



**A SPECIAL MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, DECEMBER 14, 2021**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Special Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, December 14, 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 Javier Hinojosa to rezone 3701 S. Westgate, also being 9.98 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, Texas from M-1 Mobile Home Subdivision to R-1 One-Family Dwelling District.
- B. To solicit input on behalf of Melden & Hunt to rezone 3210 N. Texas Blvd. also being 18.067ac being a part or portion out of Farm Tracts 108 &109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to a Planned Unit Development (PUD).

- C. To solicit input on behalf of Veras King o Meats 3 LLC. to approve a Conditional Use Permit for a Wine and Malt Beverage Retailer's Off-Premise permit at 2941 N. Texas Blvd. also being Lot C-2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas.
- D. To solicit input on behalf of Teddy's Barbecue LLC to approve a Conditional Use Permit for a Wine and Malt Beverage Retailer's On-Premise permit at 2807 N. Texas Blvd. also being Lot 16, Block 2, Tejas Dos Subdivision, Weslaco, Hidalgo County, Texas
- E. To solicit input on the proposed demolition order for unoccupied buildings as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:
 - 1. 101 N. Texas Ave, Gonzales addition Blk 1 Lots 1,2,3,4, Weslaco, Hidalgo County, Texas. Owner: Martha Nunez;
 - 2. 1410 Clifton St. C Davenport Blk 9 Lots 6 & 7, Weslaco, Hidalgo County, Texas. Owner: Asuncion Sagredo Puente;
 - 3. 1502 Mile 5 North St. West Tract N383.50'-E220'-W660' FT 795 1.94AC GR 1.79AC NET, Weslaco, Hidalgo County, Texas. Owner: Rogelio and Maria Olvera;
 - 4. 514 N. Cantu St. Valle Vista #2 Blk 3 Lots 8 & 9, Weslaco, Hidalgo County, Texas. Owner: Arcelia Chavez Hernandez;
 - 5. 422 S Utah Ave, West Tract being an irrigation tract N-416'-S435.45'-E671.78'ft 53. 3.84acre. Owner: NANDYPATY Family Limited Partnership;
 - 6. 300 Bluebonnet, Expressway Heights Blk 3 Lots 3, 4 and 5, Weslaco, Hidalgo County, Texas. Owner: Adelia Vasquez;
 - 7. 1507 Davenport, Subdivision C Davenport Blk 8 Lots 17 & 18, Weslaco, Hidalgo County, Texas. Owner: Ninfa Rodriguez;
 - 8. 608 S. Illinois Ave, Weslaco Original Townsite Blk 48, all of Lot 5 and – N. ½ of Lot 6, Weslaco, Hidalgo County, Texas. Owner: Randal J. Taylor ET AL;
 - 9. 901 Academy St. Gulf Terrace W220'-Lot 10, BLK 2, Weslaco, Hidalgo County, Texas. Owner: Weslaco ISD School District.

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 16, 2021
(Staffed by City Secretary Department.) Attachment.

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

- 1) 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 held November 16, 2021; staffed by Planning & Code Enforcement Department.) Attachment.
 - 2) Approval 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 held on November 16, 2021; staffed by Planning & Code Enforcement Department.) Attachment.
 - 3) 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 held November 16, 2021; staffed by Planning & Code Enforcement Department.) Attachment.
- C. Approval to ratify Resolution 2021-62 for the temporary closure of State Right-of-Way for the City of Weslaco public event, the 2021 Weslaco Lighted Christmas Parade on December 11, 2021 and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.) Attachment.
- D. Approval of a six-month extension for the Final Plat for MMN # 1 – being the south 5.00 acre of the East 20 acres of Farm Tract 98, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southwest corner of Mile 1/2W Rd. and Olivarez St. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Approval of a six-month extension for the Final Plat for The Woods Subdivision—being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. Approval of a Bi-Annual Interlocal Agreement 2022-2024 between Rio Grande Valley Communications District (known as "RGV 9-1-1") and the City of Weslaco, Police Department for 9-1-1 Service and authorize the Mayor to execute any related documents. (Staffed by Police Department) Attachment.
- G. Approval on request from The Eatery for the street closure of Kansas Street between 4th Street and 5th Street for an event "Ugly Sweater Block Party" at 400 S. Kansas Avenue on December 23, 2021 from 5:00pm to 12:00am and authorize the Mayor to

execute any related documents. (Staffed by Interim City Manager.) Attachment.

- H. Approval to authorize staff to purchase a Certificate of Deposit from Greater State Bank in the amount of \$240,000 for a term of 18 months utilizing the Library Marion Booth Endowment Funds; approve Resolution 2021-63 authorizing designated individuals as signatories on certain legal financial documents with Greater State Bank and authorize the Mayor to execute any related documents. (Staffed by the Library Department.) Attachment.
- I. Approval on Resolution 2021-64 for submission of a grant application for the FY2022 Border Zone Fire Departments Grant (BZFD) to the Office of the Governor, Public Safety Office Homeland Security Grants Division for Equipment, Supplies and/or Direct Operating Expenses associated with border security activities with NO MATCH REQUIRED, and authorize the Mayor to execute any related documents. (Staffed by Fire Department.) Attachment.
- J. Approval to ratify dedication of the 10-foot Easement and Right-of-Way to AEP Texas Inc for electric distribution lines for the Weslaco North Fire Station Subdivision (Judge Gilbert Garza Park project) and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment.

V. OLD BUSINESS

- A. 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. (This was tabled on November 16, 2021; staffed by Human Resources Department.) Attachment.
- B. Discussion and consideration on request from Park Meadows Neighbors for a separate entrance and exit for Airport Heights Subdivision and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

VI. NEW BUSINESS

- A. Discussion and consideration after a public hearing on behalf of Javier Hinojosa on Ordinance 2021-50 to rezone 3701 S. Westgate also being 9.98 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, Texas from M-1 Mobile Home Subdivision to R-1 One Family Dwelling District and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-50. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Melden & Hunt on Ordinance 2021-51 to rezone 3210 N Texas also being 18.067ac being a part or portion out of Farm Tracts 108 & 109, The West and Adams Tracts, Weslaco, Hidalgo

County, Texas from R-1 One Family Dwelling District to a Planned Unit Development (PUD) and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-51. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- C. Discussion and consideration after public hearing on behalf of Veras King o Meats 3. LLC. to approve a Conditional Use Permit for a Wine and Malt Beverage Retailer's Off-Premise permit at 2941 N. Texas Blvd. also being Lot C-2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration after public hearing on behalf of Teddy's Barbecue LLC. to approve a Conditional Use Permit for a Wine and Malt Beverage Retailer's On-Premise permit at 2807 N Texas Blvd. also being Lot 16, Block 2, Tejas Dos 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 to approve the Final Plat for Texas Heights Subdivision—being a 18.067 being a part or portion out of Farm Tracts 108 &109, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas located on Texas Blvd & Northcross Avenue and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. Discussion and consideration to approve the Final Plat for Weslaco International Industrial Park – being a 146.09 acre tract of land out of Farm Tracts 1056, 1057and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of intersection Mile 9 & FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration on Ordinance 2021-52 amending Ordinance 2018-02 being the Zoning Ordinance to create a R-4 Residential one family / narrow lot zoning and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-52. Possible action. (Staffed by Planning and Code Enforcement.) Attachment.
- H. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:

1. 101 N. Texas Ave, Gonzales addition Blk 1 Lots 1,2,3,4 , Weslaco, Hidalgo County, Texas. Owner: Martha Nunez;
2. 1410 Clifton St. C Davenport Blk 9 Lots 6 & 7, Weslaco, Hidalgo County,

- Texas. Owner: Asuncion Sagredo Puente;
3. 1502 Mile 5 North St. West Tract N383.50'-E220'-W660' FT 795 1.94AC GR 1.79AC NET, Weslaco, Hidalgo County, Texas. Owner: Rogelio and Maria Olvera;
 4. 514 N. Cantu St. Valle Vista #2 Blk 3 Lots 8 & 9, Weslaco, Hidalgo County, Texas. Owner: Arcelia Chavez Hernandez;
 5. 422 S Utah Ave, West Tract being an irrigation tract N-416'-S435.45'-E671.78'ft 53. 3.84AC. Owner: NANDYPATY Family Limited Partnership;
 6. 300 Bluebonnet, Expressway Heights Blk 3 Lots 3, 4 and 5, Weslaco, Hidalgo County, Texas. Owner: Adelia Vasquez;
 7. 1507 Davenport, Subdivision C Davenport Blk 8 Lots 17 & 18, Weslaco, Hidalgo County, Texas. Owner: Ninfa Rodriguez;
 8. 608 S. Illinois Ave, Weslaco Original Townsite Blk 48, all of Lot 5 and – N. ½ of Lot 6, Weslaco, Hidalgo County, Texas. Owner: Randal J. Taylor ET AL;
 9. 901 Academy St. Gulf Terrace W220'-Lot 10, BLK 2, Weslaco, Hidalgo County, Texas. Owner: Weslaco ISD School District.

and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

- I. Discussion and consideration on Resolution 2021-65 to approve "Authorized Signers" for New York Life Insurance and Annuity Corporation and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment.
- J. Discussion and consideration on the lease purchase of 5 EKG Monitors (LP 15) for a total of \$168,080 to be paid over 5 years as approved for FY 2021-2022 Capital Outlay Improvements General Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.
- K. Discussion and consideration on the purchase of a data storage network server for the city's library department with ARPA Funds in the amount of \$41,500.65 through vendor Insight Public Sector with Texas DIR contract # DIR-TSO-3763 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Information Technology Department.) Attachment.
- L. Discussion and consideration to accept the 2021 FY21 COPS Office Hiring Program Solicitation award in the amount of \$500,000 with a 25% match over 36 months to advance the practice of community policing through the hire or rehire of additional career law enforcement officers and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)
- M. Discussion and consideration to award lowest bid for two (2) New 4x4 Backhoe loaders to Sourcewell vendor Doggett Heavy Machinery Services for an amount not to exceed \$215,000 from the Capital Outlay Improvements Water/Wastewater Funds and authorize the Mayor to execute any related documents. Possible action. (Staffed by

Public Works Department.) Attachment.

- N. Discussion and consideration to award BuyBoard vendor Kinloch Equipment & Supply, Inc. for a TK-60XP Remote Controlled Mower, in amount not to exceed \$65,000 from FY2021-22 Capital Outlay Improvements Drainage Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- O. Discussion and consideration to award BuyBoard vendor Cooper Equipment Company for a Tack Oil Wagon, an amount not to exceed \$30,000 from FY2021-22 Capital Outlay Improvements Street Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- P. Discussion and consideration to award lowest bidder HGAC vendor Romco Equipment for the purchase of a New 2022 EC250ELR Long Reach Excavator with the trade-in of our current 1998 330BL CAT Long Reach, for an amount not to exceed \$228,282 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- Q. Discussion and review of the FY 2021-2022 Streets Improvement Listing to include newly budgeted paving projects, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- R. Discussion and consideration to approve schedule pick up dates for residential solid waste collection beginning January 1, 2022, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- S. Discussion and consideration to approve the commercial bin lock bar fee for all commercial accounts beginning February 1, 2022, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works 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. Personnel - Discussion regarding the recruitment process for the position of City Manager for the City of Weslaco to include qualifications and publication places and dates as authorized by section §551.074 of the Texas Government Code.
- C. Contract Negotiations - Discussion with the Interim City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Police Union (Weslaco Municipal Police Association) as authorized by section §551.071 of the Texas Government Code
- D. 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.
- E. Legal Consultation - Consultation with City Attorney relating to the lawsuit with CDM as authorized by section §551.071 of the Texas Government Code.
- F. Legal Consultation - Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.
- G. 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.
- H. 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
- 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. 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.

- K. 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.
- L. Legal Consultation - Consultation with City Attorney regarding *Letter of Representation and Notice Pursuant to TEX.CIV.P. & REM. Code § 101.101 from the Law Office of Nava Law Group P.C, PLLC to on behalf of Erika Castillo and Raul Macios, Individually* as authorized by section §551.071 of the Texas Government Code.
- M. Legal Consultation - Consultation with City Attorney regarding Cause No. CL-21-3768-J Jorge Luis Colunga, III v Derek Xavier Longoria and City of Weslaco as authorized by section §551.071 of the Texas Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. ADJOURNMENT

I hereby certify this **Notice of a Special 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 10th day of December 2021 on or before 4:00 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: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4856	
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):			
ADELAIDA VEGA ADELAIDA VEGA ANDREW MUNOZ		Created	
City Manager Comments:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Steven Wagenknecht of Abiding Savior Lutheran 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 - current letterhead as of 120921			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim 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: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4895	
From:			
Subject: To solicit input on behalf of Javier Hinojosa to rezone 3701 S. Westgate, also being 9.98 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, Texas from M-1 Mobile Home Subdivision to R-1 One-Family Dwelling District.			
Background: The applicant is requesting to rezone M-1 Mobile home subdivision to R-1 One Family Dwelling District. Thirty-nine (39) property owners within 200 feet of the applicant's property were notified by letter on November 19, 2021.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 15, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of December 1, 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: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4897	
From:			
Subject: To solicit input on behalf of Melden & Hunt to rezone 3210 N. Texas Blvd. also being 18.067ac being a part or portion out of Farm Tracts 108 & 109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to a Planned Unit Development (PUD).			
Background: The applicant is requesting to rezone R-1 One Family Dwelling District to a Planned Unit Development (PUD). Eleven (11) property owners within 200 feet of the applicant's property were notified by letter on November 19, 2021.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 15, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of December 1, 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: Planning staff will advise applicant.			



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4899	
From:			
Subject: To solicit input on behalf of Veras King o Meats 3 LLC. to approve a Conditional Use Permit for a Wine and Malt Beverage Retailer's Off-Premise permit at 2941 N. Texas Blvd. also being Lot C-2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's Off-Premise permit. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on November 19, 2021.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 15, 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 December 1, 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: Planning staff will advise applicant.			



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4902	
From:			
Subject: To solicit input on behalf of Teddy's Barbecue LLC to approve a Conditional Use Permit for a Wine and Malt Beverage Retailer's On-Premise permit at 2807 N. Texas Blvd. also being Lot 16, Block 2, Tejas Dos Subdivision, Weslaco, Hidalgo County, Texas			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise permit. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on November 19, 2021.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 15, 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 December 1, 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: Planning staff will advise applicant.			



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4861	
From:			
Subject: Approval of the Minutes of the Regular Meeting on November 16, 2021 (Staffed by City Secretary Department.) Attachment.			
Background: Record of commission action for the regular meeting on November 16, 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:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA NORMA CANTU ANDREW MUNOZ		Created	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: 21-11-16 minutes			
Responsibilities upon Approval: Execute and retain.			



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
NOVEMBER 16, 2021**

On Tuesday, November 16, 2021, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

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

Also present: Vidal Roman, Finance Director, Gus Ramirez, Interim Asst. Fire Chief, Eddie Gil, IT Department, Omar Rodriguez, Parks & Recreation Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Robert Lopez, Asst. Police Chief, Luz Galindo, HR Director, Arnold Becho, Library Director, Martin Vela, IT Director, Pete Garcia, Public Works Director, David Arce, Deputy Public Works Director, Rosa Badillo, Municipal Court, Albert Aldana, City Engineer, Cristina Garcia, PIO, George Quilantan, Inframark and Aida Vega, Deputy City Secretary.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Thursday, November 12, 2021.

B. Invocation.

Pastor Raja Masilamony, Seventh Day Adventists Way 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 noting the absence of Commissioner Farias and Kerr and a quorum present.

II. PUBLIC COMMENTS

Sam Reigner, Abigail Gonzalez, Javier Dominguez Jr. and Marisela Montemayor all voiced concerns on the proposed development of apartments on Airport Drive that had only one entry and exit citing safety of the children and residents, increased traffic, delay of exiting, proximity of a school that already causes congestion; not oppose to development but strongly oppose that there is only one entry and exit onto Airport Drive; thanked the commission for meeting with residents and all requested the city require a separate entry and exit away for the development.

Sandra Reyna opposed any consideration for garbage collection to be once a week and presented a petition for services to remain twice a week.

Rojelio Melendrez thanked the commission and Public Works for cleaning a drain outlet he voiced concern on; submitted a petition for garbage pickup to remain twice a week and requested for drainage improvements at M.P. Lackland Subdivision be a priority.

III. PUBLIC HEARING

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

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-Premises 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.

There being no comments, Mayor Pro Tem Muñoz, seconded by Commissioner Lopez moved to close the public hearing at 6:00 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 on November 2, 2021. (Staffed by City Secretary Department.)

