by rotation.
5. The appointment of the Mayor Pro Tempore takes place at the first regular meeting following the canvass each year.
6. This policy is expected to provide an orderly and fair procedure for alternating the position of Mayor Pro Tempore but the City Commission reserves the right to deviate from this policy by majority vote as they see fit for differing circumstances.
7. For the inauguration of this policy, the following schedule is determined based on date sworn into office:

Name	Sworn into Office	Mayor Pro Tem Term
Commissioner Josh Pedraza	11/16/2016	2021-2022
Commissioner Jose “JP” Rodriguez	11/14/2017	2022-2023
Commissioner Adrian Farias	09/03/2019	2023-2024
Commissioner Greg Kerr	11/12/2014	2018-2019

Commissioner Leticia Lopez	11/11/2015	2019-2020
Commissioner Leo Muñoz	11/11/2015	2020-2021

8. Should any Commissioner cease to hold office, the name shall be removed from the rotation list and those listed below shall advance a year in expected term. Newly elected Commissioners shall be entered at the bottom of the rotation list in accordance with the date sworn and provision 3 in these guidelines; ideally, Commissioners served two continuous years on the Commission to be eligible to serve as Mayor Pro Tempore.
9. Once all seated Commissioners have had the opportunity to serve as Mayor Pro Tempore, the rotation shall repeat starting anew with the Commissioner with most seniority.

PASSED AND APPROVED this the 16th day of November 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: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4799
From: ANDREW MUNOZ		
Subject: Discussion and consideration on request from Inframark for the annual Consumer Price Index adjustment not to exceed 3.036% for FY 2021-2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim 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):		
NORMA CANTU ANDREW MUNOZ		Created
City Manager Comments: Approved.		
Staff Recommendation:		
Attachments, if any: INFRAMARK - Annual Base Fee Adjustment for 2022		
Responsibilities upon Approval:		

October 27, 2021

Andrew Munoz
Interim City Manager
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Annual Base Fee Adjustment for 2022

Dear Mr. Munoz,

Inframark is pleased to have the opportunity to continue providing professional operations and maintenance services for the City of Weslaco's water and wastewater facilities. We will continue to dedicate our people and programs to work together in partnership with you to meet the City's water and wastewater challenges in an innovative and cost-effective manner.

As you are aware, the cost of doing business in the waterworks industry continues to escalate for a variety of reasons. These costs directly affect our daily operational cost as they have impacted the City's budget as well.

The Weslaco Agreement allows for an annual adjustment to occur on October 1 of each year and Schedule 5 provides for the methodology for calculating these annual adjustments. The Agreement also states the parties enter in a good faith negotiation to reach an agreeable increase. The increase following the methodology in Schedule 5 for the October 1, 2021 to September 30, 2022 year is 3.036%. We have seen a substantial increase in chemical cost and sludge hauling in the past four months with continued increases expected in 2022. Weslaco is a highly valued client in the Rio Grande Valley and Inframark understands the effect this will have on local businesses and the City's revenue. This increase represents the known price increases Inframark will experience the next year. The price adjustment is as follows:

Year	Base Fee	Maintenance Fee	Total Monthly Fee
2021	\$217,242.23	\$21,333.33	\$238,575.56
2022	\$223,837.51	\$21,333.33	\$245,170.84

Since the contract states that we must mutually agree to the price increase, please sign below if the City approves.

Date: _____

Andrew Munoz
Interim City Manager, City of Weslaco

We look forward to each year as an opportunity to strengthen our partnership. Please call if you have any questions or more information.

Sincerely,

Ryan Quigley
Regional Manager, Texas

Client: City of Weslaco

Adjustment Date October 1, 2021

BLS Index Table CUUR0000SEHG01

589.444

Change % 3.036%

BLS Index Month August

Prior Index

607.339

Current Index

Monthly Fees		Maintenance		Annual Fees		Maintenance		Total	
	Base Fee	Cap	Total		Base Fee	Cap	Total		Total
Previous Rate	217,242.23	21,333.33	238,575.56	Previous Rate	2,606,906.76	255,999.96	2,862,906.72		
API Adjustment	6,595.28	0.00	6,595.28	API Adjustment	79,143.36	0.00	79,143.36		
New Rate	\$ 223,837.51	\$ 21,333.33	\$ 245,170.84	New Rate	\$ 2,686,050.12	\$ 255,999.96	\$ 2,942,050.08		

CPI-All Urban Consumers (Current Series)

Original Data Value

Series Id: [CUUR0000SEHG01](https://data.bls.gov/timeseries/CUUR0000SEHG01)

Not Seasonally Adjusted

Series Title: Water and sewerage maintenance in U.S.

Area: U.S. city average

Item: Water and sewerage maintenance

Base Period: 1982-84=100

Years: 2008 to 2021

Source: data.bls.gov/timeseries/CUUR0000SEHG01

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2015	483.308	486.233	487.250	488.293	488.981	490.072	492.931	498.209	498.898	499.187	500.515	501.462		
2016	504.402	506.031	508.140	510.778	513.157	513.440	513.040	516.427	518.004	518.722	520.577	521.107		
2017	525.645	527.759	528.876	530.602	531.355	531.685	532.833	535.029	536.055	536.295	538.466	539.531		
2018	543.112	545.227	546.202	547.718	548.392	549.461	551.385	553.374	553.383	554.109	557.447	559.042	546.685	554.790
2019	561.114	561.677	563.105	565.470	565.803	567.442	568.911	570.069	571.018	572.912	574.691	575.232	564.102	572.139
2020	577.441	578.838	580.394	581.757	582.322	583.204	585.456	589.444	589.992	590.957	592.998	594.169	580.659	590.503
2021	596.237	597.584	598.452	599.614	600.405	602.795	605.224	607.339					599.181	



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4813
From:		
Subject: Discussion and consideration to approve Ordinance 2021-49 authorizing and allowing under the act governing the TMRS system "Updated Service Credit" and establishing an effective date for such actions and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2021-49. Possible action. (Staffed by Human Resources Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Luz Galindo Luz Galindo ANDREW MUNOZ		Created/Initiated New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Plan Change Study Weslaco, Weslaco TRANS - USC CPI_ (002) (002), O2021-49 TMRS AGREEMENT		
Responsibilities upon Approval:		



Plan Change Study

GRID 2022

For Informational Purposes Only

Effective Date - January 1, 2022

Report Date - October 29, 2021

01354 Weslaco

Proposed Plans

Plan Provisions

	<u>Current</u>	<u>1</u>	<u>2</u>
Deposit Rate	7.00%	7.00%	7.00%
Matching Ratio	2 to 1	2 to 1	2 to 1
Updated Service Credit	0%	50%	50% (Repeating)
Transfer USC **	No	Yes	Yes
Annuity Increase	0%	30%	30% (Repeating)
20 Year/Any Age Ret.	Yes	Yes	Yes
Vesting	5 years	5 years	5 years
Supplemental Death Benefit	A & R	A & R	A & R
<u>Contribution Rates</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>
Normal Cost Rate	4.97%	4.97%	7.05%
Prior Service Rate	<u>2.89%</u>	<u>3.07%</u>	<u>5.99%</u>
Retirement Rate	7.86%	8.04%	13.04%
Supplemental Death Rate	<u>0.25%</u>	<u>0.25%</u>	<u>0.25%</u>
Total Rate	8.11%	8.29%	13.29%
Unfunded Actuarial Liability	\$3,677,484	\$3,852,590	\$8,345,344
Amortization Period	20 years	20 years	20 years
Funded Ratio	92.2%	91.9%	83.9%
Phase-In Total Rate	N/A	N/A	N/A

**This is the addition to the Initial Prior Service Rate for USC for transfers. There were 23 eligible transfer employees on the valuation date.

November 4, 2021

Via E-mail

Ms. Luz Galindo
Human Resources
City of Weslaco
255 South Kansas Ave.
Weslaco, TX 78596-6158

Dear Ms. Galindo:

As per your request, enclosed is a model ordinance for your city to adopt:

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

With the adoption of these additional benefits, your city's full contribution rate for 2022 will be **8.29%**.

Please send us a copy of this ordinance as soon as possible after adoption.

If you have any questions or concerns, please do not hesitate to contact me at 1-800-924-8677.

Sincerely,


Anthony Mills
Director of City Services



TMRS-USC T CPI

**TEXAS MUNICIPAL RETIREMENT SYSTEM
ORDINANCE NO. 2021-49**

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

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

Section 1. Authorization of Updated Service Credits.

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

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

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

Section 2. Increase in Retirement Annuities.

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

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

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

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

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

Effective Date Subject to approval by the Board of Trustees of Texas Municipal Retirement System, the updated service credits and increases in retirement annuities granted hereby shall be and become effective on the **1st day of January, 2022**.

Passed and approved on first and final reading this the 16th day of November, 2021.

ATTEST:

APPROVED:

Norma A. Cantu, City Secretary

David Suarez, Mayor



Standardized Agenda Request Form

Date of Meeting: November 16, 2021	Agenda Item No. (to be assigned by CSO): 2021-4816
From: ARNOLDO BECHO	
Subject: Discussion and consideration to approve and accept the Architects ranking for the New Library/Library Renovation Project, selection of a date for a special meeting to interview the top 3 firms, and designation of an interview format and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Library Department.)	
Background: This initiative continues the process of analyzing Architects for our New Library/Library Renovation project. It should be noted that we have wonderful applicants and an abundance of firms who should be able to provide a superb library for our community. That said, after careful analysis of the Statement of Qualifications provided by the prospective firms, the Selection Committee has determined the following ranking of these firms. 1. GOERO 2. Boultinghouse Simpson Gates 3. Komatsu Architecture 4. Gignac & Associates 5. Milnet Architectural Services 6. Wang Architects 7. SAMES The scoring matrixes are attached to this item. Eric Lashley and Saida Sanchez recused themselves from this process for either conflicts of interest or personal reasons. The Selection Committee recommends interview of the top three firms: GOERO, Boultinghouse Simpson Gates, and Komatsu Architecture. The Selection Committee does not have a recommendation for a Special Meeting date or a specified interview format but does want to state that the RFQ stipulated "a maximum of 20 minutes to make a presentation" and "a maximum of 20 minute Q&A" following. Please note these are maximum amounts and ultimately the interview format is completely up to the Commission. Project Overview: The MJVSPL is a customer centered public library. We have an engaged community whose library is among the most frequently trafficked in the region. Thus, the mission of a capitol project would be to design a facility that focuses on satisfying the needs and services our community values. Paramount among these are family and children's areas, facilities for programing, spaces for comfortable study and leisure enjoyment, social spaces, and outdoor utility. The community also values a rich collection, traditional library services, and robust internet connectivity. Overall, we hope to retain the classic outdoor esthetic of the building to mirror the neighborhood, while	

transforming the indoor facilities to provide the modern comforts and services of a 21st century library. Built in 1986, the current facility is nearly 40 years old. The current facility lacks the capacity to provide the modern comforts of a 21st century library. For a more extensive analysis of the Library Facility, we invite information seekers to read the assessment provided by CTLS and added to this agenda item as an attachment.

Funding Source (budget code, if applicable):

Amount:	Term of Impact:	Identified in Current Budget:
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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):

The Selection Committee has determined the following ranking of these firms.

1. GOERO
2. Boultinghouse Simpson Gates
3. Komatsu Architecture
4. Gignac & Associates
5. Milnet Architectural Services
6. Wang Architects
7. SAMES

ARNOLDO BECHO	Created/Initiated
ARNOLDO BECHO	Approved
VIDAL ROMAN	Approved
ANDREW MUNOZ	New

City Manager Comments:

Approved.

Staff Recommendation:

Staff recommends interview of the top three firms: GOERO, Boultinghouse Simpson Gates, and Komatsu Architecture.

Attachments, if any:

Assessment of Weslaco Library 9.24.21, Memo - Library architect ranking and interview selection, Library Architect Scoring Matrix - Total Evaluation Original

Responsibilities upon Approval:

Coordination with the Architecture firms for interview.

Initial Notes for an Assessment of the Mayor Joe V. Sanchez Public Library by Eric P. Lashley, CTLS, Inc.

I visited the Mayor Joe V. Sanchez Public Library in Weslaco, TX on Thursday, August 19 and Friday, August 20, 2021. I was able to interview the following staff members: Arnoldo Becho Jr., Martin Mata, MariCarmen Garcia, Kayla Pena, Patti Avila, Raquel Echeveria, and Avanly Gonzalez. I also spoke with Mike Perez - City Manager, Omar Rodriguez - Director of Parks and Recreation, and Sheila Shidler- Executive Director of the Weslaco Museum.

Below are my notes from a checklist I had developed. My checklist begins with the exterior of the building. I have photos of most of the areas mentioned.

Building construction date: 1986

Exterior Architecture Style: The style is compatible with the downtown area. There are wonderful examples of Spanish revival and Spanish mission style architecture in the surrounding buildings. The former City Hall is a beautiful building which the City uses in their logo. It is the desire of the City to maintain the Spanish architectural influences in any new construction.



The font used for the name of the building is unique but has not been adopted in other marketing materials used by the library. The entrance to the building is somewhat hidden.



Landscaping: Nice trees. Plantings in the plaza area are very nice.

Clean or trash?: For the most part, the landscaping was clean. There was some trash in the grass, but overall the landscaping appeared to be in good shape.

Parking lot: The parking lot is a good distance from the front door. There is on street parking, but there is limited parking for patrons with mobility issues.



Was the library easy to find?: Yes, the library was easy to find, but the entrance is somewhat hidden.

First impressions of the exterior: The building is attractive, but has few windows. The plaza is very nice, but I feel it could use some fans. The temperature was near 100 degrees the days I visited and although the roof provides shade in the seating areas, I feel fans would be

appreciated. I felt the location of the Coke vending machine was a bit out of place.

Recommendation: add exterior fans



Exterior bookdrop: There was an exterior bookdrop next to the parking lot. **Recommendation: add drive-up bookdrop off the alley, so that patrons can drop books and other materials directly into the building.**

Bike racks: Yes, there were adequate bike racks. However, there was a bike rack near the bookdrop that seems to be out of place.

Sculptures: None. The only sculptural element was the fountain in the plaza and an old fountain (out of order) on the theater building. **Recommendation: add exterior sculptures.**

Pedestrian friendly?: Yes, the library complex is in an excellent location. Kansas Avenue is not a high traffic/high speed street.

Shade: Yes, the plaza provides adequate shade. The benches and exterior tables were in good condition.

Trash cans: I noticed the recycling bins and trash cans as I walked into the vestibule. Not a good first impression upon entering the library. There seemed to be adequate trash cans within the library. **Recommendation: move the recycling bins out of the vestibule and create a cleaner entrance into the library.**



Outdoor seating: As mentioned, there was adequate seating in the plaza.

Outdoor signage: The name of the building is prominently displayed. Other signage is inconsistent in font styles and some are in need of replacement.