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.)

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.)

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.)

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.)

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.)

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve consent agenda A, B, C, D, E, F, G, I, J, K, and L withholding item H as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Omar Rodriguez, Parks and Recreation Director, stated monies had been budgeted to begin improvements for parks throughout the city that included items such as benches, tables, canopies, fountains, solar lighting, soccer goals, back-stops, and playground mulch. Staff was ready to proceed with a bid package and solicit proposals for park improvements estimated at \$200,000. Staff recommended approval.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve the solicitation of bids for miscellaneous park equipment and supplies for various park projects. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor Suarez changed the order of the day and went to item P New Business.

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.)

Commissioner Pedraza seconded by Commissioner Lopez moved to discuss.

Luz Galindo, Human Resources Director, introduced Anthony Mills, Director of City Services TMRS.

Mr. Mills stated the City since 2011 has adopted the provisions of 50% updated service credit and the 30% CPI increase on an ad hoc basis (one-time); city could consider adopting the ordinance on a repeating basis with the same provisions as the ad hoc basis; adopting a repeating ordinance allows a better picture of the financial liability of the employer's contribution for actuarial purposes until the plan benefit is fully funded based on a twenty-year amortization schedule ; noted rate may be higher now, liability recognized right away, and overtime the cost ratio of the plan will be less. The City can always opt out of the repeating ordinance and for informational purposes presented projected valuation results through 2029 showing funded ratio cost with ad hoc versus a repeating ordinance.

Mayor Suarez would like to see the actuary report that would show the cross point on the ratio cost. Mr. Mills stated the commission can adopt ad hoc ordinance for now but recommended a repeating ordinance ultimately be considered if the intent is to adopt the same plan annually.

Staff recommended to adopt as presented (ad hoc basis) and evaluate if the city wants to go to a repeating one. Andrew Munoz stated the ordinance needs to be adopted by January. The consensus was to table and bring back at the next meeting.

Mayor Pro Tem Munoz seconded by Commissioner Lopez moved to table Ordinance 2021-49. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Rebekah de la Fuente, Director of Planning and Code Enforcement, stated twenty-four property owners notified with no objection received; proposed use conforms to the surrounding area currently zoned commercial, and owner will need to comply with all City adopted building, parking, and zoning regulations to construct apartments on the property. The Planning & Zoning Commission and staff recommended approval based on existing surrounding land use.

Mayor Pro Tem Muñoz seconded by Commissioner Pedraza moved to approve Ordinance 2021-45 to rezone 409 N. Kansas Avenue being Lot 16, Block 4, Gonzalez Addition Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor Suarez changed the order of the day and went to item L New Business.

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.)

Commissioner Rodriguez seconded by Commissioner Lopez moved to discuss.

Rebekah de la Fuente stated a meeting was held with residents on November 9 for a resolution to the traffic impact for the area; two alternatives discussed that included the purchase of a lot and/or propose a minor subdivision and create a separate access. Staff recommended a traffic light at the entrance of Airport Dr. and Clifton and synchronize with traffic light at Business 83 and Airport as well as synchronize the traffic light at Airport and 6th Street to allow continuous flow of traffic. Staff stated the alternatives discussed were not feasible.

In response to Commissioner Pedraza, on the alternatives, staff approached property owner to the south and did not want to sell and RGV Switching (railroad) is no longer allowing intersection points; staff was approached by developer, Jeffery Ericson and offered to do a minor subdivision and change two lots to the south but relocation of sanitary sewer line would be difficult and could cause legal proceedings to the owner.

Juan E. Gonzalez, City Attorney stated the city could impose condemnation proceedings. Staff stated condemnation could be a lengthy process and at their discretion. City Attorney recommended to discuss in executive session for consultation on legal proceedings of condemnation of property.

Mayor Suarez stated no action until after executive session.

Commissioner Rodriguez seconded by Commissioner Lopez moved to authorize Interim City Manager and staff to negotiate the purchase of Lot 69 at Airport Heights Subdivision and if negotiations are unsuccessful authorize City Attorney to begin condemnation proceedings for Lot 69 as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Rebekah de la Fuente stated twenty-five property owners notified with no objection received; proposed use is apartments, conforms to the surrounding area and identified in the 2040 Land Use Map as apartment use. The Planning & Zoning Commission and staff recommended approval based on the 2040 Land Use Map and existing surrounding land use.

Mayor Pro Tem Muñoz seconded by Commissioner Lopez moved to approve Ordinance 2021-46 to rezone 110 W. Adelita Street being Lot 26 San Francisco Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Commissioner Rodriguez seconded by Mayor Pro Tem Muñoz moved to approve.

Rebekah de la Fuente stated sixty-three (63) property owners were notified; one objection received against the rezoning. The Planning and Zoning Commission and staff recommended denial based on the 2040 Land Use Map identifies as residential use and the proposed use is not compatible to the surrounding land use.

With a motion on the floor, Mayor Suarez called for a vote. The motion failed unanimously; Mayor Suarez was present and voting.

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-Premises 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.)

Rebekah de la Fuente stated six property owners notified with no objection received; the on-premise permit is for the existing Kahn's Grill. The Planning & Zoning Commission and staff recommended approval.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve the Conditional Use Permit for Wine and Malt Beverage Retail Dealer's On-Premise permit at 2307 W. Expressway 83 Ste B as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Rebekah de la Fuente stated twenty-one property owners notified with no objection received; this is a new restaurant under construction. The Planning & Zoning Commission and staff recommended approval.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve Conditional Use Permit for On-Premise Wine and Beer Retailer's permit at 306 S. Illinois Avenue as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor Suarez changed the order of the day and introduced item G.

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.)

No action.

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.)

Rebekah de la Fuente stated this was a proposed two (2) lot subdivision for residential use and outside city limits; serviced with water by the North Alamo Water Supply Company and On-Site Sewage Facility (OSSF). The Planning and Zoning Commission and staff recommended approval.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve Final Plat for Pastor Estates No. 2 Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Rebekah de la Fuente stated this was a proposed thirty (30) lot subdivision inside city limits; serviced with water and sewer by the city; developer requested a variance for off-site drainage. The Planning and Zoning Commission recommended approval staff recommended approval with compliance of the ordinance on the variance.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve Final Plat for Pleasant View Village Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Rebekah de la Fuente stated this was a proposed thirty-six (36) lot subdivision for residential development; inside city limits; serviced with water and sewer by the City; applicant requested a variance for off-site drainage and provided letters of support from the Irrigation and Drainage District. The Planning and Zoning Commission recommended approval with variance; staff recommended approval with compliance with the ordinance for the variance.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve Final Plat for North Park Place Ph II Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Rebekah de la Fuente stated this was a proposed one hundred eighty-one (181) lot subdivision located along North Texas Blvd; half of the tract located inside City and half located in the County and will be provided with water and sanitary sewer by the City. The developer requested all the development be inside city limits and staff recommended approval as the voluntary annexation is contiguous to the current city limits.

Commissioner Lopez seconded by Commissioner Rodriguez moved to approve Ordinance 2021-48 for Voluntary Annexation of Texas Heights Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Rebekah de la Fuente stated this was Aztec Commercial Subdivision recorded subdivision recorded on April 23, 2021; proposed improvements of water, sewer, and storm connections to be addressed during building permit process; a proposed restaurant ready to begin construction and a utility easement is needed to extend a bleeder line to a manhole located on the adjacent property to the north. Staff stated the property owner Aztec Commercial agreed to dedicate the necessary utility easement and recommended approval.

Commissioner Pedraza seconded by Mayor Pro Tem Muñoz moved to approve the utility easement between Aztec Commercial, L.P. and the City of Weslaco as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Interim City Manager, Andrew Munoz, stated the first and second regular meetings of December may not have a quorum due to conference travel and the Christmas holiday. Staff recommended one meeting for December and proposed December 14, 2021.

Commissioner Rodriguez stated he had a conflict and unable to attend.

Mayor Pro Tem Muñoz seconded by Lopez moved to approve December 14, 2021 for the City Commission meeting of December 2021 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Andrew Munoz stated the resolution updates the rotation list to the current members of the commission and in accordance with the Resolution Commissioner Pedraza was next to serve as Mayor Pro Tempore. Staff recommended approval of the resolution and official action on the appointment of Commissioner Pedraza as Mayor Pro Tempore.

Mayor Pro Tem Muñoz seconded by Commissioner Lopez moved to approve Resolution 2021-61 and appointment of Commissioner Pedraza as Mayor Pro Tem as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the resolution.

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, APPROVED AND ADOPTED THIS THE 16TH DAY OF NOVEMBER 2021.

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

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.)

George Quintanilla, Inframark, stated this was the annual Consumer Price Index CPI) adjustment for FY2021-2022; is an increase from last year’s CPI due to higher cost for chemicals and sludge hauling and requested favorable consideration to accept the CPI not to exceed 3.036%. Andrew Munoz recommended approval and advised the difference of cost would need to be budgeted estimated at \$79,144.

In response to Mayor Pro Tem Pedraza, staff stated internally to bring operations in-house has been discussed and could begin looking into it noting contract expires in two years.

Commissioner Rodriguez seconded by Lopez moved to approve request from Inframark for annual CPI adjustment not to exceed 3.036% for FY 2021-2022 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Commissioner Muñoz abstained from discussion and vote on the ranking of Architects.

Arnold Becho, Library Director, stated the solicitation for architectural firms was very positive; seven firms responded for the New Library/Library Renovation Project; selection committee evaluated and ranked with a recommendation to interview the top three as follows: GOERO, Boultinghouse Simpson Gates, and Komatsu Architecture. Staff recommended consideration to

select date and time for interviews.

Mayor Pro Tem Pedraza seconded by Commissioner Rodriguez moved to approve and interview the top three architect firms as follows: GOERO, Boultinghouse Simpson Gates, and Komatsu Architecture as presented. The motion carried, Commissioner Muñoz abstained; Mayor Suarez was present and voting.

Commissioner Munoz recommended a meeting date in January since there is only one meeting for December it may be a lengthy agenda. Mayor Suarez conferred either a special and/or regular meeting in January and discuss with staff the format for the interview.

Commissioner Muñoz seconded by Commissioner Lopez moved to schedule interviews the first regular meeting of January as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.).

Andrew Munoz stated staff ready to solicit bid proposal for the 2022 fireworks display; requested direction if event will be for a single location or multiple locations; past discussions have been to consider firework display at Mayor Pablo Pena City Park and Harlon Block Park. During the budget workshops staff had suggested both locations. Staff recommended increase the budget, if needed, and have one larger display of fireworks at Mayor Pablo Pena Park.

In response to Commissioner Muñoz, Omar Rodriguez, Parks and Recreation Director, stated \$30,000 is budgeted and stated the size of the shell in the past has been 5-inch and to have a larger display would need to purchase 8-inch shell and if this is the direction the park would need to be closed to the public for safety measures. Mayor Suarez opinioned one location with a larger display. Omar Rodriguez stated the closure of the park allows to adjust the fire location to be in the center of park.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to solicit bid proposals for Fourth of July Public Fireworks display for one location as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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)

Omar Rodriguez stated the scope of work to grade open field was not included; the lighting project is ready to begin, and where the playing fields are proposed need to be cleared. Staff recommended approval stating a rough grade would be done for now and use of monies available from the contingency fund not to exceed \$12,200 and recommended approval to add 40 calendar days to the contract.

In response to Commissioner Muñoz, Omar Rodriguez stated the additional days would be for the grading of the area (10 days) and a delay in the installation of an irrigation line (30 days) for a total of 40 additional days to the contract.

Commissioner Lopez seconded by Mayor Pro Tem Pedraza moved to authorize use of available allowances and contingency fund balance and additional calendar days for the North Side Park Project to Celso Gonzalez Construction as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Pete Garcia, Public Works Director, recommended approval to award Southern Trenchless Solutions, buy board vendor contract no. 635-21 in the amount not to exceed \$207,330 to rehab forty manholes.

In response to Commissioner Muñoz, Marcelo Cosme, Water/Wastewater Supervisor, stated locally for the region Southern Trenchless Solutions is the only one and staff has reached out to other coop and buyboard vendors within a five-hundred radius and who have indicated not feasible for them as it would be costly for mobilization and personnel.

Commissioner Lopez seconded by Commissioner Rodriguez moved to award Southern Trenchless Solutions buyboard vendor contract no. 635-21 in the amount not to exceed \$207,330 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Pete Garcia recommended approval for the purchase of three 6-inch Gorman Rupp Pumps from Precision Pump System; will be used in key locations for drainage; monies will come from the American Rescue Act Plan. Marcelo Cosme stated the pumps are trailer mounted with John Deer engine that offers more horsepower and the purchase of the pumps will supplement the city's inventory.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve the purchase of three Gorman Rupp Pumps from Precision Pump Systems as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Pete Garcia recommended approval of the request for closure of Kansas Street between 4th Street and 5th Street for special events at 400 S. Kansas Ave. from November 2021 to October 2022 as requested by The Eatery.

Mayor Suarez questioned why the whole year concerned with the effect it may have to surrounding businesses, the Alfresco event and emergency vehicles needing entry in the area and recommended approving monthly. Pete Garcia stated The Eatery understood a permit would be required for every event and would come in but wished to have approval in place for scheduling purposes of events and avoid a delay.

Miguel Gallegos, The Eatery, stated they would like to do every month and after 5pm when businesses are closed. In response to Mayor Pro Tem Pedraza, Mr. Gallegos stated he had no specific date, but events would be on a Friday; the events for November and December was the only time that would be on off Friday.

Commissioner Rodriguez suggested approving quarterly.

Interim City Manager questioned Chief Lopez if fire operations would be hindered. Chief Lopez stated response for the downtown fire station, when street is closed, would have the fire department traveling through the neighborhoods and could cause delay in response time.

Commissioner Rodriguez seconded by Mayor Pro Tem Pedraza moved to approve request from The Eatery for street closure of Kansas Street between 4th and 5th Street for special event on November 24, 2021 only. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Albert Aldana, City Engineer, stated construction is ongoing for drainage improvements at FM 1015 Crossing; contractor has encountered issues with a waterline located on the south side and presented an illustration of the site and stated the proposed work to extend existing casing and waterline further south is necessary to have clearance for the proposed 60" RCP at the FM 1015 Crossing. Staff recommended approval of the change order in the amount of \$17,000.

Jose Reyes, Project Engineer SWG, stated the elevation of the existing waterline had posed a problem to the contractor stating site location was unstable and needed the existing waterline raised to have better conditions for the waterline; records showed an existing 8-inch line but once excavated was a 12-inch; contractor would install 20 feet of 24" casing and 12" PVC Waterline & Fittings and noted the subsequent agenda item would be the change order for the 12" gate valve. Mr. Reyes noted contractor was advised any damages to street would need to be repaired at his cost.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve Change Order #13 in the amount of \$17,000 for Pleasantview & 11th Street Drainage Improvements Project as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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.)

Albert Aldana recommended approval of Change Order #14 in the amount of \$12,300 for the 12-inch valve for the waterline relocation at FM 1015 Crossing.

Commissioner Rodriguez seconded by Mayor Pro Tem moved to approve Change Order #14 in the amount of \$12,300 for Pleasantview & 11th Street Drainage Improvements Project as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VI. REPORTS

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

No reports.

VII. EXECUTIVE SESSION

At 7:24 p.m. Mayor Pro Tem Pedraza seconded by Mayor Pro Tem Muñoz moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 9:12 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

V. NEW BUSINESS

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.)

Commissioner Rodriguez seconded by Commissioner Lopez moved to authorize Interim City Manager and staff to negotiate the purchase of Lot 69 at Airport Heights Subdivision and if negotiations are unsuccessful authorize City Attorney to begin commendation proceedings for Lot 69 as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

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

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve a base salary of \$140,000 annually to Interim City Manager as discussed in executive session. The motion carried unanimously; Mayor was present and voting.

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.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to authorize the Interim City Manager to continue negotiations for the sale of the lots as discussed in executive session. The motion carried unanimously; Mayor was present and voting.

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. 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.

No action.

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.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve the incentives as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

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.

Commissioner Lopez seconded by Commissioner Rodriguez moved to approve the incentives as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

IX. ADJOURNMENT

Mayor Pro Tem Pedraza seconded by Commissioner Rodriguez moved to adjourn the meeting of November 16, 2021 at 9:14 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: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4867	
From: REBEKAH DE LA FUENTE			
Subject: 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 held November 16, 2021; 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 Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the 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			
ADELAIDA VEGA REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approve.			
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

Baptist Church

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.