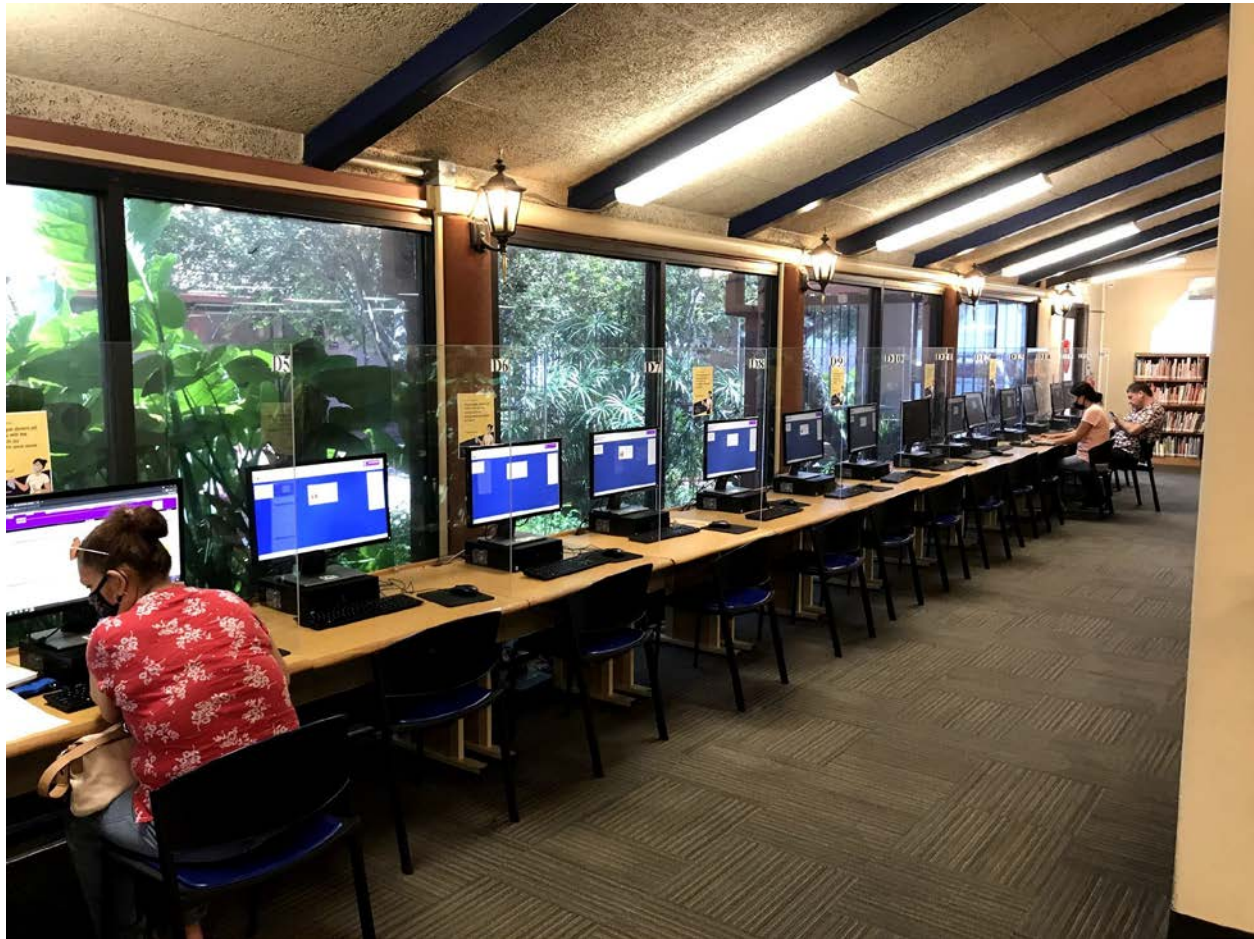
Signage for parking lot: Not all that clear, but it was not hard to find the parking lot. It is quite a distance from the front door.

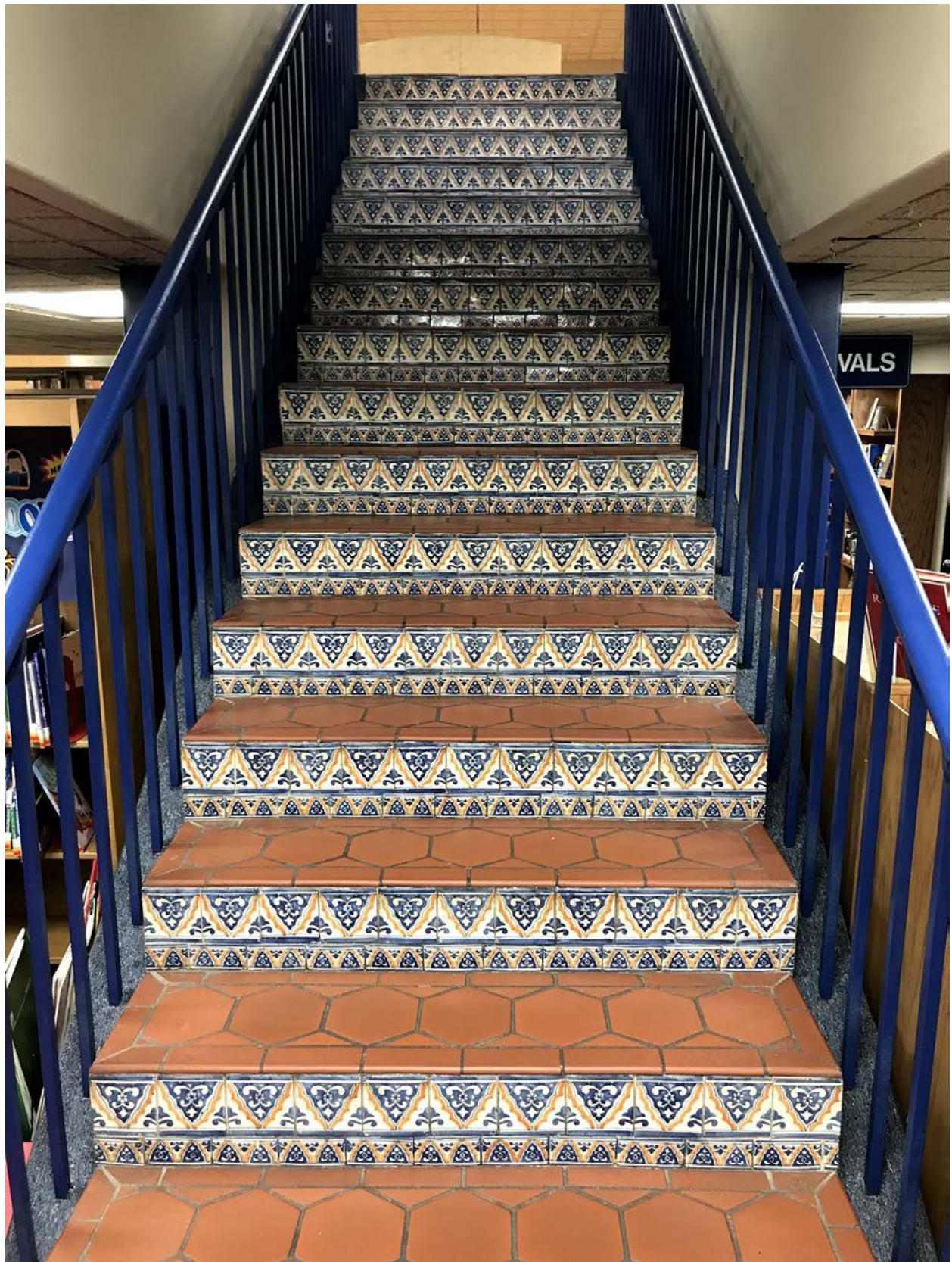
Signage on front doors: hours of operation?: Yes, the hours of operation were clearly marked on the front door. There was also a calendar of events posted in the vestibule and in the plaza.

Lobby: To the right of the security gates, there was a strange collection of materials. To the right there is the book on CD collection. After passing through the security gates, the circulation desk is easily accessible. Directly to the left of the security gates stands a podium and a display table. Both seem to be out of place. I assume there was a gap in the security gates and these objects were placed to keep patrons from going around the gates.



First impressions of the interior: It was a very sunny day, but as soon as I walked into the library the lighting was very dark. There is inconsistent lighting throughout the building. There is little natural light. Many of the windows are heavily tinted. There are both fluorescent lights and yellow bulbs that provide inadequate lighting for the patrons. Additional lighting was added to the tops of some shelving units to help elevate the lack of light. There are exterior lamps at the public computer space that provide inadequate lighting. The ceilings are very low in the computer area and children's space. I did appreciate the charging station and ceiling fans. I also really liked the tile throughout the building. I would encourage the new facilities continue to use the tile. **Recommendations: have consistent LED bulbs that produce white light and higher ceilings in the new building.**





How does the library smell?: In certain locations within the building there was a slight moldy smell. I noticed in the boardroom and reference desk areas that the library had installed air fresheners. I assume the air fresheners are to cover the smell of mold. **Recommendation: the HVAC system should be upgraded to better control the humidity in the building.**

Is the library welcoming? Fun? Serious?: The staff that I met were very friendly and helpful. The building did not fit the personality of the staff. The staff I met were passionate about the service they provide to the public. I could tell the staff were trying to maximize the use of the current building. In the end, the staff were placing band-aid after band-aid on a dated building. The current library is a 1986 building that does not fit the needs of a 21st century library. The building is not exciting or fun. The design is completely outdated. **Recommendation: Create a modern library that reflects the personality of the staff and creates a fun and dynamic 21st century building that moves away from a book centric model to a space for the community to gather.**

Interior signage: Mixture of permanent signage and paper signage. It was very difficult to figure out the layout of the various collections. The graphic novels are in two different buildings. There is no directory or map of the library for visitors. It was difficult to ascertain the location of the public restrooms. When I found restrooms, they were marked as staff only. I had to ask a staff member for the location of the restrooms and were told they were in the plaza. There was an old sign in disrepair in the plaza directing me to the restrooms.

Display cases: There were a few display cases located on the first floor. As mentioned, a display table was used as a barrier next to the security gates.

Information kiosks: There were a few information bulletin boards and calendars of events posted throughout the complex.

Information Digital Displays: There was a digital flat screen display located behind the circulation desk. **Recommendation: Have several digital displays throughout the building. Create a digital wall in the new facility.**

Interior Bookdrop: Yes, located centrally in the circulation desk.

Restrooms - cleanliness: As mentioned, I had a difficult time locating the restrooms. The restrooms were inadequate for a 21st century library. I have visited hundreds of libraries in my career, and I have never seen public restrooms located outside the main library. The staff restrooms were also inadequate. I was surprised to see carpeting on the walls within the restrooms. The men's restroom did not have a changing station. There was not a family or gender-neutral restroom. **Recommendations: There should be multiple public restrooms located on every floor and a family/gender neutral restroom located in a new children's library. The restroom in the children's restroom should have low toilets and sinks designed for children.**

Staff restrooms should only be in a staff area behind closed doors. I would recommend adding showers to the staff restrooms for staff who may wish to bike to work or exercise during their lunch hours.



Circulation Desk: The circulation staff seemed helpful. The staff could see patrons approaching. Recommendations: The circulation manager's desk is in the circulation desk work area. The future design should allow this manager privacy, but perhaps a one way window to observe when they are needed at the circulation desk, but not visible to the patrons.

Reference Desk: The glass installed due to COVID 19 made it difficult to communicate with the reference staff. The staff were very nice and helpful. I did notice an interaction I would like to bring up in terms of customer service. I observed an incident in which a woman was confused as to where she was supposed to pick up her Interlibrary Loan (ILL) book. When I discussed the incident with the staff, it seems the reference staff handles the requests for ILL and handles the circulation. I think it is very common for the reference staff to handle requests for ILL, but it is uncommon for patrons to pick up materials at the reference desk. Recommendation: Have all transactions/checking out of materials handled at the circulation desk. The current system is confusing to patrons.

ADA Compliance: There were only a few times in which there seemed to be an issue with ADA accessibility.

Children's Room: There is a children's space, but there is not a separate children's room. The room is next to the public computers and the space is inadequate for programming. Every staff member I spoke with felt the children's room should be the major focus of any new facility. The Family Place materials were not present in the children's room. **Recommendation: Make the children's space the priority for the new library. Create a separate children's room in the new library that provides space for the Family Place materials, an arts and craft area, a ceiling mounted projector and screen for movies, and other fun tactile activities.**



Noise levels: The days I visited, the library was very quiet. After speaking with the staff, it seems the library has not fully recovered to its pre-pandemic levels of use. Unfortunately, this is common. However, after speaking to the staff, I got the sense that the staff wanted the library to be a noisy (within reason) library with lots of activities for the community. The desire was to turn the library into a community gathering space.

Cafe or food: I was surprised to see the beginnings of a cafe. I was told the cafe was a joint venture with the school district. However, COVID put a stop to the cafe. **Recommendation: I have experience managing a library with a successful cafe. The City should keep in mind that most new restaurant ventures fail. I would recommend the City lease space to a private vendor**

and the space should be designed with the overall theme of the new building and not an afterthought.



Teen Area: None. However, there was space in the Porter Doss building which was used for teen programming after school. However, even though the Porter Doss building provides a large space for programming, there was nothing specific that reflected that it was a designated teen space. **Recommendation: I would make a Teen Space a priority in the new library. If a cafe space is included, the Teen space should be near the cafe. The space should include video games, computers, furniture which can be rearranged, and a space to create art.**

Another feature I would recommend in a new facility is a recording studio for video and audio which can be utilized by the employees and the public. Virtual programming will continue after the pandemic. A studio for the public would be a great addition to a new facility.

Public Access Computers: I was very impressed with the number of public computers. They were in multiple areas within the library. However, I think the library could reduce the number in

the future and dedicate more room for other amenities such as study rooms, conference rooms, meeting rooms, and other community gathering spaces. **Recommendation: reduce the number of public computers and have public computers in a few locations: a location for adults, a few computers in a new children's room, and a few in a new Teen area.**



Self-check computers: None. **Recommendation: More than 50% of your circulation should be done through self-check in the new facility. Self-check systems save staff time and resources. Staff should be utilized to provide in-depth service to patrons. Many patrons will prefer to check out their own materials.**

Staff Offices: The offices I saw were adequate. I noticed walls had been added over the years, but did not go all the way to the ceiling due to fire code.



Staff work areas: Inadequate. There was know centralized staff work area. There were multiple offices. Due to fire codes, there were walls that did not extend to the ceiling. Staff offices were split between floors. Cataloging was taking place in the Porter Doss building.

Recommendations: Create a centralized staff work area separate from the public areas. Staff should have individual cubicles to work and store personal items. A staff conference room for staff meetings should also be included in the staff space along with staff restrooms. I would limit the number of offices with walls. Walls limit future flexibility but a large open space allows for growth and flexibility.

Conference rooms: There was only one conference room (the boardroom). This was available to the public with approval from a supervisor. Recommendations: Provide additional conference rooms for the public in a future facility.

Study rooms: There were only two study rooms. Recommendation: Add as many study rooms to seat four individuals each equipped with a white board and a flatscreen monitor.



Meeting room: There was only one meeting room located in the theater building. The meeting room accommodates 88. The meeting room was very humid and had the smell of mold. The projector and screen were inadequate for the size of the room.

Recommendation: Add meeting rooms to the main library area.



Staff Breakroom: Sparse and inadequate. There was little space for the staff to take a break, each lunch, and talk with their fellow co-workers. Recommendation: Have an adequate sized breakroom that can accommodate the needs of the staff. Additional space may be needed for an additional refrigerator and ice machine to assist with large children's programs. The breakroom should be located within the new staff work area. A small separate room may be needed as a meditation room or room for mothers who may need privacy to pump breast milk.



Storage closets: Limited. It seemed the staff were using the theater for many of their storage needs. **Recommendations: Add as much storage as possible near the activity. Children's items should be stored in the children's room.**

Janitor's Closet: Located in the plaza next to the restrooms. **Recommendations: I would place the janitor's closet in a future staff work area. I would include a small janitor's closet on the second floor. All functions should be centralized in the main library space.**

History Room: None. I would not recommend a history room.

Lighting: As previously mentioned, the lighting is inadequate.

Furnishings: There is a mixture of furnishings. Some are very dated. **Recommendation: Order all new furnishings. Reduce the number of large tables and study cubicles and allow for patrons to arrange the furniture themselves to create their own spaces. Allow food and drink. Have booth seating in the Teen space and cafe area. Create countertop seating for laptop users.**

Ceiling Height: Very low. The ceiling height in the public computer area on the first floor, children's area, and second floor reference area are too low. The ceiling height will be one of the biggest challenges if the City decides to remodel the current building.

Roof leaks?: Yes, you can tell there have been roof leaks in the past.

Graphic Novels: The graphic novels are in two places. This demonstrates the difficulty of having the library divided into 3 different buildings.