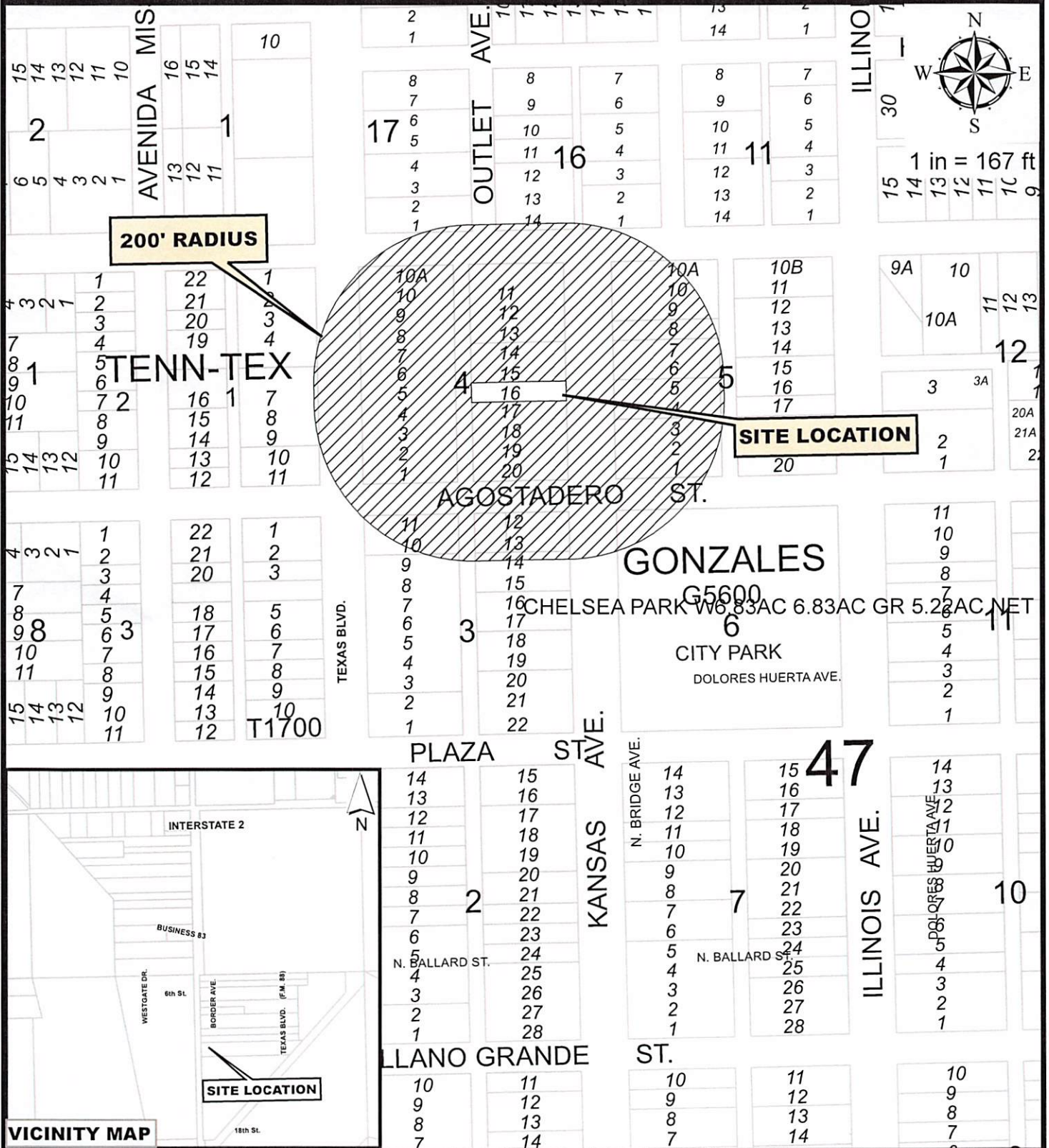
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

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 PRTNRSH LP 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 PTNRSH LP 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	Mapsc:	
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
------	------------------------	------------------	-------------	-----------------------	-----------------	----------------------------------	------------------	---------------

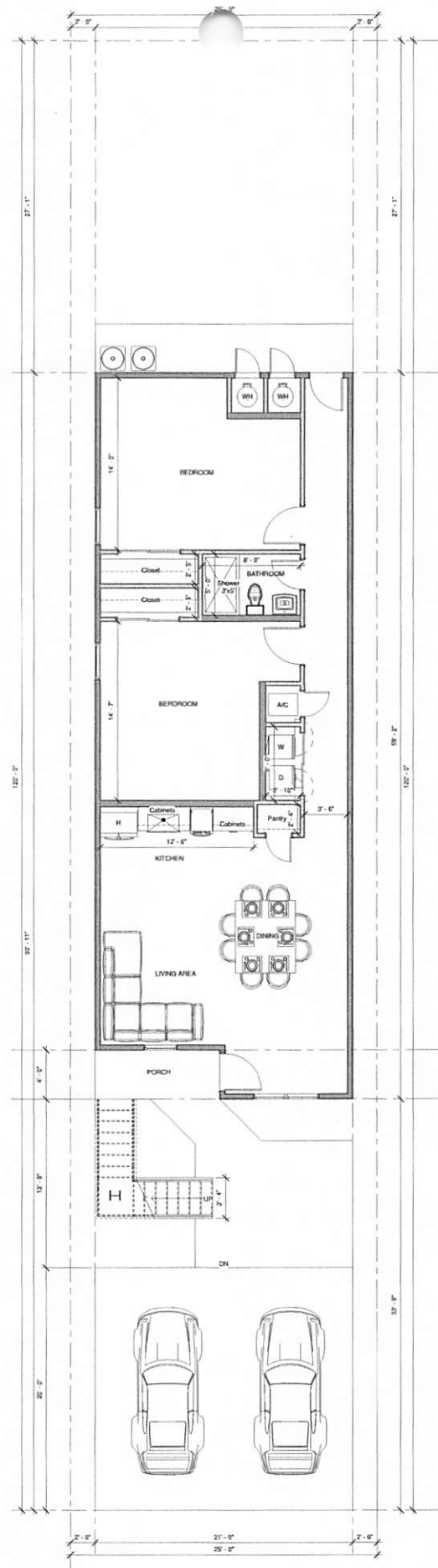
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

ADDRESS: 409 N KANSAS, WESLACO TX. 78596

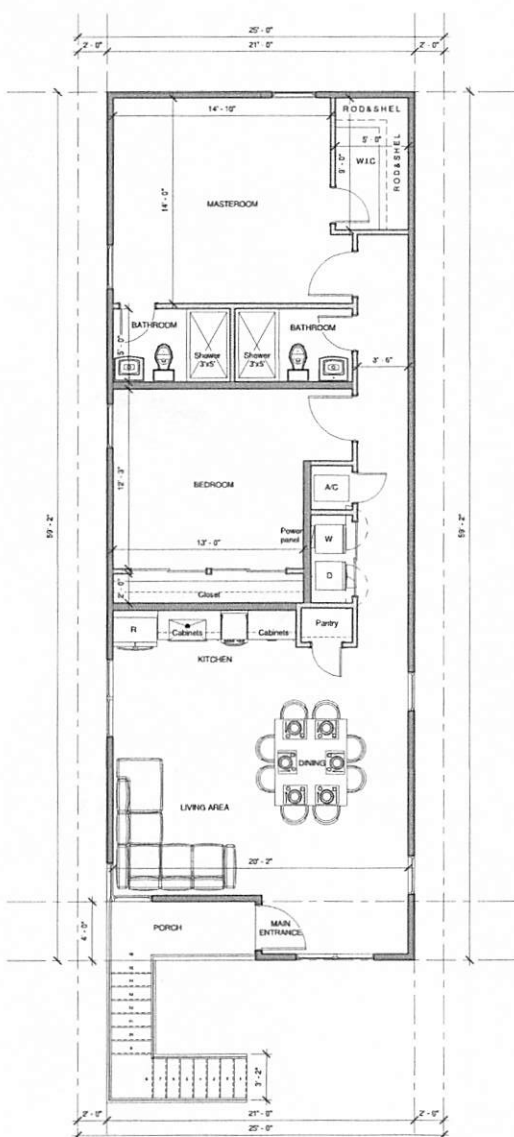


PROJECT ELVA
ALANIS' HOME
409 N KANSAS,
WESLACO TX. 78596

LIVING AREA
KITCHEN
BATHROOM
BEDROOM
MASTER
CLOSET
HALL
PORCH
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
DWG: #075001
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 special meeting of the City Commission this 14th day of December 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: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4974	
From: REBEKAH DE LA FUENTE			
Subject: Approval 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 held on November 16, 2021; 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 Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the 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			
ADELAIDA VEGA REBEKAH DE LA FUENTE ANDREW MUNOZ		Created	
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

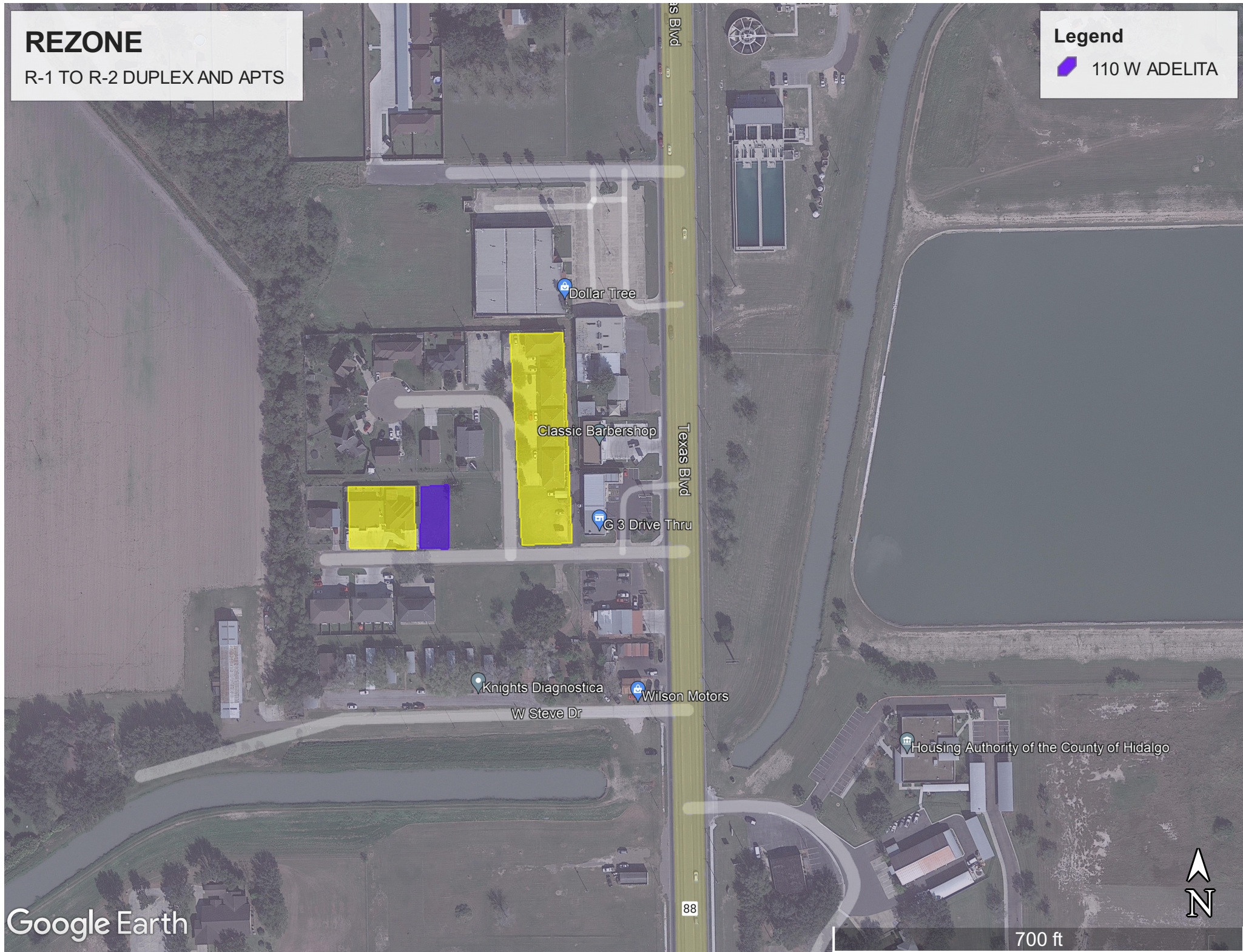
Legend

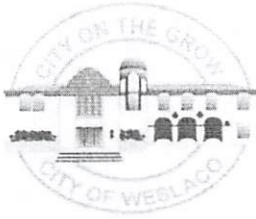
 110 W ADELITA

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 _____
Owner
Applicant

Signature _____ Date _____
Authorized Agent

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.

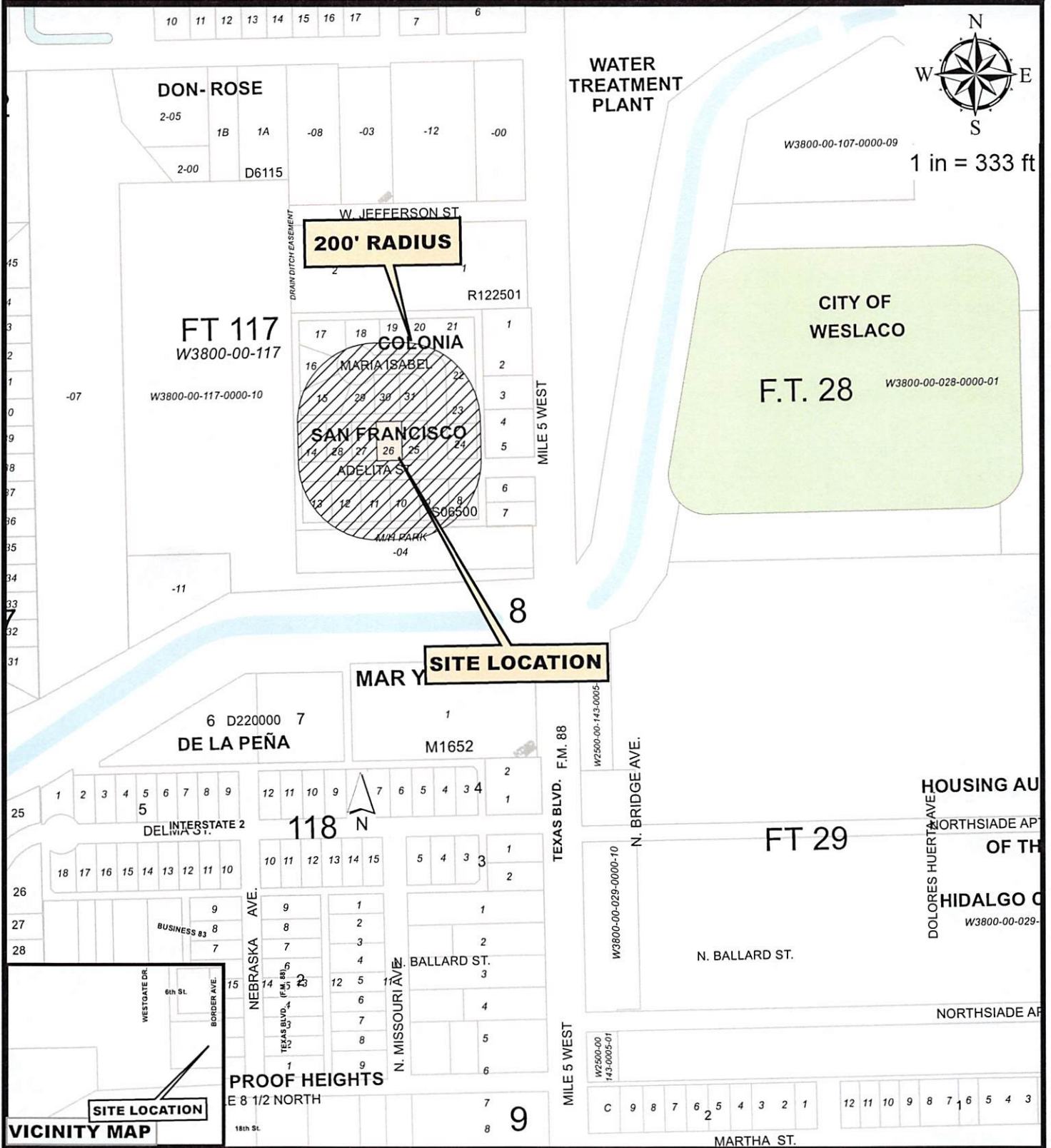
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