Windows/natural light: Very little natural light. First floor windows are tinted. No windows on the second floor. **Recommendation: Have as much natural light as possible in the new facility.**



Wi-Fi: Very strong. No problem logging onto the internet.

Artwork: Very inconsistent. The art was clearly donated. Recommendation: Create a new art policy for the new library. Weslaco has several wonderful murals within the downtown area. I would encourage the new space to incorporate murals in many parts of the library.



Lockers: There were lockers for the staff, but none for the public.



Theater: I was pleasantly surprised by the condition of the theater. It seats 170 and the lighting, projector, and screen were high quality. Again, I was surprised people had to exit the theater to use the restrooms. It is a great asset for the library, but not being physically within the library makes the use of the facility problematic.

Audiovisual equipment: Inadequate, except for the AV in the theater.

Shelving: There was standard steel shelving, wooden shelving, and spinner racks.

Recommendations: I would recommend lower shelving in the new children's area. I would add casters to the children's shelving to allow staff to move the shelving for large children's programs. After the program is completed, staff can move the shelving back into place. Casters may also be employed in the Teen Space and other areas which may be used for multiple purposes.

End Panels: Some of the end panels were used for displays. The panels are most likely from 1986. Recommendation: The steel shelving is adequate, but I would recommend updating the end panels.

Used Bookstore: There was a used bookstore on the second floor next to the Reference Desk. Recommendation: In a future facility, have a more prominent and more attractive space for the used books. Have a future Friends organization manage the used bookstore.

Collection: age, condition, are the shelves crowded?: The collection is dated and many of the shelves are completely full. Recommendation: Weed the collection heavily before the need to

move into a new facility. The current library has more space dedicated to books than necessary. The space should be converted to gathering spaces. Therefore, I would recommend a massive weeding project. I don't think weeding will have a negative impact on circulation statistics.

Reference Collection: The reference collection is too large. The collection of National Geographics should be weeded. I would predict 99% of all reference questions are answered via Google. I would imagine there are reference books your current staff have never used.

Recommendation: I would weed the reference collection to only a handful of ready reference materials. The only physical items to keep may be local history or Texanna. Anything reference books that can be easily accessed by the internet should be weeded.

Maker Space: There was a 3-D printer. There was not a perceived high demand for a Maker Space. There was a desire for a creator space such as a recording studio.

Initial Thoughts:

The Mayor Joe V. Sanchez Public Library in Weslaco consists of three separate buildings: the main library, the theater, and the Porter Doss building. There is land available on the north side of the complex. It will be difficult to tie all three buildings together. The main library was constructed in 1986 and was designed before the internet or other modern building materials. The building has served the residents of Weslaco well for over 35 years, but the building is severely limited in providing 21st century services.

My initial thoughts are to demolish the Porter Doss building and build a new facility on the northern part of the property that would connect with the theater. I would leave the plaza as it is and repurpose the current facility as either City office space or lease the space for commercial use. The building could be remodeled for office use, but with the low ceilings, it will be difficult to remodel to an efficient and modern library.

I would recommend the staff look at this document and see if they agree with my assessment. If there are areas of agreement, the staff should use this as a starting place for a new strategic plan. For example, if it is agreed that a new children's area is the top priority in the new building, then this should be in the strategic plan. Once there is agreement on the rankings of needs, an architect can begin to start developing square footage models for each program area.

Opportunities:

The Mayor Joe V. Sanchez library is too large not to have an active Friends group. Building a new library is a great opportunity to build community support that will last longer than the construction of a new building. Since the City is a major landowner in the downtown in which the library is located, the library project may be tied into other city departmental projects. After talking with Omar Rodriguez, Director of the Parks and Recreation Department, there may be an opportunity to develop a downtown park in conjunction with the library project. Having street

festivals next to the library on Kansas Avenue may be appealing. Developing outdoor space for children is also another opportunity the City should consider.

Concerns:

Because the library does not have an active Friends group it may be difficult to get the community's support for this project. The budget is going to be tight. I hope the project will continue to move forward even after the retirement of City Manager, Mike Perez.

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

Andrew Muñoz, Interim City Manager

November 5, 2021

To: David Suarez, Mayor; Leo Muñoz, Mayor Pro-Tem; Gregory Kerr, Commissioner; Jose "J.P." Rodriguez, Commissioner; Adrian Farias, Commissioner; Letty Lopez, Commissioner; Josh Pedraza, Commissioner; Andrew Muñoz, City Manager
CC: Martin J. Mata, Vidal Roman, Kayla Pena, Maricarmen Garcia
Fr: Arnoldo Becho, Library Director
Re: Request to approve and accept the Architect ranking for the New Library/Library Renovation Project, selection of a date for a special meeting to interview the top 3 firms, and designation of an interview format.

This initiative continues the process of analyzing Architects for our New Library/Library Renovation project. It should be noted that we have wonderful applicants and an abundance of firms who should be able to provide a superb library for our community. That said, after careful analysis of the Statement of Qualifications provided by the prospective firms, the Selection Committee has determined the following ranking of these firms.

1. GOERO
2. Boultinghouse Simpson Gates
3. Komatsu Architecture
4. Gignac & Associates
5. Milnet Architectural Services
6. Wang Architects
7. SAMES

The scoring matrixes are attached to this item. Eric Lashley and Saida Sanchez recused themselves from this process for either conflicts of interest or personal reasons.

The Selection Committee recommends interview of the top three firms: **GOERO, Boultinghouse Simpson Gates, and Komatsu Architecture.**

The Selection Committee does not have a recommendation for a Special Meeting date or a specified interview format but does want to state that the RFQ stipulated "a maximum of 20 minutes to make a presentation" and "a maximum of 20 minute Q&A" following. Please note these are maximum amounts and ultimately the interview format is completely up to the Commission.

Library staff strongly supports the recommendation. Please feel free to contact me with any questions, I will be happy to provide additional information. Thank you for the time.

Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144
Email: abecho@weslacopl.us

Project Overview: The MJVSPL is a customer centered public library. We have an engaged community whose library is among the most frequently trafficked in the region. Thus, the mission of a capitol project would be to design a facility that focuses on satisfying the needs and services our community values. Paramount among these are family and children's areas, facilities for programing, spaces for comfortable study and leisure enjoyment, social spaces, and outdoor utility. The community also values a rich collection, traditional library services, and robust internet connectivity. Overall, we hope to retain the classic outdoor esthetic of the building to mirror the neighborhood, while transforming the indoor facilities to provide the modern comforts and services of a 21st century library. Built in 1986, the current facility is nearly 40 years old. The current facility lacks the capacity to provide the modern comforts of a 21st century library.

For a more extensive analysis of the Library Facility, we invite information seekers to read the assessment provided by CTLS and added to this agenda item as an attachment.

Composite Criteria Scoring

	BoltH	Gignac	GOERO	Komatsu	Milnet	SAMES	Wang
Arnoldo Becho	77	77	83	85	67	50	75
Rey Banda	78	67	81	60	79	56	62
Sylvia Sanchez Garza	98	87	78	97	86	74	76
Omar Rodriguez	87	77	92	95	61	48.17	63.5
Andrew Munoz	92	67	95	85	76	72	83
Mayor Suarez	74	74	87	76	65	61	72
Adrian Farias	24	12	15	18	15	10	13
	530	461	531	516	449	371.17	444.5
SCORE	75.71	65.86	75.86	73.71	64.14	53.02	63.50



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4834	
From: OMAR RODRIGUEZ			
Subject: Discussion and consideration to solicit bid proposals for the Fourth of July Public Fireworks display for 2022 with options for annual renewal and select single or multiple display locations. Possible action. (Staffed by Parks and Recreation Department.).			
Background: The Commission has approved an increased annual budget for the Fourth of July Public Fireworks display. Staff must solicit bid proposal for this 2022 show and requires direction on whether the display will be from a single location or multiple locations. Previously, the display had been presented as a single show from Mayor Pablo Pena City Park and Harlon Block Park. During the budget workshops staff had suggested presenting from both locations, however it was also suggested to have one show with larger fireworks from Mayor Pablo Pena City Park.			
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):			
OMAR RODRIGUEZ		Created/Initiated	
OMAR RODRIGUEZ		Approved	
ANDREW MUNOZ		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval to solicit bid proposals for multiple locations and include an option in proposal to extend contract annually for additional year up to 3 times.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4853	
From: OMAR RODRIGUEZ			
Subject: Discussion and consideration to authorize use of available allowances and contingency fund balance in the North Side Park Project to Celso Gonzalez Construction to rough grade open fields at Judge Gilbert Garza Park not to exceed \$12,200 and add 40 calendar days to the contract and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department)			
Background: Grading the future soccer and baseball fields was not included in the contract with Celso Gonzalez Construction when the project was awarded last year since these improvements were not part of this initial phase of development. Because the Mayor Pablo Pena Park RDF project was awarded funding sooner than expected, this phase of the North Side Park development was moved up, too. The Sports Field lighting for this project was approved by the Commission earlier this year and is ready for installment but needs the field cleared. The current state of the fields is rutted with agricultural rows not suited for mowing. Later, we will still need to have the fields finely graded for sports play. The Contractor is proposing to shred, rip existing farm berms, and disk fields. This work will add 10 days to contract. An additional 30 days are requested for delay in installation of 12" irrigation district supply line.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU OMAR RODRIGUEZ ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approved.			