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 special meeting of the City Commission this 14th day of December, 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: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4870	
From: REBEKAH DE LA FUENTE			
Subject: 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 held November 16, 2021; staffed by Planning & Code Enforcement Department.)			
Background: The one hundred eighty-one (181) lot subdivision is located both inside and outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco through an 8” sewer line. The proposed development will be a Planned Unit Development with concaving design. The location is contiguous to the existing city limit lines.			
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): The Planning and Zoning Commission recommended approval of the Voluntary annexation at their regular meeting of November 3, 2021			
ADELAIDA VEGA REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the Voluntary annexation.			
Attachments, if any: Voluntary Annexation- Texas Heights- Memo, Texas Heights Annex Request, Texas Heights- Annexation - Aerial, O2021-48 Annexation Ordinance_ TEXAS Heights SUBDIVISION			

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

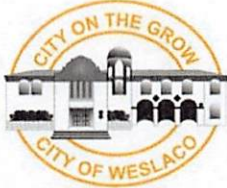
RE: Voluntary Annexation- Texas Heights

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: Rodoldo 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**

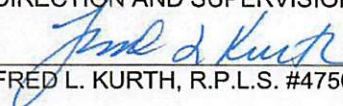
A tract of land containing 40.000 acres situated in the County of Hidalgo, Texas, being a part or portion out of Farm Tracts 108 and 109, The West and Adams Tracts, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 40.000 acres were conveyed to Rodolodo, 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 special meeting of the City Commission this 14th day of December 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: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4865	
From:			
Subject: Approval to ratify Resolution 2021-62 for the temporary closure of State Right-of-Way for the City of Weslaco public event, the 2021 Weslaco Lighted Christmas Parade on December 11, 2021 and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)			
Background: Commission action on November 16, 2021 approved to enter into an agreement with TXDOT for closure of a state highway for public use and benefit and to execute any related documents. The resolution is required by TXDOT that sanctions commission action establishing the public benefit.			
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 ADELAIDA VEGA ANDREW MUNOZ		Created	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: R2021-62 TXDot closure for Christmas Parade			
Responsibilities upon Approval:			

RESOLUTION NO. 2021-62

A RESOLUTION OF THE CITY OF WESLACO, TEXAS, AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF PUBLIC TRANSPORTATION FOR PUBLIC EVENT IN THE CITY LIMITS OF WESLACO

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

That the City of Weslaco wishes to enter into an agreement with the State of Texas, acting by and through the Texas Department of Transportation for temporary closure of a street for public event.

That the closure of Texas Boulevard from Pike Boulevard to Sixth Street, on Saturday, December 11, 2021.

That all rules and procedures of 43 Tex., Adm. Code, Section 22.12 have been established for the temporary closure of a segment of the State highway system and this agreement has been developed in accordance with the rules and procedures.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 16th day of November by the City Commissioners of the City of Weslaco, Texas.

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: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4906	
From:			
Subject: Approval of a six-month extension for the Final Plat for MMN # 1 – being the south 5.00 acre of the East 20 acres of Farm Tract 98, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southwest corner of Mile 1/2W Rd. and Olivarez St. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed seven (7) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on December 15, 2021. This is the first request from the developer for a six-month extension.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: The City Commission approved the final plat at their regular meeting on December 15, 2020.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of a six-month extension.			
Attachments, if any: MMN#1 - Memo, MMN#1- aerial, MMN#1 addtl time letter			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: MMN#1- Six-Month Extension

DATE: December 7, 2021

The proposed subdivision was previously approved by the City Commission on December 15, 2020, this is the developers first six-month extension. This subdivision is located outside the city limits of Weslaco. The development was on hold pending the installation of water services by NAWSC which has been on backorder due to shortages in equipment caused by Covid.

Thank you,

Rebekah de la Fuente, CFM

Six Month Extension

MMN#1

Legend

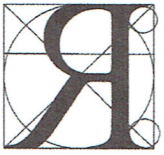
 MMN#1

Google Earth



700 ft





ROBLES ENGINEERING, LLC

FIRM NO. F-17391

Office: (956) 968-2422

Fax: (956) 969-2011

PO Box 476

Weslaco, TX 78599

November 22, 2021

To: Rebekah De La Fuente, CFM
Planning and Code Enforcement Director
City of Weslaco

Re: MMN#1 Subdivision

We are requesting an additional 6 months to complete the improvements and Final documents for the MMN#1 Subdivision. Please contact me should you Have any questions or comments on this request.

Sincerely,

Reynaldo Robles, Jr., PE



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4907
From:		
Subject: Approval of a six-month extension for the Final Plat for The Woods Subdivision– being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)		
Background: The proposed one (1) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on December 15, 2021. This is the first request from the developer for a six-month extension.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission: The City Commission approved the final plat at their regular meeting on December 15, 2020.		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final plat at their regular meeting of December 1, 2021.		
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of six-month extension.		
Attachments, if any: The Woods - Memo, The Woods extension letter, The Woods- aerial		
Responsibilities upon Approval: Planning staff will advise applicants.		

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: The Woods- Six-Month Extension

DATE: December 7, 2021

The proposed subdivision was previously approved by the City Commission on December 15, 2020, this is the developers first six-month extension. This subdivision is located outside the city limits of Weslaco. The development was on hold pending the installation of water services by NAWSC which has been on backorder due to shortages in equipment caused by Covid and at the County approval level.

Thank you,

Rebekah de la Fuente, CFM

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

David Omar Salinas, P.E., RPLS
Masters of Environmental Engineering

November 22, 2021

Ms. Rebekah De La Fuente, Planner
CITY OF WESLACO
(Via Email only on 11/22/21)

RE: The Woods Subd.

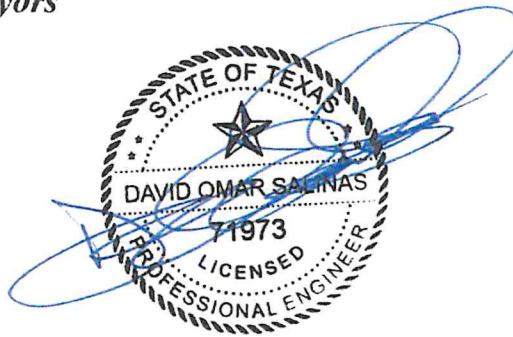
Dear Rebekah:

Please provide us with a six (6) month extension of the approvals for The Woods Subdivision. Thank you.

Sincerely,
SALINAS ENGINEERING & ASSOCIATES
Consulting Engineers & Surveyors

David Omar Salinas, P.E., RPLS

Xc: file



2221 Daffodil Ave., McAllen, Texas, 78501
(956) 682-9081 - (956) 686-1489 FAX
dsalinas@sallinasengineering.com

Six Month Extension

The Woods

Legend

 The Woods

12 N

Mile 12 N

Mile 12 N

E Barrera St

Hernandez St

Luna St

Google Earth



500 ft



Standardized Agenda Request Form

Date of Meeting: December 14, 2021	Agenda Item No. (to be assigned by PCE): 2021-4911
From:	
Subject/Agenda Item: Approval of a Bi-Annual Interlocal Agreement 2022-2024 between Rio Grande Valley Communications District (known as "RGV 9-1-1") and the City of Weslaco, Police Department for 9-1-1 Service and authorize the Mayor to execute any related documents. (Staffed by Police Department)	
Discussion/Overview: To accept and receive the Rio Grande Valley Communications District (known as "RGV 9-1-1") PSAP to continue providing the City of Weslaco with the necessary services and equipment to answer emergency calls and authorize the Mayor to execute any related documents.	
Statement of Hardship: Mayor's Signature	
Advisory Review, if any (name of board/committee, date of action, recommendation):	
Staff Recommendation for Commission's Action: Weslaco Police Department approves renewal of this agreement	
Attachments, if any: Bi-Annual Interlocal Agreement 2022-2024 between Rio Grande Valley 9-1-1 and City of Weslaco Police Department for 9-1-1 Service	
Responsibilities upon Commission's Action: Obtain original agreement upon City Mayor's signature so WPD may forward documents appropriately to RGV 9-1-1	



For your review, we have attached the Bi-Annual Interlocal Agreement 2022-2024, Between the Rio Grande Valley 9-1-1 and the City of Alamo, Police Department For 9-1-1 Service.

This Interlocal Agreement will need to be signed and dated before our scheduled pick-up on **Tuesday, December 28, 2021.**

Should you have any questions regarding this document, please feel free to contact our office:

Executive Director - Manuel Cruz
956-2794130

Director - Randall Snyder
956-638-1036

**INTERLOCAL AGREEMENT 2022-24 BETWEEN
THE RIO GRANDE VALLEY 9-1-1 AND
THE CITY OF WESLACO POLICE DEPARTMENT
FOR 9-1-1 SERVICE**

SECTION 1: PARTIES AND PURPOSE

- 1.1 The Rio Grande Valley Communication District (known as "RGV 9-1-1") is a regional emergency communications authority and a political subdivision of the State of Texas organized under the Texas Health and Safety Code, Chapter 772, Subchapter H, through the passage of resolutions by County Commissioners Courts and City Councils within the District's service area encompassing Hidalgo and Willacy Counties.
- 1.2 The City of Weslaco (hereinafter "Public Agency") is a local government that operates a Public Safety Answering Point ("PSAP") that participates in the RGV 9-1-1.
- 1.3 This Interlocal Agreement is entered into between the Rio Grande Valley Communication District and Public Agency under Texas Government Code Chapter 791 so that the Rio Grande Valley Communication District can operate and maintain the system utilized for the provision of 9-1-1 emergency communication services. For purposes of carrying out the Rio Grande Valley Communication District duties and obligations under this agreement, the parties understand and agree that references to the Rio Grande Valley 9-1-1 include its employees, telecommunicators, directors, officers, agents, and their representatives individually, officially, and collectively.

SECTION 2: RIGHTS AND DUTIES OF THE PUBLIC AGENCY

The Public Agency that operates Public Safety Answering Points (PSAP) agree:

2.1 FINANCIAL/INSURANCE

- 2.1.1 Reimburse the Rio Grande Valley Communication District for damage to 9-1-1 equipment caused by intentional misconduct, abuse, misuse, or negligence by Public Agency employees or other persons granted access to the PSAP. This provision does not include ordinary wear and tear of day-to-day use of the equipment.
- 2.1.2 The Rio Grande Valley 9-1-1 may seek reimbursement of 9-1-1 funds if 9-1-1 funding were used in noncompliance with Applicable Law.
- 2.1.3 Such reimbursement of 9-1-1 Funds to the Rio Grande Valley Communication District, as applicable, shall be made by the Public Agency within 60 days after demand by the Rio Grande Valley Communication District unless an alternative repayment plan is approved by the Rio Grande Valley Communication District.

2.2 EQUIPMENT AND INVENTORY

- 2.2.1 The Rio Grande Valley Communication District shall maintain a current inventory of all 9-1-1 equipment consistent with Applicable Law and shall provide a copy to the Public Agency for insurance purposes (refer to Attachment A).

- 2.2.2 All 9-1-1 equipment shall be tagged with identification labels.
- 2.2.3 Report any lost, stolen, or nonfunctioning equipment in writing to the Rio Grande Valley 9-1-1 immediately upon discovery.
- 2.2.4 Notify the Rio Grande Valley 9-1-1 in writing 30 days in advance of disposition of equipment due to obsolescence, failure, or other planned replacement.

2.3 SECURITY

- 2.3.1 Protect all the Rio Grande Valley 9-1-1 provided equipment by implementing measures that secure the premises (including equipment/back room) of its PSAP against unauthorized entrance or use.
- 2.3.2 Operate within local standard operating procedures and take appropriate security measures as may be necessary to ensure that non-approved third-party software applications cannot be integrated into the PSAPs Call Handling Equipment or workstations.
- 2.3.3 Refrain from attaching or integrating any hardware device (i.e., external storage devices) or software application without the prior written approval of the Rio Grande Valley 9-1-1. Further, no unauthorized person shall configure, manipulate, or modify any hardware device or software application. Such authority can only be granted by the Rio Grande Valley 9-1-1.
- 2.3.4 Adhere to Health and Safety Code, Section 772.002(C), Confidentiality of Information.
- 2.3.5 The Rio Grande Valley ensures section 5.2 CJIS Security Awareness Training requirements in the CJIS Security Policy are met. The Rio Grande Valley 9-1-1 Administrators shall document, maintain, and keep current a Level Four Security. These personnel have unescorted access to a physically secure location. <https://www.fbi.gov/services/cjis/cjis-security-policy-resource-center>
- 2.3.6 Allow 24-hours access to the 9-1-1 equipment for audits, repairs, and maintenance services, as required or needed by the Rio Grande Valley 9-1-1 Administrators.
- 2.3.7 The Public Agency shall provide (2) two access cards OR (1) one physical key to maintaining the 24-hour access compliance. Failure to do so may result in ineligibility by the Rio Grande Valley 9-1-1.

2.4 MAINTENANCE

- 2.4.1 Ensure areas, where the Rio Grande Valley 9-1-1 equipment is installed are clean, clear of clutter, and allows for unobstructed access by the Rio Grande Valley 9-1-1 Administrators.
- 2.4.2 Whenever possible, provide at least a two-week notice in writing to the Rio Grande Valley 9-1-1 PSAP regarding any maintenance that could adversely affect 9-1-1 operations.
- 2.4.3 Provide at least a 48-hour notice in writing to the Rio Grande Valley 9-1-1 before work commencing on any scheduled maintenance on commercial power backup generators.
- 2.4.4 Notify the Rio Grande Valley 9-1-1 of technical issues immediately upon discovery. The Public Agency will utilize one of the following methods:
 - a. Via telephone by calling (956) 682-3481 and/or email to helpdesk@lrgvdc911.org
 - b. Calling WSC (800) 414-2738 and/or email 9-1-1@wscicom.com

- 2.4.5 The Rio Grande Valley 9-1-1 test generators automatically every month and conduct a load test at least once a year, to ensure that all the Rio Grande Valley 9-1-1 equipment remains functional.

2.5 TRAINING

- 2.5.1 Provide telecommunicators access to emergency communications equipment training as approved by the Rio Grande Valley training staff, or as determined by the Public Agency.
- 2.5.2 Notify the Rio Grande Valley 9-1-1 in writing or email of any new 9-1-1 telecommunicator by listing their full name, date of hire, and PID#.
- 2.5.3 New telecommunicators shall schedule a Power 9-1-1 training within 120 days of their hire date. If a PSAP chooses to train its personnel, a copy of the agency's approved Learning Objectives and Lesson Plan must be provided to the Rio Grande Valley 9-1-1.
- 2.5.4 Ensure that 9-1-1 telecommunicators meet minimum training requirements as listed in the Telecommunicators Proficiency Chart from TCOLE.
- 2.5.5 Ensure that all telecommunicators abide by the TCOLE mandated rules and regulations for telecommunicator certification and/or licensing requirements.
- 2.5.6 Schedule telecommunicators to receive 9-1-1 equipment training within 120 days of his/her hire date.
- 2.5.7 Ensure that 9-1-1 PSAP Supervisors/Managers (or designee) attend the Board of Managers Meetings. The Rio Grande Valley 9-1-1 offers at least four quarterly meetings per year and a minimum attendance of three meetings per year are required for each PSAP.
- 2.5.8 Ensure PSAP Telecommunicators, Training Coordinators, Supervisors/Managers, and other essential personnel identified by the Supervisor/Manager attend mandatory training associated with the implementation of new technology. This training is generally scheduled for specific dates and times.
- 2.5.9 Ensure that all telecommunicators attend a 9-1-1 equipment and technology training refresher course every two years.

2.6 FACILITIES

- 2.6.1 Meet prescribed equipment room requirements (Attachment A). Any expenses associated with this requirement are the responsibility of the Public Agency.
- 2.6.2 Public Agency shall meet minimum site requirements for backroom equipment. Most expenses associated with this are the responsibility of the Public Agency.
- 2.6.3 Ensure areas with 9-1-1 equipment maintain a temperature between 65-85 degrees Fahrenheit.
- 2.6.4 Ensure the 9-1-1 equipment room and communications area comply with the Americans with Disabilities Act of 1990.
- 2.6.5 Provide access to the Rio Grande Valley 9-1-1 staff and contracted vendors that meet CJIS requirements on a 24/7/365 basis without prior notice.