Staff Recommendation:

Staff recommends approval.

Attachments, if any:

Cost proposal for disking open fields - Weslaco Northside Sports Complex

Responsibilities upon Approval:



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4798	
From: Pete Garcia			
Subject: Discussion and consideration to award Manhole Rehabilitation Phase V to Southern Trenchless Solutions, buyboard vendor contract no. 635-21, in the amount not to exceed \$207,330 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: Manhole Locations: South border: south of 3 rd Street - Recycle center on Mile 5N (10 manholes) Along drain ditch from Carmen St to Lift Station #35 (10 manholes) Westgate & 4 th St. east to Barclay in alleyway (3 manholes) 1 st St. - Industrial St.; between Airport Dr. and Utah Ave. (17 manholes)			
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):			
LUCERITO ESPINOZA Pete Garcia ANDREW MUNOZ		Created/Initiated New	
City Manager Comments:			
Staff Recommendation: Staff recommends approval for the above mentioned.			
Attachments, if any: Southern Trenchless Quote #21128			
Responsibilities upon Approval:			



P O Box 8084; Weslaco, TX 78599
 1200 W Exp 83, La Feria, TX 78559
 Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southerntrenchless.com

Quote Issued: **10/25/2021**
 Quote: **21128**

Invoice Issued: _____

Invoice: _____

Purchase Order # _____

Buyboard 635-21

Project: City of Weslaco - Manhole Rehabilitation

Buyboard Proposal Code No: 635-21

Line No.	Item No.	Description	QTY	UNIT	Unit Price	Total
1	231	Mobilization	1	EA	\$ 1,000.00	\$ 1,000.00
2	90	Premium Manhole Frame & Cover	40	EA	\$ 1,600.00	\$ 64,000.00
3	95	Manhole Rehabilitation - Cementitious	4043	SF	\$ 15.00	\$ 60,645.00
4	98	Manhole Rehabilitation - Epoxy	4043	SF	\$ 15.00	\$ 60,645.00
5	104	Manhole Bench Reconstruction	40	EA	\$ 375.00	\$ 15,000.00
6		Payment & Performance Bond	1	LS	\$ 6,040.00	\$ 6,040.00
					Total	\$ 207,330.00

Exclusion: **1 Does Not Include Bypass or Point Repairs.**
2 Water to be provided by the City of Weslaco at no charge to Southern Trenchless Solutions, LLC.
3 Waste site to be provided by the City of Weslaco.

Instructions: **** Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.**

Signature: _____
 Title: _____

Print Name: _____

***** Please Make Checks Payable To:**

Southern Trenchless Solutions, LLC.
 P.O. Box 8084
 Weslaco, Texas 78599



We Appreciate Your Business!!!



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4797
From: Pete Garcia		
Subject: Discussion and consideration to purchase three Gorman Rupp Pumps from Precision Pump Systems, Buyboard Contract No. 589-19, for an amount not to exceed \$159,767.17 and authorize the Mayor to execute all related documents. Possible action. (Staffed by Public Works Department.)		
Background: Purchase was approved with ARPA funds.		
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):		
LUCERITO ESPINOZA Pete Garcia ANDREW MUNOZ		Created/Initiated New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval for the above mentioned.		
Attachments, if any: Precision Pump Q#PD211023		
Responsibilities upon Approval: Upon approval, City Secretary's office will forward a copy to the Public Works Department.		



PRECISION PUMP SYSTEMS

3908 East Richardson

Edinburg TX 78542

Phone: 956-378-9270

BuyBoard Contract # 589-19

Attn: CITY OF WESLACO
Project: PA6 DIESEL DRIVEN PUMPS
Contact: MARCELO COSME

Date: 10.19.21
Quote No. PD211023
Page: 1 of 1

Pursuant to your inquiry as referenced above, we are pleased to submit our proposal for your kind consideration. We appreciate your confidence in **Precision Pump Systems (PPS)** to supply the best equipment and service available in the industry today.

Equipment Scope & Services Included - (3) GORMAN RUPP MODEL PA6A60-4045T FT4 INCLUDES WHEEL KITS, AND BATTERIES FOR ALL THREE UNITS

Net Price: \$159,767.17

Freight Included

NOTES/EXCEPTIONS:

Unless specifically mentioned in this proposal for inclusion with proposed items, PPS has not included any other items or services. Items quoted are standard construction and paint unless otherwise noted. Motors sent in for rebuild that are "Listed Motors" i.e. UL, FM, etc. will not be re-certified unless specifically stated at time of repair. Any sale of goods is based on our "Standard Terms & Conditions of Sales", request copy if needed. Proposal is limited to the items and quantities listed. Neither verbal nor handwritten changes are acceptable. Any revision to proposal will be provided in a re-typed "revised" proposal.

We look forward to working with you on this and any future projects. If you have any questions or thoughts, please do not hesitate to call.

Sincerely,
PRISCILLA DOMINGUEZ
OUTSIDE SALES

PRECISION PUMP SYSTEMS

M: 956.578.1053

pdominguez@precisionpumpsystems.com

APPROVED BY: _____

DATE: _____

Terms are net 30, upon approved credit. No taxes are included. Prices firm for 30 days only. Note: Retainers are not considered as part of the terms of the quotation. PPS will furnish Insurance Certificate upon request. The above quotation is subject to PPS's standard conditions of sale and any party's acceptance to purchase items @ cost noted hereby signify that they have read and understand those conditions and agree to them. These said terms & conditions shall have absolute & overriding authority of any agreement between PPS & other parties unless specifically noted otherwise by PPS in writing. No verbal or handwritten changes to this proposal shall be acceptable, unless within revised written proposal provided. This offer is not a Bill of Sale. Customer must supply written notice of any order cancellation and is solely responsible for All cost associated with any order cancellation requested. There will be a 1% Interest per Month Charge on All Payments Past 60 Days. By Signing this Quote, means you have read and agree to all Terms and Conditions.

P.O. Box 73149, Houston, TX 77273 Tel: 713-783-8530 Fax: 713-783-1221

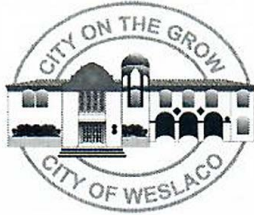


Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4851
From:		
Subject: Discussion and consideration on request from The Eatery to authorize the street closure of Kansas Street between 4th Street and 5th Street for any special events at 400 S. Kansas Ave. from November 2021 to October 2022 from 5:00pm to 12:00am and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
JUANITA VALLEJO Pete Garcia ANDREW MUNOZ		Created
City Manager Comments: Approved.		
Staff Recommendation:		
Attachments, if any: Memo- Miguel Gallegos, The Eatery - festival events November 2021 - October 2022, MAP CLOSURE 2 - THE EATERY_, Special Events Checklist - Eatery		
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

Andrew Munoz, Interim City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

DATE: November 11, 2021
TO: Mayor and City Commission
FROM: Pete Garcia, Public Works Director 
SUBJECT: Request from Mr. Miguel Gallegos
Cc: Andrew Munoz, Interim City Manager
David Arce, Deputy Public Works Director
Norma Cantu, City Secretary

This is to inform you Mr. Miguel A. Gallegos, a local business owner reached out to us regarding their vendors market and other special events that will be held at The Eatery, therefore they are requesting street closure on Kansas Avenue between 4th and 5th Street during the period of November 2021 to October 2022.