2.7 MONITORING/REPORTING

- 2.7.1 The Rio Grande Valley reserve the right to perform on-site monitoring of the PSAP(s) for compliance with Applicable Law and the performance of the deliverables specified in this Agreement.
- 2.7.2 Maintain financial, statistical, and ANI/ALI records adequate to document performance, costs, and receipts under this Agreement following applicable records retention schedules. Public Agency agrees to maintain these records at Public Agency's offices and provide or make available for inspection upon request by the Rio Grande Valley 9-1-1.
- 2.7.3 Cooperate fully with all reasonable monitoring requests from the Rio Grande Valley 9-1-1 to assess and evaluate Public Agency's performance under this Agreement.

2.8 MEDIA RELATION

- 2.8.1 Make every effort to communicate complete and accurate information in social media posts and/or interaction with the media, specifically as it relates to the Rio Grande Valley 9-1-1. Public Agencies must first coordinate with the Rio Grande Valley 9-1-1 before making comments on social media and/or speaking to the media regarding 9-1-1 technology and service or issues with the 9-1-1 service providers.

2.9 OPERATIONS

- 2.9.1 The Public Agency must sign and submit the contingent PSAP agreement, any changes to contingent PSAPs must be approved by the Rio Grande Valley 9-1-1.
- 2.9.2 Provide a minimum of 90 days prior notice of any facility moves, adds, or changes that affect the 9-1-1 system at helpdesk@lrgvdc911.org. Failure to do so may result in ineligibility by the Rio Grande Valley 9-1-1.
- 2.9.3 At a minimum, provide dedicated 9-1-1 License Telecommunicator(s) (TCs) to answer 9-1-1 calls 24/7/365, however, the required minimum number of TCs is based on the following:
 - PSAP with one to three 9-1-1 workstations, at a minimum, must provide one TC.
 - PSAP with four to seven 9-1-1 workstations, at a minimum, must provide three TCs.
- 2.9.4 The Rio Grande Valley 9-1-1 recommends logging all TDD/TTY calls and test calls.
- 2.9.5 Notify the Rio Grande Valley 9-1-1 in writing at least 30 days prior to changing emergency services providers including medical, law enforcement, and fire.
- 2.9.6 Report discrepancies to the Rio Grande Valley 9-1-1 utilizing the tools in the dispatch mapping solution within 72 hours.
- 2.9.7 Ensure that all telecommunicators log into the 9-1-1 software at the beginning of his/her shift and logs out at the end of his/her shift.

- 2.9.8 In accordance with Texas Health and Safety Code 772.619 (c), the 9-1-1 database information is not available for public inspection and cannot be released to the public. If a Public Information request specifies 9-1-1 database information, the Rio Grande Valley 9-1-1 must be notified within three (3) business days of the Public Agency receiving the request.
- 2.9.9 Be responsible for all furniture, administrative telephones, copier machines, and administrative desktop computers provided by the Rio Grande Valley 9-1-1 located within Public Agency's operating area.
- 2.9.10 RGV 9-1-1 call recordings is a supplemental service that is provided to the public agency. The RGV 9-1-1 maintains a 90-day retention period for 9-1-1 call recordings.
- 2.9.11 9-1-1 calls are deemed a matter of public record, and The Public Information Act makes these records available to the public. Requests for copies of such calls should be directed to the agency that took the call and manages those records.
- 2.9.12 It is the responsibility of the Public Agency to maintain their present emergency dispatch services. The RGV 9-1-1 encourages the public agency to enhance its public safety call taking capabilities by encompassing all emergency services (Police, Fire, and Emergency Medical Services).

SECTION 3: RIGHTS AND DUTIES OF THE RIO GRANDE VALLEY 9-1-1

3.1 FINANCIAL

- 3.1.1 Develop a budget and strategic plan to meet Public Agency needs for the establishment and operation of 9-1-1 services throughout the Rio Grande Valley 9-1-1 region, according to standards established and approved by the Board of Managers.
- 3.1.2 Provide 9-1-1 service to include 9-1-1 equipment, software, services, and other items described in the current the Rio Grande Valley 9-1-1 Strategic Plan, throughout the region as funded by emergency service fees.

3.2 EQUIPMENT AND INVENTORY

- 3.2.1 Allow Public Agency the opportunity to participate in the planning, implementation, and operation of 9-1-1 equipment.
- 3.2.2 Conduct a physical inventory of critical hardware annually and reconcile inventory periodically.

3.3 TRAINING

- 3.3.1 Offer Call Handling Equipment (CHE) training to all new telecommunicators and refresher training every two years.
- 3.3.2 Offer to license training through the Regional Telecommunicator Academy that meets or exceeds Texas Commission on Law Enforcement (TCOLE) rules and regulations.

- 3.3.3 Offer continuing education training for Intermediate, Advanced, and Master Telecommunicator Certifications as budget allows.

3.4 MAINTENANCE

- 3.4.1 Practice preventative maintenance on all the Rio Grande Valley 9-1-1 owned or leased Call Handling Equipment (CHE), software, and databases including, at a minimum, backing up data, as necessary. The Rio Grande Valley 9-1-1 shall be responsible for any maintenance costs on the Rio Grande Valley 9-1-1 owned or leased equipment.

3.5 OPERATIONS

- 3.5.1 Inspect contingent PSAP agreements periodically.
- 3.5.2 Implement upgrades of PSAP equipment and software, as authorized in the current annual budget, through the Rio Grande Valley 9-1-1 processes for the purchase of new equipment and software.

3.6 CRISIS COMMUNICATIONS

- 3.6.1 The Rio Grande Valley Communication District will make every effort to communicate complete and accurate information to the Public Agency in a timely manner about 9-1-1 technology and services during 9-1-1 service interruptions.

SECTION 4: EFFECTIVE DATE AND TERM OF AGREEMENT

- 4.1.1 This Agreement shall take effect September 1, 2021, and shall continue until August 31, 2023, unless earlier terminated under 8.1 Early Termination of Agreement.

SECTION 5: OWNERSHIP, TRANSFERENCE, AND DISPOSITION EQUIPMENT

- 5.1.1 The Rio Grande Valley Communication District may purchase, lease, or otherwise procure, on Public Agency's behalf, the 9-1-1 equipment, software, services, and other items as described in The Rio Grande Valley Communication District 9-1-1 Strategic Plan.
- 5.1.2 The Rio Grande Valley Communication District shall establish ownership of all 9-1-1 equipment procured with 9-1-1 funds as defined herein and located within the Public Agency's jurisdiction. The Rio Grande Valley Communication District may maintain ownership, or it may transfer ownership to Public Agency. Before any such transfer of ownership, The Rio Grande Valley Communication District will evaluate the adequacy of controls of Public Agency to ensure that sufficient controls and security exist by which to protect and safeguard the equipment procured with 9-1-1 funds for the purpose of delivery of 9-1-1 calls. It is understood that the equipment may or may not be procured by The Rio Grande Valley Communication District on behalf of the Public Agency, according to The Rio Grande Valley Communication District Strategic Plan.

- 5.1.3 The basic 9-1-1 equipment categories are:
- Call Handling Equipment (CHE) – telephone equipment located at the PSAP which may include telephones, integrated workstations, servers, software, monitors, gateways, routers, and any other equipment necessary for 9-1-1 call delivery to the PSAP.
 - Telecommunications Device for the Deaf (TDD)/Teletypewriter (TTY)
 - Uninterruptable Power Supply (UPS)
- 5.1.4 Transfer-of-ownership documents shall be prepared by the Rio Grande Valley Communication District 9-1-1 and signed by both parties upon the transference of ownership of any 9-1-1 provided equipment. The Rio Grande Valley Communication District 9-1-1 shall maintain ownership of 9-1-1 call handling equipment.

SECTION 6: RELATIONSHIP BETWEEN THE PARTIES, ASSIGNMENT, AND SUBCONTRACTING

- 6.1.1 It is understood and agreed that the relationship described in this Agreement between the Parties is contractual and is not to be construed to create a partnership or joint venture or agency relationship between the parties.
- 6.1.2 This Agreement may not be assigned by either Party without the prior written consent of the other Party. Any attempted assignment in violation of this agreement is void.
- 6.1.3 Public Agency may not subcontract its duties under this Agreement without the prior written consent of the Rio Grande Valley Communication District. Any subcontract shall be subject to all terms and conditions contained in this Agreement and Public Agency agrees to furnish a copy of this Agreement to its subcontractor(s).

SECTION 7: RECORDS AND MONITORING

- 7.1.1 The Rio Grande Valley Communication District is entitled to inspect and copy, on a 24/7/365 basis, at Public Agency's office, the records maintained under this Agreement for as long as they are maintained.
- 7.1.2 The Rio Grande Valley Communication District is entitled to visit Public Agency's offices, talk to its personnel, and audit its applicable 9-1-1 records during normal business hours to assist in evaluating its performance under the Agreement.

SECTION 8: EARLY TERMINATION OF AGREEMENT

- 8.1.1 The Rio Grande Valley Communication District reserves the right to terminate this Agreement in whole or in part upon default by Public Agency. Notice of termination shall be provided to Public Agency in writing, shall set forth the reason(s) for termination, and provide for a minimum of thirty (30) days to cure the defect(s). Termination is effective only in the event Public Agency fails to cure the defect(s) within the period stated in the notice subject to any written extensions. If the Agreement is terminated, Public Agency shall cooperate with the Rio Grande Valley Communication District to ensure an orderly transition of services. Further, all equipment shall be returned to the Rio Grande Valley Communication District in working condition and the Rio Grande Valley Communication District shall only be liable for payment for services rendered before the effective date of termination. Either Party may terminate this Agreement for convenience upon 180 days written notice to the other Party. Certain reporting requirements in the Agreement shall survive termination.

SECTION 9: NOTICE TO PARTIES

9.1.1 Notice under this contract must be in writing and received by the party or his/her representative or replacement, to which the notice is addressed. Notice is considered received by a party when it is:

- Delivered to the party personally;
- On the date shown on the return receipt if mailed by registered or certified mail, return receipt requested, to the party's address as specified in paragraph 9.2.1 and signed on behalf of the party; or
- Three business days after its deposit in the United States Mail, with first-class postage affixed addressed to the party's address specified in paragraph 9.2.1.

9.1.2 Notices shall be sent to the following address for each party:

If to RGV 9-1-1 District: Attn: Manuel Cruz
1912 Joe Stephens Ave. Ste. A
Weslaco, Texas 78599

If to Public Agency: Att: Mayor David Suarez
255 South Kansas Ave.
Weslaco, TX 78596

SECTION 10: GENERAL PROVISIONS

10.1.1 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the State of Texas, United States of America. The mandatory and exclusive venue for the adjudication or resolution of any dispute arising out of this Agreement shall be in Hidalgo County, Texas.

10.1.2 **Liability.** The Parties agree and acknowledge that each Party is not an agent of the other Party and that each Party is responsible for its acts, forbearances, negligence, and deeds, and those of its agents, contractors, officers, and employees in conjunction with each Party's performance under this Agreement.

10.1.3 **Limitation of Liability.** In no event shall either party be liable for special, consequential, incidental, indirect or punitive loss, damages or expenses arising out of or relating to this Agreement, whether arising from a breach of contract or warranty, or arising in tort, strict liability, by statute or otherwise, even if it has been advised of their possible existence or if such loss, damages, or expenses were reasonably foreseeable.

10.1.4 **Procurement.** Both parties agree to comply with all applicable federal, State, and local laws, rules and regulations for purchases under this Agreement. Failure to do so may result in ineligibility and denial of reimbursement by the Rio Grande Valley Communication District.

- 10.1.5 **Force Majeure.** It is expressly understood and agreed by the Parties to this Agreement that if either party hereto is prevented from or delayed in the performance of any of its obligations hereunder by reason of force majeure, defined as acts of God, war, riots, storms, fires or any other cause whatsoever beyond the reasonable control of the party, the party so prevented or delayed shall be excused from the performance of any such obligation to the extent and during the period of such prevention or delay. The period of time applicable to such requirement shall be extended for a period of time equal to the period of time such Party was delayed. Each Party must inform the other in writing within a reasonable time of the existence of such force majeure.
- 10.1.6 **Entire Agreement.** This Agreement and any attachments/addendums, as provided herein, constitute the entire agreement of the parties, and supersedes all other agreements, discussions, representations, or understandings between the parties with respect to the subject matter hereof.
- 10.1.7 **Amendments.** This Agreement may be amended only by a written amendment executed by both Parties, except that any alterations, additions, or deletions to the terms of this Agreement, which are required by changes in Federal and State law or regulations or required by the funding source, are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation. In the event of such occurrence, written notice of alterations, additions, or deletions to the terms of this Agreement will be provided to Public Agency.
- 10.1.8 **Nondiscrimination and Equal Opportunity.** Public Agency shall not exclude anyone from participating under this Agreement, deny anyone benefits under this Agreement, or otherwise unlawfully discriminate against anyone in carrying out this Agreement because of race, color, religion, sex, age, disability, handicap, or national origin.
- 10.1.9 **Dispute Resolution.** The parties to this Agreement agree to the extent possible and not in contravention of any applicable State or Federal law or procedure established for dispute resolution, to attempt to resolve any dispute between them regarding this Agreement informally through voluntary mediation or any other local dispute mediation process before resorting to litigation.

The parties agree to continue performing their duties under this contract, which are unaffected by the dispute during the negotiation and mediation process.



THE CITY OF WESLACO	THE RIO GRANDE VALLEY EMERGENCY COMMUNICATION DISTRICT
----------------------------	---

By: CITY OF WESLACO

By: RGV 9-1-1

Name: DAVID SUAREZ

Name: MANUEL CRUZ

Title: MAYOR

Title: EXECUTIVE DIRECTOR

Signature:

Signature:

Date:

Date:

Date of governing body approval: WEDNESDAY, OCTOBER 20, 2021

Attachments:

Attachment A: Equipment Room and Electrical



Attachment A - Equipment Room and Electrical Requirements

Equipment Room:

- There must be enough space to remove equipment from the equipment room in the event of an upgrade or replacement of faulty equipment i.e., removal of the Uninterruptible Power Supply (UPS) battery system, or large rack-mounted servers.
- Do not attach any equipment that is not provided by the Rio Grande Valley 9-1-1 into the rack being utilized for 9-1-1 call delivery. Equipment racks must remain segregated to allow the Rio Grande Valley 9-1-1 the ability to add/remove/change any of their equipment when necessary.
- Do not stack anything on or around the Rio Grande Valley 9-1-1 equipment rack or UPS, UPS bypass switch, or electrical distribution panel.
- There must be elevator access to the equipment room, or 911 demarcation closets located upstairs.

Fire Protection:

- Dry pipe high-temperature type systems are recommended if sprinkler heads are to be in the 9-1-1 equipment room.
- If possible, non-combustible material must be used for the room construction.

Security Precautions:

- Public Agency may need to extend and improve existing building security to provide adequate protection for the 9-1-1 equipment.
- Electric locks or push-button access codes or card readers are not recommended unless you provide a battery backup system.

Temperature and Humidity Control:

- A stable ambient operating temperature of 72 degrees Fahrenheit is recommended. Maximum tolerances are from 65 to 85 degrees non-condensing.
- Air conditioning units must be able to handle the heat produced by the 9-1-1 equipment.
- For estimates on the BTU output of the equipment, please consult with onsite installation personnel.

Static Electricity:

Static can damage circuitry permanently, interrupt system operation and cause lost data. To prevent static:

- The equipment room humidity must be constant.
- The room floor must not be carpeted unless the carpet is static-free and grounded.
- The room floor must be sealed, (preferably tiled), but not waxed.

Lighting:

- Lighting must not be powered from the switch room service panel.
- Lighting must provide 50-75-foot candles measured 30" above the equipment room floor.

Grounding:

- A single point, the isolated ground is required unless superseded by local code. The source must be the XO of the transformer that feeds the phase conductors to the equipment room electrical service panel.
- Terminations must be accessible for inspection during the life of the installation.
- Conductors must be continuous with no splices or junctions.
- Conductors must be no load, non-current carrying.

Electrical:

- The voltage required is 208/120 V three-phase: four-wire "wye" service or 240/120 single phase 4 wire "delta" service.
- A dedicated transformer is preferred; however, a shared transformer or distribution is acceptable.
- IGL6-15, 20, or 30 receptacles are required, and the ground must terminate on the IG buss.
- All circuit breakers must be clearly labeled.
- Terminal devices located in the equipment room will require local power. These outlets must be wired and fused independently from all other receptacles. They must also be IG type receptacles.
- The Rio Grande Valley 9-1-1 equipment must be plugged into independent circuits, and segregated from other non-911 equipment, such as floor heaters, radio equipment, etc. This will ensure that a failure of non-911 equipment will not adversely affect the performance of 9-1-1 call handling equipment.



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4914
From:		
Subject: Approval on request from The Eatery for the street closure of Kansas Street between 4th Street and 5th Street for an event "Ugly Sweater Block Party" at 400 S. Kansas Avenue on December 23, 2021 from 5:00pm to 12:00am and authorize the Mayor to execute any related documents. (Staffed by Interim City Manager.)		
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):		
ADELAIDA VEGA ANDREW MUNOZ		Created
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: The Eatery Event - December 23, 2021		
Responsibilities upon Approval:		

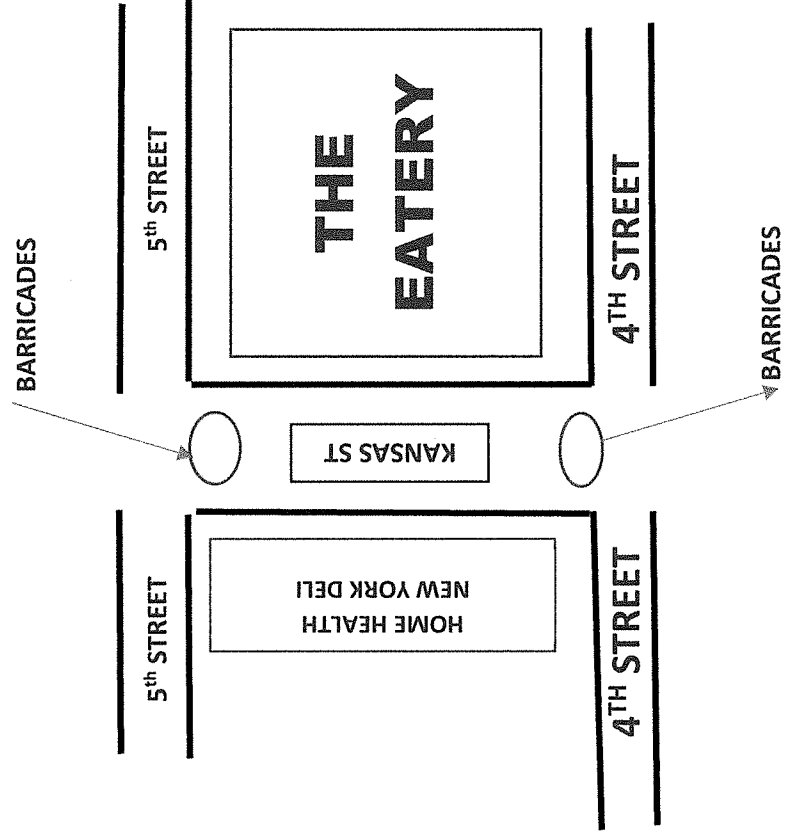


Special Events Checklist:

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 A. Gallegos</i>		Name of Event: <i>Ugly Sweater Block Party</i>																													
Contact Person: <i>Miguel A Gallegos</i>		Telephone Number: <i>956 453 6465</i>																													
Address: <i>400 S. Kansas Ave</i>		E-Mail Address: <i>AGV Beverages@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>12-23-21</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: NOV 08 2021 Payment type: ☐ Cash ☐ Credit Card																													
Applicant's Signature: <i>Miguel A Gallegos</i>		Additional Stipulation(s) of Authorization: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Approved</th> <th style="width: 15%;">Denied</th> <th style="width: 35%;">Reason</th> <th style="width: 35%;">Signature as Applicable</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td>Police Chief</td></tr> <tr><td> </td><td> </td><td> </td><td>Fire Chief</td></tr> <tr><td> </td><td> </td><td> </td><td>Public Works Director</td></tr> <tr><td> </td><td> </td><td> </td><td>Planning/Code Enforcement/City Engineer</td></tr> <tr><td> </td><td> </td><td> </td><td>Parks Director</td></tr> <tr><td> </td><td> </td><td> </td><td>Traffic Safety Officer/City Manager</td></tr> </tbody> </table>		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
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			Parks Director																												
			Traffic Safety Officer/City Manager																												



The yellow circles indicate where the street closure is being requested



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4917	
From:			
Subject: Approval to authorize staff to purchase a Certificate of Deposit from Greater State Bank in the amount of \$240,000 for a term of 18 months utilizing the Library Marion Booth Endowment Funds; approve Resolution 2021-63 authorizing designated individuals as signatories on certain legal financial documents with Greater State Bank and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)			
Background: Approximately 8 years ago, Marion Booth bequeathed to the Library Board approximately \$481,000. Since that time, the Library Board has established the Booth Endowment. The current desire of the Board and the Commission has been to invest the principal of the funds. This action continues that philosophy. The Library Board recommended investment in a CD provided by the Greater State Bank. The particular investment in question was chosen from offers from 4 local banks and credit unions solicited by the Finance Department. Requests for quotes were garnered from 12 banks and credit unions. There is no monetary cost to the city as a result of this action. The CD was quoted at a rate of 0.35% APR over a set term of 18 months for an invested amount of \$240,000. A superior rate was available via Navy Army Credit Union but they were not selected because the library already has \$240,000 invested within that institution. An investment greater than that amount may not be insured sufficiently. The Library Board recommends this action. Their approval is a requirement of the Endowment Charter.			
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: NA			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: NA			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Library Board recommends approval.			

ADELAIDA VEGA ARNOLDO BECHO SONIA FLORES VIDAL ROMAN ANDREW MUNOZ	Created/Initiated Approved Approved Approved New
City Manager Comments: Approve.	
Staff Recommendation: Library staff recommends approval.	
Attachments, if any: memo - Request to Approve CD for Booth Endowment, CHARTER - The Marion Booth Permanent Endowment Program (5), EVALUATION OF CD RATES-LIBRARY Nov 2021, R2021-63 Greater State Bank for Marion Endowment Booth funds	
Responsibilities upon Approval: If approved, the Library will work with the Finance Department to facilitate purchase of the CD. From that point forward, the Finance Department will provide periodic reports and facilitate any new action following maturation.	

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

November 30, 2021

To: David Suarez, Mayor; Josh Pedraza, Mayor Pro-Tem; Greg Kerr, Commissioner; Jose "JP" Rodriguez, Commissioner; Adrian Farias, Commissioner; Letty Lopez, Commissioner; Leo Muñoz, Commissioner; Andrew Munoz, Interim City Manager
CC: Vidal Roman, Sonia Flores, Martin J. Mata
Fr: Arnoldo Becho, Library Director
Re: Request to Approve Reinvestment of Booth Funds.

Approximately 8 years ago, Marion Booth bequeathed to the Library Board approximately \$481,000. Since that time, the Library Board has established the Booth Endowment. The current desire of the Board and the Commission has been to invest the principal of the funds. This action continues that philosophy.

The Library Board recommended investment in a CD provided by the Greater State Bank. The particular investment in question was chosen from offers from 4 local banks and credit unions solicited by the Finance Department. Requests for quotes were garnered from 12 banks and credit unions. There is no monetary cost to the city as a result of this action. The CD was quoted at a rate of 0.35% APR over a set term of 18 months for an invested amount of \$240,000. A superior rate was available via Navy Army Credit Union but they were not selected because the library already has \$240,000 invested within that institution. An investment greater than that amount may not be insured sufficiently.

The Library Board recommends this action. Their approval is a requirement of the Endowment Charter.

At this time the Library recommends approval. 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

CHARTER

**THE MARION BOOTH PERMANENT
ENDOWMENT PROGRAM**

MAYOR JOE V. SANCHEZ PUBLIC LIBRARY

WESLACO, TEXAS

THE PURPOSE

The Marion Booth Permanent Endowment Program, hereafter referred to in this document as the “Endowment Program,” is established for the purpose of providing individuals and organizations the opportunity to make charitable gifts to Weslaco’s public library that will become a permanent endowment and internal grant program. The Endowment Program is intended for purposes that are not a part of the library’s established programs, which are funded through the annual operating budget provided by the City. Thus, the Endowment Program is not intended to substitute in any way the City’s budget for the library.

The Mayor Joe V. Sanchez Public Library dedicates itself to provide information to the community in a caring, committed and effective manner, with due and diligent stewardship of the resources placed in its trust. The library emphasizes collections which support the community’s interest, programming with cultural depth, and social enrichment.

ADMINISTRATION

The Endowment Program will be administered by the Library Board of Weslaco, hereafter referred to in this document as the “Board.” The Board shall cooperate with the Finance Department of the City of Weslaco in assuring that funds are accurately tracked and only utilized for purposes permitted by the City Commission and Board. The Library Director and the Finance Director of the City together shall be responsible for acknowledging donations to the Endowment Program within City Commission and Library Board Meetings.

INVESTMENT OF ENDOWMENT FUNDS

The purpose of any endowment is to provide a stable and secure source of financial support in order to facilitate the mission of the organization. To that end, the policy that governs the management of the Endowment Program will be the total return concept. This is essential to provide current income and growth of income for future needs to carry out the mission of the Mayor Joe V. Sanchez Public Library and to ensure the preservation and growth of principal.

All gifts received by the Endowment Program shall be invested as determined by the Board. Assets of the Endowment Program may be segregated into separate accounts, and such separate accounts may, for convenience or in order to comply with the conditions or request of the donor, be designated by separate names. Assets of the various accounts may be commingled for investment or accounting purposes.

The Board may select a default account to place funds within during transitional periods. Currently that account is the BBVA Compass account originally created for the Library, by the City of Weslaco.

CHANGE IN INVESTMENT POLICY

Any transfer of the Endowment Program assets for investment with another institution must be approved by a majority vote of the Library Board and the City Commission, at which a quorum is present.

LIMITATION ON USE OF PRINCIPAL

The objectives of the Endowment Program are to conserve principal and make use of only the distributions determined by the Board. Any withdrawal of principal will be recommended by the Board and must be approved by a two-thirds (2/3) vote of the Board and a majority vote of the City Commission.

DISTRIBUTIONS FROM THE ENDOWMENT PROGRAM

Distributions from accounts in the Endowment Program shall be made by the Board. In the case of undesignated gift accounts, the amount of all distributions shall be determined by the Board, which shall keep in mind the Endowment Program investment objectives stated in this document. The purposes and causes to which distributions are to be made shall be approved by the Board and City Commission. Quantity of distributions will be made with respect to the Endowment's goal of ensuring the preservation and growth of principal.

GIFTS TO THE FUND

The Board may accept gifts, devises, or bequests of money or property (herein called donations) to the Endowment Program. All donations to the Endowment Program shall be subject to approval by the City Commission. Donations may be accepted on such conditions as may be approved by the City Commission. Without limitation upon the generality of lawful conditions which may be approved by the City Commission, donations may be accepted on the condition that the principal amount thereof be retained and invested and only the income expended for the benefit of Weslaco's public library.

LIABILITY OF TRUSTEES

In the absence of gross negligence or fraud, no member of the Library Board shall be personally liable for any action taken or omitted with respect to the Endowment Program.

MERGER, CONSOLIDATION, OR DISSOLUTION OF THE MARION BOOTH PERMANENT ENDOWMENT PROGRAM

If at any time the Mayor Joe V. Sanchez Public Library is lawfully merged or consolidated with any other department, municipality or library, all the provisions hereof in respect to the Endowment shall be deemed to have been made on behalf of the merged or consolidated institution which shall be authorized to administer the same in all respects and in accordance with the terms thereto. If the Mayor Joe V. Sanchez Public Library should ever be dissolved without any lawful successor, the Fund, including both principal and interest to date, shall be distributed as directed by the Board.

AMENDMENTS

Technical corrections and amendments to the Endowment Program which do not alter the stated purpose of the Endowment Program may be made by a majority affirmative vote of the Board and the City Commission.

SEVERABILITY

If any provisions or any application of any provisions of the Endowment Program shall be held or deemed to be illegal, inoperative, or unenforceable, the same shall not affect any other provisions or application of any provisions herein contained or render the same invalid, inoperative or unenforceable.

This Endowment Program charter was adopted on _____

Library Board

____ For ____ Against and ____ Abstained. _____
Board President

Library Director

This Endowment Program charter was adopted on October 16, 2018

City Commission

6 For 0 Against and 0 Abstained. [Signature] WCC 10/16/18
Recording Secretary

[Signature]
Mayor

Authored by Patricia Avila and Arnoldo Becho, 7/26/10
Revised by Christine Warren and Arnoldo Becho, 8/03/11
Revised by Arnoldo Becho, 10/11/18

EVALUATION OF CD'S FOR LIBRARY BOOTH FOUNDATION

DATE 11/9/2021
AMOUNT \$ 240,000.00

BANK	CONTACT NAME	CONTACT EMAIL	CONTACT #	12 mo	18 mo	24mo	36mo
BBVA COMPASS	GINA LOBATO	gina.lobato@bbva.com	971-5901	No Response			
PLAINS CAPITAL	JESSE SANTANA	jesse.santana@plainscapital.com	973-3070	0.15%	0.20%	0.20%	0.20%
FROST BANK	RICK RAMIREZ	Rick.Ramirez@frostbank.com	(210)220-6182	No Response			
LONESTAR NATIONAL BANK	JULIA DE LEON	deleonj@lonestarnationalbank.com	956-973-7702	0.10%	0.10%	0.15%	0.15%
TEXAS REGIONAL BANK	CYNTHIA QUINTANILLA	cquintanilla@texasregionalbank.com	956-351-4690	No Response			
RIO BANK	CONNIE CASTILLO	c.castillo@riobk.com	878-1153	No Response			
GREATER STATE BANK	THELMA MARROQUIN	thelma.marroquin@gstbank.com	973-4782	0.30%	0.35%	0.40%	0.40%
SECURITY FIRST CREDIT UNION	MARIO CORDOVA	mario.cordova@securityfirst.cu.com	956-661-4000	No Response			
*NAVYARMY	CHRISTIAN MARTINEZ	CXMartinez@navyarmyccu.com	956-683-1511	1.09%	n/a	1.14%	1.19%
IBC BANK	SAMANTHA SALAS	samanthasalas@ibcbank.com	956-688-3605	No Response			
VINTAGE BANK	ELOISA ALONZO	Eloisa.Martinez@Vantage.bank	956-968-1511	No Response			
TEXAS NATIONAL BANK	JERRY GONZALEZ	jgonzalez@texasnational.com	956-520-7035	n/a	n/a	n/a	n/a

*Currently have a CD account with NavyArmy (maturity date 5/24/2022). Opening a second CD will exceed the \$250,000 coverage by the NCUA.

EVALUATION OF CD'S FOR LIBRARY BOOTH FOUNDATION

DATE 10/18.21
AMOUNT \$ 240,000.00

BANK	CONTACT NAME	CONTACT EMAIL	CONTACT #	12 mo	18 mo	24mo	36mo
BBVA COMPASS	GINA LOBATO	gina.lobato@bbva.com	971-5901	No Response			
PLAINS CAPITAL	JESSE SANTANA	jesse.santana@plainscapital.com	973-3070	0.15%	0.20%	0.20%	0.20%
FROST BANK	RICK RAMIREZ	Rick.Ramirez@frostbank.com	(210)220-6182	No Response			
LONESTAR NATIONAL BANK	JULIA DE LEON	deleonj@lonestarnationalbank.com	956-973-7702	0.10%	0.10%	0.15%	0.15%
TEXAS REGIONAL BANK	CYNTHIA QUINTANILLA	cquintanilla@texasregionalbank.com	956-351-4690	No Response			
RIO BANK	CONNIE CASTILLO	c.castillo@riobk.com	878-1153	No Response			
GREATER STATE BANK	THELMA MARROQUIN	thelma.marroquin@gstbank.com	973-4782	0.30%	0.35%	0.40%	0.40%
SECURITY FIRST CREDIT UNION	MARIO CORDOVA	mario.cordova@securityfirst.cu.com	956-661-4000	No Response			
*NAVYARMY	CHRISTIAN MARTINEZ	CXMartinez@navyarmyccu.com	956-683-1511	1.09%	n/a	1.14%	1.19%
IBC BANK	SAMANTHA SALAS	samanthasalas@ibcbank.com	956-688-3605	No Response			
VINTAGE BANK	ELOISA ALONZO	Eloisa.Martinez@Vantage.bank	956-968-1511	No Response			
TEXAS NATIONAL BANK	JERRY GONZALEZ	jgonzalez@texasnational.com	956-520-7035	n/a	n/a	n/a	n/a

*Currently have a CD account with NavyArmy (maturity date 5/24/2022). Opening a second CD will exceed the \$250,000 coverage by the NCUA.