Public Works staff recommends approval for the above requested and will work with Mr. Gallegos to coordinate the street closure(s). If you have any questions or concerns, feel free to contact me at ext. 1600.

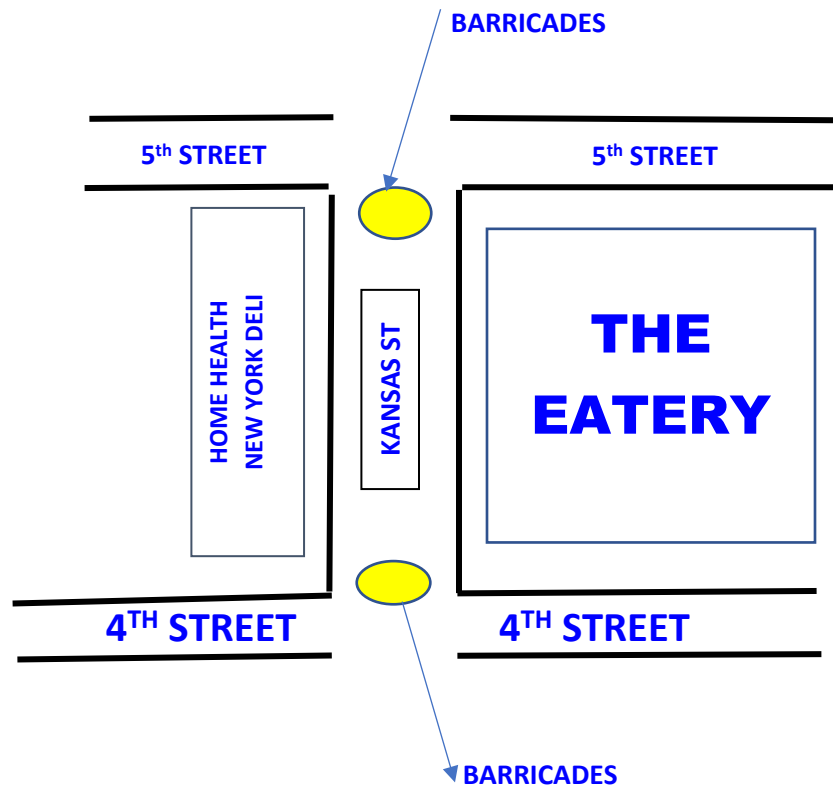
PG; le

The Eatery
400 S. Kansas Ave.
Weslaco, Texas 78596

To whom it may concern:

My name is Miguel A. Gallegos, I'm a local business owner and event coordinator at The Eatery in Downtown Weslaco. I am respectfully reaching out to other local businesses, such as yourself to close Kansas Ave, between 4th and 5th St to host a monthly vendor's market. We would like to seek your approval to do so without affecting your daily operations with an advance notice. This is also an opportunity to be a part of our vendor's market to assist in promoting local businesses. Each month we have a calendar with our weekly agenda so we can plan accordingly, which we can provide you with as well to help you and your staff prepare accordingly. Should you have any further questions or concerns, please contact me by email rgvbeverage@gmail.com or telephone 956.458.6465.

Kind regards,
Miguel A. Gallegos



The yellow circles indicate where the street closure is being requested



Special Events Checklist:

City of Weslaco Requirements and Procedures

Office of the City Secretary · 956.968.3181 · esilva@weslacotx.gov

Name of Applicant (Person or Entity): <i>Miguel Gallagos</i>		Name of Event: <i>Fall Fest @ The Entry</i>	
Contact Person: <i>Miguel Gallagos</i>		Telephone Number: <i>956 458 6965</i>	
Address: <i>400 S. Kansas Ave</i>		E-Mail Address: <i>POV Beverage@gmail.com</i>	
City: <i>Weslaco</i>	State: <i>TX</i>	Zip Code: <i>78596</i>	
Event Purpose (fundraiser, school activity, etc.):		Expected Attendance: <i>500</i>	
Start Time: <i>5pm</i>	End Time: <i>12am</i>	Event Date(s): <i>11-24-21</i>	
Relevant Policies and Fees: (*Commission consent by agenda action may be required)			
Special Event:			
☐ Proof of Liability Insurance with City of Weslaco as Named Insured on Certificate		☐ Limited use of live animals (Code of Ordinances §22) *	
☐ Authorization to display promotional signage*		☐ Park, Pool, Facility Rental	
☐ Evidence of Health Permit (food service)		☐ Vendor Application with Fee of \$75.00	
☐ Verification to Texas Alcoholic Beverage Commission (TABC) for sale/service of beer and wine*		☐ Special Event Permit with Fee of \$100.00	
Traffic Control (Code of Ordinances §134):			
☐ Route Map		☐ Parade and Processions Fee of \$50.00	
☐ Written Consent of Affected Property Owners		☒ Street Closure Fee of \$25.00	
☒ Barricade Fee of \$50.00/location + \$100 deposit		☐ Traffic Safety Plan by Police Department	
☐ Verification to Texas Department of Transportation (TxDOT) affecting state right-of-way*		☐ Police Escort of \$20.00/officer per hour (2-hour minimum)	
Sound Amplification (Code of Ordinances §94 and Election Code §61):			
☐ Use of loudspeakers, microphone, bullhorn, etc.		☐ Sound Truck Fee of \$25.00	
☐ Vehicle Description, License Plate, Driver's License		\$25.00 fee is for 3 consecutive days	
Applicant will coordinate with applicable City Departments, state and federal agencies and discharge the City of any liability associated with this event.		Timestamp of Receipt: <i>NOV 08 2021</i>	
Applicant's Signature:		Payment type: ☐ Cash ☐ Credit Card	
Additional Stipulation(s) of Authorization:			
Approved	Denied	Reason	Signature as Applicable
			Police Chief
			Fire Chief
			Public Works Director
			Planning/Code Enforcement/City Engineer
			Parks Director
			Traffic Safety Officer/City Manager



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4854
From:		
Subject: Discussion and consideration to approve proposed Change Order #13 in the amount of \$17,000 for the Pleasantview & 11th Street Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)		
Background: See attached Memo		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
NORMA CANTU Albert Aldana ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval		
Attachments, if any: 11-11-2021CC_Pleasantview&11th CO#13, CCO#13_Signed		
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

DATE: November 11, 2021

TO: Mayor Suarez, City Commissioners,
Mr. Muñoz

FROM: Albert J. Aldana, P.E.
City Engineer

SUBJECT: Pleasantview & 11th St Drainage Improvements
Work at FM 1015 Crossing
Proposed Change Order #13