EVALUATION OF CD'S FOR LIBRARY BOOTH FOUNDATION

DATE 4/8/2021
AMOUNT \$ 240,000.00

BANK	CONTACT NAME	CONTACT EMAIL	CONTACT #	12 mo	18 mo	24mo	36mo
BBVA COMPASS	GINA LOBATO	gina.lobato@bbva.com	971-5901	0.05%	0.05%	0.05%	0.05%
PLAINS CAPITAL	JESSE SANTANA	jesse.santana@plainscapital.com	973-3070	0.15%	n/a	0.20%	0.25%
FROST BANK	RICK RAMIREZ	Rick.Ramirez@frostbank.com	(210)220-6182	0.18%	n/a	0.25%	n/a
LONESTAR NATIONAL BANK	JULIA DE LEON	deleonj@lonestarnationalbank.com	956-973-7702	0.25%	0.30%	0.35%	n/a
TEXAS REGIONAL BANK	CYNTHIA QUINTANILLA	cquintanilla@texasregionalbank.com	956-351-4690	0.30%	0.32%	0.35%	0.45%
RIO BANK	CONNIE CASTILLO	c.castillo@riobk.com	878-1153	0.32%	0.38%	0.42%	0.51%
GREATER STATE BANK	THELMA MARROQUIN	thelma.marroquin@gstbank.com	973-4782	0.50%	0.60%	0.75%	n/a
SECURITY FIRST CREDIT UNION	MARIO CORDOVA	mario.cordova@securityfirst.cu.com	956-661-4000	0.85%	1.01%	1.06%	n/a
*NAVYARMY	CHRISTIAN MARTINEZ	CXMartinez@navyarmyccu.com	956-683-1511	1.20%	n/a	1.20%	1.30%
IBC BANK	SAMANTHA SALAS	samanthasalas@ibcbank.com	956-688-3605	No Response			
**VINTAGE BANK	ELOISA ALONZO	Eloisa.Martinez@Vantage.bank	956-968-1511	No Response			
TEXAS NATIONAL BANK	JERRY GONZALEZ	jgonzalez@texasnational.com	956-520-7035	No Response			

*The Library Booth currently has a certificate of deposit with Navy Army which will mature on 9/28/2021.

If Navy Army is considered, the National Credit Union Share Insurance Fund (NCUSIF) will cover up to at least \$250,000.

RESOLUTION NO. 2021-63

STATE OF TEXAS § RESOLUTION AUTHORIZING MEMBERS OF STAFF
COUNTY OF HIDALGO § AS SIGNATORIES ON CERTAIN LEGAL FINANCIAL
CITY OF WESLACO § DOCUMENTS FOR THE CITY OF WESLACO

1. I, **Norma A. Cantu**, certify that I am the **City Secretary** of The City of Weslaco, organized under the laws of **Texas**, Federal Employer ID Number **74-6002544**, engaged in Municipal business under the name of the **City of Weslaco**, and that the following is a correct copy of the resolution adopted at a meeting of the City Commission duly and properly called and held on **December 14, 2021**. This resolution appears in the minutes of this meeting and has not been rescinded or modified.
2. Be it Resolved that,
 - (a) **Greater State Bank** is designated as a depository for the funds of the City of Weslaco.
 - (b) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by this Financial Institution.
 - (c) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the City of Weslaco with this financial institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.
 - (d) Any of the persons named below, so long as they act in a representative capacity as agents of the City of Weslaco, are authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated below, from time to time with this financial institution, concerning funds deposited in this financial institution, moneys borrowed from this financial institution or any other business transacted by and between the City of Weslaco and this financial institution subject to any restrictions stated below.
 - (e) Any and all prior resolutions adopted by the City Commission of the City of Weslaco and certified to this Financial Institution as governing the operations of the City of Weslaco's account(s), are in full force and effect, unless supplemented or modified by this authorization.
 - (f) The City of Weslaco agrees to the terms and conditions of any account agreement, properly opened by any authorized representative(s) of the City of Weslaco, and authorizes the financial institution named above, at anytime, to charge the City of Weslaco for all checks, drafts, or other orders, for the payment of money, that are properly drawn on this financial institution, and contain the required number of signatures for this purpose.

3. The officials designated below are authorized to conduct business as indicated:

	Name and Title	Signature
(A)	Andrew Muñoz, Interim City Manager	_____
(B)	Vidal Roman, Finance Director	_____
(C)	Sonia Flores, Assistant Finance Director	_____

Indicate A, B, and C

<u>A – C</u>	(1)	Exercise all of the powers listed (2) through (9)
<u>A – C</u>	(2)	Open any deposit or checking account(s) in the name of the City of Weslaco
<u>A – C</u>	(3)	Endorse checks and orders for the payment of money and withdraw funds on deposit with this financial institution. Number of authorized signatures required for this purpose <u>2</u> . Number of authorized signatures required for payroll purpose <u>1</u> .
<u>A – C</u>	(4)	Open any certificate of deposit account and withdraw or transfer funds from the certificate of deposit on deposit with this financial institution. Number of authorized signatures required for this purpose <u>2</u> .
<u>A – C</u>	(5)	Transfer funds from operations account to the payroll account, investment account or paying agent approved by City Commission by telefax or other electronic means. Number of authorized signatures required for this purpose <u>1</u> .
<u>A – C</u>	(6)	Borrow money on behalf and in the name of the City of Weslaco executes and delivers promissory notes or other evidences of indebtedness. Number of authorized signatures required for this purpose <u>2</u> .
<u>A – C</u>	(7)	Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the City of Weslaco as security for sums borrowed and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment. Number of authorized signatures required for this purpose <u>1</u> .
<u>A – C</u>	(8)	Enter into written lease for the purpose of renting and maintaining a Safe Deposit Box in this financial institution. Number of authorized signatures required to gain access and to terminate the lease <u>1</u> .

A – C, (9) Authorized to make inquiries as to status, account balance pertaining to the City of Weslaco.

4. I further certify that the City Commission of the City of Weslaco has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the foregoing resolutions and to confer the power granted to the persons named who have full power and lawful authority to exercise the same.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 14th day December by the City Commissioners of the City of Weslaco, Texas.

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: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4920
From:		
Subject: Approval on Resolution 2021-64 for submission of a grant application for the FY2022 Border Zone Fire Departments Grant (BZFD) to the Office of the Governor, Public Safety Office Homeland Security Grants Division for Equipment, Supplies and/or Direct Operating Expenses associated with border security activities with NO MATCH REQUIRED, and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Resolution 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 ANTONIO LOPEZ ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: R2021-64 FY2022 Border Zone Fire Departments Grant #4391301-4		
Responsibilities upon Approval:		

RESOLUTION NO. 2021-64

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2022 Border Zone Fire Departments be operated for 03/01/2022 through 02/28/2023; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor - FY2022 Border Zone Fire Departments Grant application; and

WHEREAS, The City of Weslaco agrees that in the event of loss or misuse of the Office of the Governor funds, City of Weslaco assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, The City of Weslaco designates Mayor David Suarez as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the FY2022 Border Zone Fire Departments Grant to the Office of the Governor.

Grant Number: **4391301**

PASSED, APPROVED AND ADOPTED on this 14th day of December 2021

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4973
From:		
Subject: Approval to ratify dedication of the 10-foot Easement and Right-of-Way to AEP Texas Inc for electric distribution lines for the Weslaco North Fire Station Sudivision (Judge Gilbert Garza Park project) and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)		
Background: THIS EASEMENT IS REQUIRED TO PROVIDE AEP PRIMARY UNDERGROUND ELECTRICAL SERVICE TO JUDGE GILBERT GARZA PARK.		
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 OMAR RODRIGUEZ ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approve.		
Staff Recommendation: STAFF RECOMMENDS APPROVAL.		
Attachments, if any: AEP EASEMENT		
Responsibilities upon Approval:		

EASEMENT AND RIGHT OF WAY

CITY OF WESLACO, A TEXAS, HOME-RULED MUNICIPAL CORPORATION, (“Grantor”), for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by **AEP TEXAS INC.**, a Delaware Corporation, whose address is P.O. Box 2121, Corpus Christi, Texas 78403 (“Grantee”) the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors and assigns, a perpetual easement and right of way for electric distribution lines, consisting of poles made of wood, metal, or other materials, cross arms, static wires, guys, wire circuits, underground cables and conduits, communication circuits, metering equipment and all necessary or desirable appurtenances (including, but not limited to, transformers, meters, vaults, and service pedestals) over, under, across, and upon a portion of the following described land located in Hidalgo County, Texas, to wit:

SEE EXHIBIT "A" AND "B", ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL APPLICABLE PURPOSES. (the “Easement Area”)

Together with the right of ingress and egress over, under, across and upon the Easement Area and Grantor’s adjacent land for the purpose of constructing, operating, reconstructing on poles or burying and replacing underground cables and conduits (including necessary ditching and backfilling), enlarging, inspecting, patrolling, repairing, maintaining, upgrading and removing said lines, circuits, underground cables and conduits, poles, wires and appurtenances; the right to relocate along the same general direction of said lines, cables, and conduits; and the right to remove from the Easement Area all structures, obstructions, trees and parts thereof, using generally accepted vegetation management practices, (whether from the Easement Area or that could grow into the Easement Area) which may, in the reasonable judgment of Grantee, endanger or interfere with the safe and efficient operation and/or maintenance of said lines, cables, conduits or appurtenances or ingress and egress to, from or along the Easement Area.

Grantor reserves the right to use the Easement Area subject to said Easement and Right of Way in any way that will not interfere with Grantee’s exercise of the rights hereby granted. However, Grantor shall not construct or permit to be constructed any house or other above ground structure on or within the Easement Area containing Grantee’s improvements without the express written consent of Grantee.

TO HAVE AND TO HOLD the above described easement and rights unto the Grantee, its successors and assigns forever. Grantor binds itself, assigns, and legal representatives to warrant and forever defend all and singular the above described easement and rights 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 _____ day of _____, 2021.

[Rest of this page intentionally left blank-Signature page follows]

TX212457
WR#79591021

CITY OF WESLACO, A TEXAS, HOME-RULED MUNICIPAL CORPORATION

By: _____
DAVID SUAREZ, MAYOR OF CITY OF WESLACO, A TEXAS, HOME-RULED MUNICIPAL CORPORATION

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this _____ day of _____, 2021, by
DAVID SUAREZ, MAYOR OF CITY OF WESLACO, A TEXAS, HOME-RULED MUNICIPAL CORPORATION.

NOTARY PUBLIC, State of Texas

(Seal)

“EXHIBIT A”

September 28, 2021

**METES AND BOUNDS DESCRIPTION
0.096 OF ONE ACRES OUT OF LOTS 1 & 2
WESLACO NORTH FIRE STATION SUBDIVISION
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS**

10-FOOT AEP EASEMENT

A tract of land containing 0.096 situated in the City of Weslaco, Hidalgo County, Texas, being a part or portion out of Lot 1 & 2, Weslaco North Fire Station Subdivision, according to the plat thereof recorded under Instrument Number 2900066, Hidalgo County Map Records, said 0.096 of one acre are out a certain tract conveyed to the City of Weslaco, a Texas, Home-Ruled Municipal Corporation, by virtue of a Correction Warranty Deed with Vendor's Lien, recorded under Document Number 2882928, Hidalgo County Official Records, said 0.096 of one acre also being more particularly described as follows;

COMMENCING at the Northeast corner of said Lot 2 (from which a No. 4 rebar found [Northing:16603295.079, Easting: 1152895.480] bears N 01° 14' 06" W a distance of 40.00 feet);

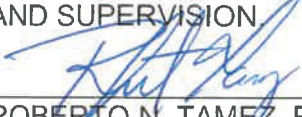
THENCE, S 88° 45' 54" W along the existing South right of way line of Mile 11 North Road, a distance of 622.48 feet;

THENCE, S 01° 14' 06" E a distance of 204.00 feet to a No. 4 rebar set for the Northeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 01° 14' 06" E a distance of 198.82 feet to a No. 4 rebar set for an inside corner of this tract;
2. THENCE, N 88° 45' 54" E a distance of 2.50 feet to a No. 4 rebar set for an outside corner of this tract;
3. THENCE, S 01° 14' 06" E a distance of 15.00 feet to a No. 4 rebar set for the Southeast corner of this tract;
4. THENCE, S 88° 45' 54" W a distance of 15.00 feet to a No. 4 rebar set for the Southwest corner of this tract;
5. THENCE, N 01° 14' 06" W a distance of 15.00 feet to a No. 4 rebar set for an outside corner of this tract;
6. THENCE, N 88° 45' 54" E a distance of 2.50 feet to a No. 4 rebar set for an inside corner of this tract;

7. THENCE, N 01° 14' 06" W a distance of 188.82 feet to a No. 4 rebar set for an inside corner of this tract;
8. THENCE, S 88° 45' 54" W a distance of 197.52 feet to a No. 4 rebar set for an outside corner of this tract;
9. THENCE, N 01° 14' 06" W a distance of 10.00 feet to a No. 4 rebar set for the Northwest corner of this tract;
10. THENCE, N 88° 45' 54" E a distance of 207.52 feet to the POINT OF BEGINNING and containing 0.096 of one acre of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF AN EASEMENT SURVEY MADE ON THE GROUND ON 09/28/2021 UNDER MY DIRECTION AND SUPERVISION


ROBERTO N. TAMEZ, R.P.L.S. #6238

09/29/2021

DATE:

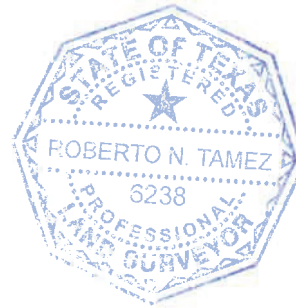


EXHIBIT "B"

N 01° 14' 06" W
40.0'

S 88° 45' 54" W
622.48'

10' AEP EASEMENT
DOCUMENT NO.
3057734, H.C.O.R.

DOCUMENT No. 2882928, H.C.O.R.

● FOUND No.4 REBAR
○ SET No.4 REBAR WITH PLASTIC
○ CAP STAMPED MEI DEN & HINT

- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING

4 - LOT LINE

2. SAME OWNER



I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF AN EASEMENT SURVEY MADE ON THE GROUND ON 09/28/2021 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

SCALE: 1"=40'

BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH

WELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

TBP ELS No. 10096900

PAGE: 3 OF 3
DATE: 09/28/2021
JOB No. 19168.17
FILE NAME: 19168.17
DRAWN BY: Y.B.

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

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Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4913	
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. (This was tabled on November 16, 2021; 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):			
ADELAIDA VEGA Luz Galindo ANDREW MUNOZ		Created	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Weslaco TRANS - USC CPI_ (002) (002), O2021-49 TMRS AGREEMENT (2)			
Responsibilities upon Approval:			

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 14th day of December, 2021.

ATTEST:

APPROVED:

Norma A. Cantu, City Secretary

David Suarez, Mayor



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4919	
From:			
Subject: Discussion and consideration on request from Park Meadows Neighbors for a separate entrance and exit for Airport Heights Subdivision and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)			
Background: City staff is working with the developer to create a separate entrance to Airport Drive for Airport Heights Subdivision and closing the current entrance to Retama Lane. Staff is currently working on negotiations with the developer for the purchase of Lot 69, Airport Heights Subdivision and the timeline to have the proposed entrance onto Airport Drive fully constructed.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Budget Amendment			
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	
City Manager Comments:			
Staff Recommendation: Staff recommends accepting the cost as provided by the developer for the purchase of Lot 69, Airport Heights Subdivision, with the exception of 10 ft along the north side of Lot 68.			
Attachments, if any:			
Responsibilities upon Approval: City staff will begin the process of purchasing the lot and constructing the new entrances onto Airport Drive.			



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4896	
From:			
Subject: Discussion and consideration after a public hearing on behalf of Javier Hinojosa on Ordinance 2021-50 to rezone 3701 S. Westgate also being 9.98 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, Texas from M-1 Mobile Home Subdivision to R-1 One Family Dwelling District and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-50. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone M-1 Mobile home subdivision to R-1 One Family Dwelling District. Thirty-nine (39) property owners within 200 feet of the applicant's property were notified by letter on November 19, 2021.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 15, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of December 1, 2021.			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use.			
Attachments, if any: Rezone-3701 S Westgate- Memo, REZONE SAN GABRIEL - ATTACHMENTS , 3701 S Westgate- aerial, O2021-50 rezone 3701 S Westgate-			
Responsibilities upon Approval:			

Planning staff will advise applicant.