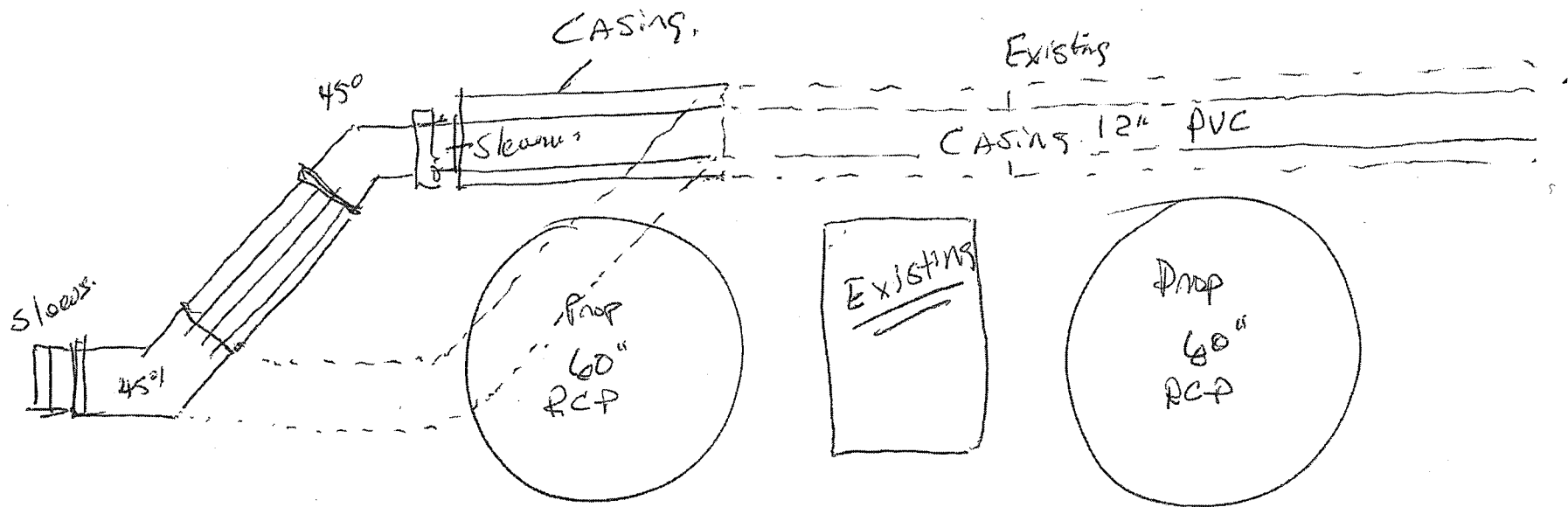
This item seeks your approval of Change Order #13 in the amount of \$17,000.00 for the installation of 20 feet of 24" casing and 12" PVC Waterline & Fittings in order to clear the proposed southern 60" RCP at the FM 1015 Crossing. The elevation of the existing waterline was unknown and did not exist in any available records that would ensure clearance.

See attached diagram for an illustration of the proposed work.

Staff recommends approval of this change order.

Albert J. Aldana

Extension of casing crossing.



19,000.00

CHANGE ORDER

AIA DOCUMENT G701

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT:	CHANGE ORDER NUMBER:	13
Pleasantview & 11th St. Drainage Improvements	DATE:	11/10/2021
Weslaco, TX	ENGINEER'S PROJECT NO.:	19-125
TO CONTRACTOR:	CONTRACT DATE:	9/11/2020
Rigney Construction, LLC	CONTRACT FOR:	Drainage Improvements
7011 N. Semeinary Rd.		
Edinburg, TX 78541		

The Contract is changed as follows:

Extension of Casing Crossing at FM 1015 \$ 17,000.00

ADDITIONAL DAYS PENDING DUE TO CONFLICT

Not valid until signed by the Owner, Engineer and Contractor.

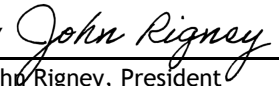
The original (Contract Sum) was	\$2,851,562
Net change by previously authorized Change orders	\$262,794
The (Contract Sum) prior to this Change order was	\$3,114,356
The (Contract Sum) will be (increased)	
by this Change Order in the amount of	\$ 17,000.00
The new (Contract Sum) including this Change order will be	\$3,131,356

The Contract Time will be (changed) PENDING

The date of Substantial Completion as of the date of this Change Order therefore is NOVEMBER 2021

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

SWG Engineering, Inc
ENGINEER
611 S. International Blvd.
Address
Weslaco, TX 78596
BY  P.E.
Jose Reyes, Jr. P.E.
DATE 11/11/2021

Rigney Construction, LLC
CONTRACTOR
7011 N. Seminary Rd.
Address
Edinburg, TX 78541
BY 
John Rigney, President
DATE 11/10/2021

City of Weslaco
OWNER
255 S. Kansas Ave.
Address
Weslaco, TX 78596
BY
DATE

City of Weslaco Pleasantview and 11th Drainage Improvements
CHANGE ORDER

ITEM #	ITEM DESCRIPTION	EST. QTYS	UNIT	UNIT/PRICE	TOTAL				
	Extension of Casing Crossing on FM 1015	1	LS	\$ 17,000.00	\$ 17,000.00				
	TOTAL CHANGE ORDER				\$ 17,000.00				



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4855
From:		
Subject: Discussion and consideration to approve proposed Change Order #14 in the amount of \$12,300 for the Pleasantview & 11th St. Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)		
Background: See Attached Memo.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
NORMA CANTU Albert Aldana ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: CCO#14_Signed, 11-11-2021CC_Pleasantview&11th CO#14		
Responsibilities upon Approval:		

CHANGE ORDER

AIA DOCUMENT G701

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT:	CHANGE ORDER NUMBER:	14
Pleasantview & 11th St. Drainage Improvements	DATE:	11/10/2021
Weslaco, TX	ENGINEER'S PROJECT NO.:	19-125
TO CONTRACTOR:	CONTRACT DATE:	9/11/2020
Rigney Construction, LLC	CONTRACT FOR:	Drainage Improvements
7011 N. Semeinary Rd.		
Edinburg, TX 78541		

The Contract is changed as follows:

New 12" valve inline with 6" valve to release pressure \$ 12,300.00

ADDITIONAL DAYS PENDING DUE TO CONFLICT

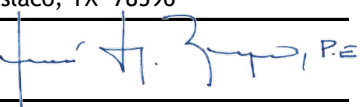
Not valid until signed by the Owner, Engineer and Contractor.

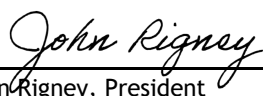
The original (Contract Sum) was	\$2,851,562
Net change by previously authorized Change orders	\$279,794
The (Contract Sum) prior to this Change order was	\$3,131,356
The (Contract Sum) will be (increased)	
by this Change Order in the amount of	\$ 12,300.00
The new (Contract Sum) including this Change order will be	\$3,143,656

The Contract Time will be (changed) PENDING

The date of Substantial Completion as of the date of this Change Order therefore is NOVEMBER 2021

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

SWG Engineering, Inc
ENGINEER
611 S. International Blvd.
Address
Weslaco, TX 78596
BY 
Jose Reyes, Jr. P.E.
DATE 11/11/2021

Rigney Construction, LLC
CONTRACTOR
7011 N. Seminary Rd.
Address
Edinburg, TX 78541
BY 
John Rigney, President
DATE 11/10/2021

City of Weslaco
OWNER
255 S. Kansas Ave.
Address
Weslaco, TX 78596
BY
DATE

**City of Weslaco Pleasantview and 11th Drainage Improvements
CHANGE ORDER**

ITEM #	ITEM DESCRIPTION	EST. QTYS	UNIT	UNIT/PRICE	TOTAL				
	New 12" valve inline with 6" valve to release pressure - with assistance from City of Weslaco water pumps and etc.	1	LS	\$ 12,300.00	\$ 12,300.00				
	TOTAL CHANGE ORDER				\$ 12,300.00				

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: November 11, 2021

TO: Mayor Suarez, City Commissioners,
Mr. Muñoz

FROM: Albert J. Aldana, P.E.
City Engineer

SUBJECT: Pleasantview & 11th St Drainage Improvements
Work at FM 1015 Crossing
Proposed Change Order #14

This item seeks your approval of Change Order #14 in the amount of \$12,300.00 for the installation of a 12" valve in line with a 6" pressure release valve in order to be able to shutoff water at the crossing.

A thorough investigation of existing valves to shut-off water for the waterline work at the crossing revealed there were none near the vicinity of the project site. The closest valves exist near 18th St and Pleasantview. However, these valves were not viable options to shut off the water because they would impact a significant number of residents. As a result, it was discarded. This work could take up to 12 hours to complete.

Staff recommends approval of this change order.

Albert J. Aldana



Standardized Agenda Request Form

Date of Meeting: November 16, 2021		Agenda Item No. (to be assigned by CSO): 2021-4846
From: OMAR RODRIGUEZ		
Subject: Report on Public Safety Complex Construction (Staffed by Parks & Recreation Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
NORMA CANTU OMAR RODRIGUEZ ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments:		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		