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 3701 S Westgate

DATE: December 7, 2021

The property owner is proposing a single-family residential type use. The 2040 Land Use Map has identified this area as a single-family residential area and will conform to the surrounding neighborhood. No petitions were received for or against this item. The property owner has previously requested a rezone for this property to a M-1 Mobile Home District but has decided to pursue a mixed use development of single family and townhomes and will be coming back for rezones for the Phases II & III.

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



APPLICATION FOR REZONING

RZ NE-000145-2021

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 9.98 Ac. out of Farm Tract 795 Block _____

Subdivision Name West and Adams Tracts

Street Address _____

Existing Zoning M-1 Mobile Home Subd. Dist. Existing Land Use Open

Proposed Zoning R-1 One Family Dwelling Dist. Proposed Land Use Single Family

_____ \$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 Javier Hinojosa, P.E. Phone (956) 668-1588

Address 416 E. Dove Ave. Fax: _____

City McAllen State TX Zip Code 78504 E-Mail: javier@javierhinojosaeng.com

OWNER

Name Cottonfield LTD. Ezequial Reyna, Gen. Partner Phone (956) 477-3962

Address 702 W. Exp. 83, Ste. 100 Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: _____

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

Signature _____ Date 11/9/21

Signature _____ Date 11/9/21

Signature _____ Date _____

Authorized Agent

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

November 19, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 1, 2021, and the City Commission will hold a public hearing on December 14, 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 December 1, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Javier Hinojosa is requesting to rezone 3701 S Westgate. Also being 9.98 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, and Texas from M-1 Mobile home subdivision to R-1 One Family Dwelling 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

Engineering Department



NOV 19, 2021

PIATER ERIC W BIANCA ANGELA GUERRERO 1310 TIERRA ENCANTADA WESLACO TX 78596	T5438-01-003-0023-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1310 TIERRA ENCANTADA	L: 42560 B: 246755
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0024-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1314 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0025-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1318 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0026-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1402 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0027-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1406 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0028-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1410 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0029-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1414 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0030-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1502 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0031-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1506 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0032-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1510 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0033-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1514 TIERRA ENCANTADA	L: 23100 B: 0
COTTONFIELDS LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0034-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1518 TIERRA ENCANTADA	L: 33000 B: 0

NOV 19, 2021

DK III CONSTRUCTION INC 704 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0035-00 TIERRA SANTA GOLF CLB & COMMUNITY 1522 TIERRA ENCANTADA	L: 33000 B: 143958
GARCIA HERIBERTO 413 W PIKE BLVD STE A WESLACO TX 78596	T5438-01-003-0036-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1602 TIERRA ENCANTADA	L: 38248 B: 0
HANDY MODESTO & PRISCILLA K 3802 TIERRA DE ORO WESLACO TX 78596	T5438-01-003-0037-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3802 TIERRA DE ORO	L: 57020 B: 240407
REYNA EZEQUIEL JR 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0038-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3806 TIERRA DE ORO	L: 24366 B: 0
SOLIS PEDRO OSCAR JR & MARTHA A 3810 TIERRA DE ORO WESLACO TX 78596	T5438-01-003-0039-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3810 TIERRA DE ORO	L: 48356 B: 273652
ELIZONDO YASMIN E 114 LAUREL DR WESLACO TX 78596	T5438-01-003-0065-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3836 CIELO BLANCO	L: 38232 B: 0
GUZMAN CONSTRUCTION LLC 2003 S DANA DR PHARR TX 78577	T5438-01-003-0071-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3802 CIELO BLANCO	L: 38960 B: 0
GARCIA HERIBERTO & ZAY LORENS 3805 TIERRA DE ORO WESLACO TX 78596	T5438-01-003-0072-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3805 TIERRA DE ORO	L: 35832 B: 118436
RUSSELL MARK & LINDA 3802 LAGOS VERDES WESLACO TX 78596	T5438-01-005-0001-00 TIERRA SANTA GOLF CLB & COMMUNITY 3802 LAGOS VERDES	L: 59366 B: 221662
PINPOINT CONSTRUCTION & 4824 S JACKSON ROAD EDINBURG TX 78539	T5438-01-005-0009-00 TIERRA SANTA GOLF CLB & COMMUNITY 3834 LAGOS VERDES	L: 70079 B: 0
MCCANN DAVID R & HANNAH B 3809 TIERRA ESCONDIDA WESLACO TX 78596	T5438-02-003-0022-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3809 TIERRA ESCONDIDO	L: 25471 B: 209222
REYES ERICA 959 CLOSNER BLVD MERCEDES TX 78570	T5438-02-003-0055-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3810 TIERRA ESCONDIDO	L: 23742 B: 0

NOV 19, 2021

MUNIZ BENITO 2005 TOMATILLO DR WESLACO TX 78596	T5438-02-003-0056-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3830 B SHEA	L: 31923 B: 0
JONES JEFFERY A & DIANA 3800 B SHEA WESLACO TX 78596	T5438-02-003-0064-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3800 B SHEA	L: 32381 B: 226120
MORENO HECTOR MANUEL SOBRON 313 E COMA AVE STE 579 HIDALGO TX 78557	W3800-00-790-0000-00 WEST TRACT W 255' FT 790 7.73 GR 2029 W MI 5 N RD	L: 72295 B: 0
COTTONFIELDS LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	W3800-00-790-0000-05 WEST TRACT E1065'-S501.97' FT 790 12.27 2 AC NET 3700 S WESTGATE DR	L: 321840 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	W3800-00-791-0000-00 WEST TRACT 15.67AC BNG 2 IRR TRS FT E	L: 124106 B: 501745
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	W3800-00-794-0000-00 WEST TRACT 11.89AC-FT 794 GOLF 0 TIERRA SANTA BLVD	L: 56501 B: 33000
THRIVE MORTGAGE LLC 4819 WILLIAMS DR GEORGETOWN TX 78633	W3800-00-795-0000-08 WEST TRACT W440'-S99'-N891' FT 795 ET 3611 S WESTGATE DR	L: 53489 B: 0
LOPEZ MELECIO 1005 MARITZA ST WESLACO TX 78596	W3800-00-795-0000-24 WEST TRACT W440'-S99'-N792' FT 795 ET 3609 S WESTGATE DR	L: 53489 B: 54987
GARZA AMERICO & ARISTEO 3621 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-56 WEST TRACT W440'-S99'-N990' FT 795 ET 3621 S WESTGATE	L: 53489 B: 26953
VASQUEZ ARTURO & FRANCES RR 2 BOX 523A WESLACO TX 78596	W3800-00-795-0000-72 WEST TRACT W220'-E660'-N990' FT 795 C NET 0 MILE 5 NORTH	L: 65354 B: 108
OROZCO BLANCA NIEVES 3038 BRIGHT ST FORT WORTH TX 76105	W3800-00-795-0000-76 WEST TRACT S198'-N891'-E220'-W660' FT 0 MILE 5 NORTH	L: 26919 B: 0
COTTONFIELDS LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	W3800-00-795-0000-80 WEST TRACT S330' & E440'-S495'-N990' FT GR 14.77 AC NET 0 S WESTGATE DR	L: 79758 B: 49565

NOV 19, 2021

RODRIGUEZ ADRIAN & LIDIA	W3800-00-795-0000-97	L: 20145
1421 W MILE 5 N	WEST TRACT E200'-W660'-S96'-N990' FT	B: 23436
WESLACO TX 78596	T 1421 W 34TH ST	
REYNA EZEQUIEL JR & LIVIA	W3800-00-796-0000-00	L: 129846
702 W EXPRESSWAY 83 STE 100	WEST TRACT 22.87AC GOLF COURSE FT	B: 33000
WESLACO TX 78599	2.78AC NET 0 MILE 5 NORTH RD	
REYNA EZEQUIEL JR & LIVIA	W3800-00-797-0000-05	L: 78624
702 W EXPRESSWAY 83 STE 100	WEST TRACT 18.20AC-FT 797 GOLF	B: 35000
WESLACO TX 78599	0 BORDER AVE	

METES AND BOUNDS DESCRIPTION

A tract of land containing 9.98 acres of land, more or less situated in Hidalgo County, Texas, being part or portion of **FARM TRACT 795, THE WEST AND ADAMS TRACTS**, Hidalgo County, Texas, map reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said 9.98 acres being more particularly described as follows;

BEGINNING, at a ½" iron with a plastic cap stamped "PE 5242" found at the Southwest corner of said Farm Tract 795, within Mile 6 West Road, for the Southwest corner of this tract;

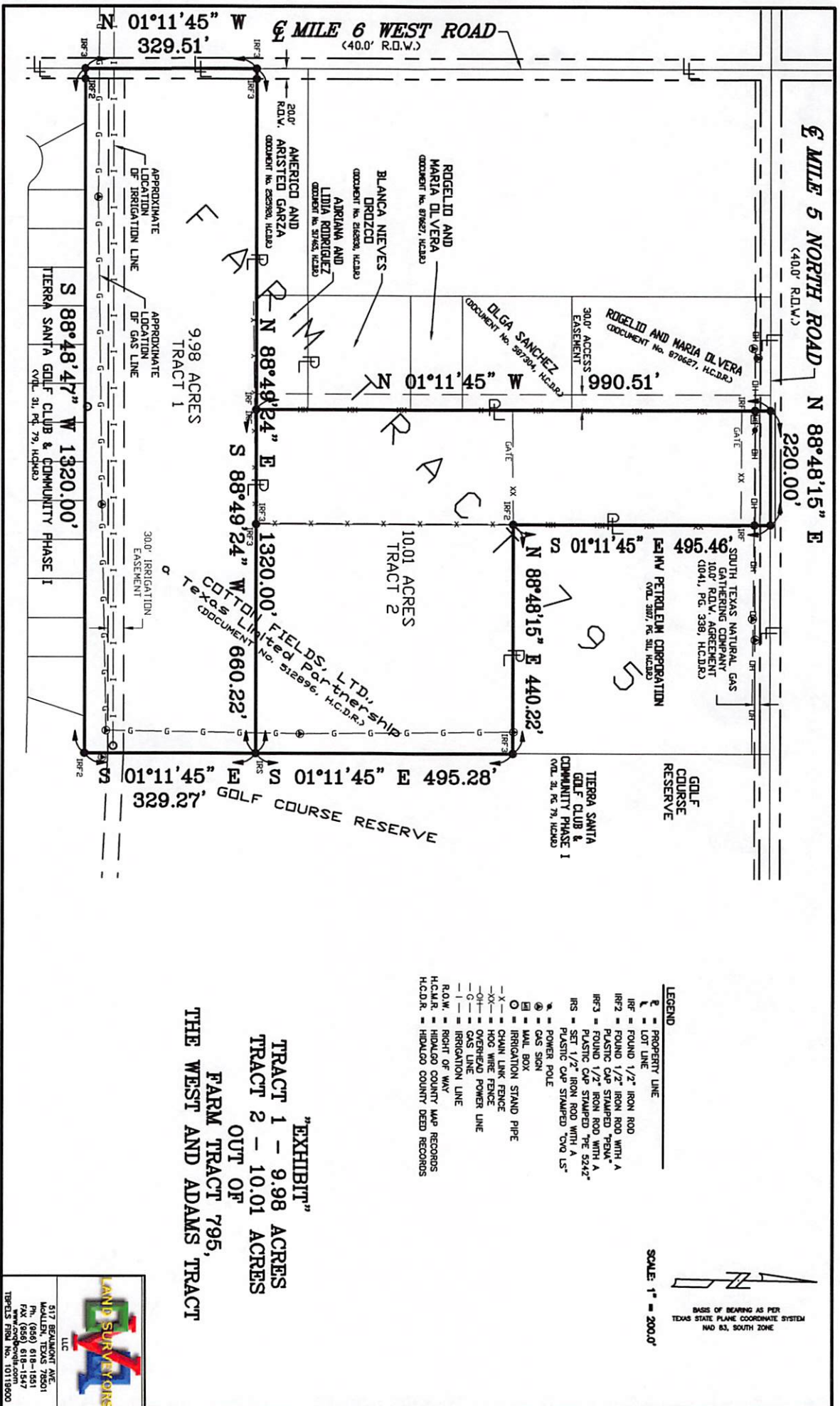
THENCE N 01° 11' 45" W, along the west line of said Farm Tract 795, within said Mile 6 West Road a distance of 329.51 feet to a ½" iron rod with a plastic cap stamped "PE 5242" found for the Northwest corner hereof;

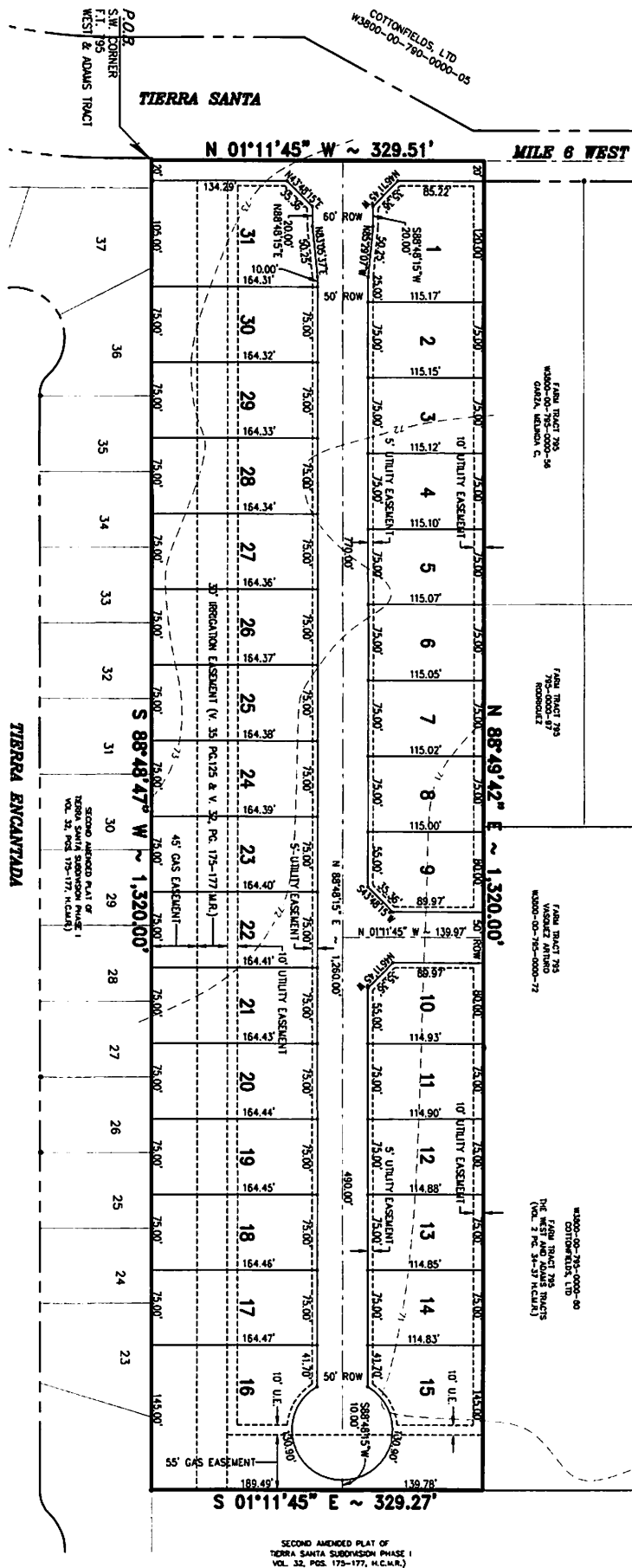
THENCE N 88° 49' 24" E, a distance of 1320.00 to a ½" iron rod with a plastic cap stamped "PE 5242" found on the east line of said Farm Tract 795, the west line of Tierra Santa Golf Club & Community Phase I, for the Northeast corner hereof;

THENCE S 01° 11' 45" E, along the east line of said Farm Tract 795 the west line of said Tierra Sana Golf Club & Community Phase I, a distance of 329.27 feet, to a ½" iron rod with a plastic cap stamped "PE 5242" found on the southeast corner of said Farm Tract 795, for the Southeast corner hereof;

THENCE S 88° 48' 47" W, along the south line of said Farm Tract 795 and the north line of said Tierra Santa Golf Club & Community Phase I, pass at a distance of 1300.00 a ½" iron rod with a plastic cap stamped "PE 5242" found on the east line of said Mile 6 West Road, continuing a total distance of 1320.00 feet, to the **POINT OF BEGINNIG**, containing 9.98 acres of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone**.



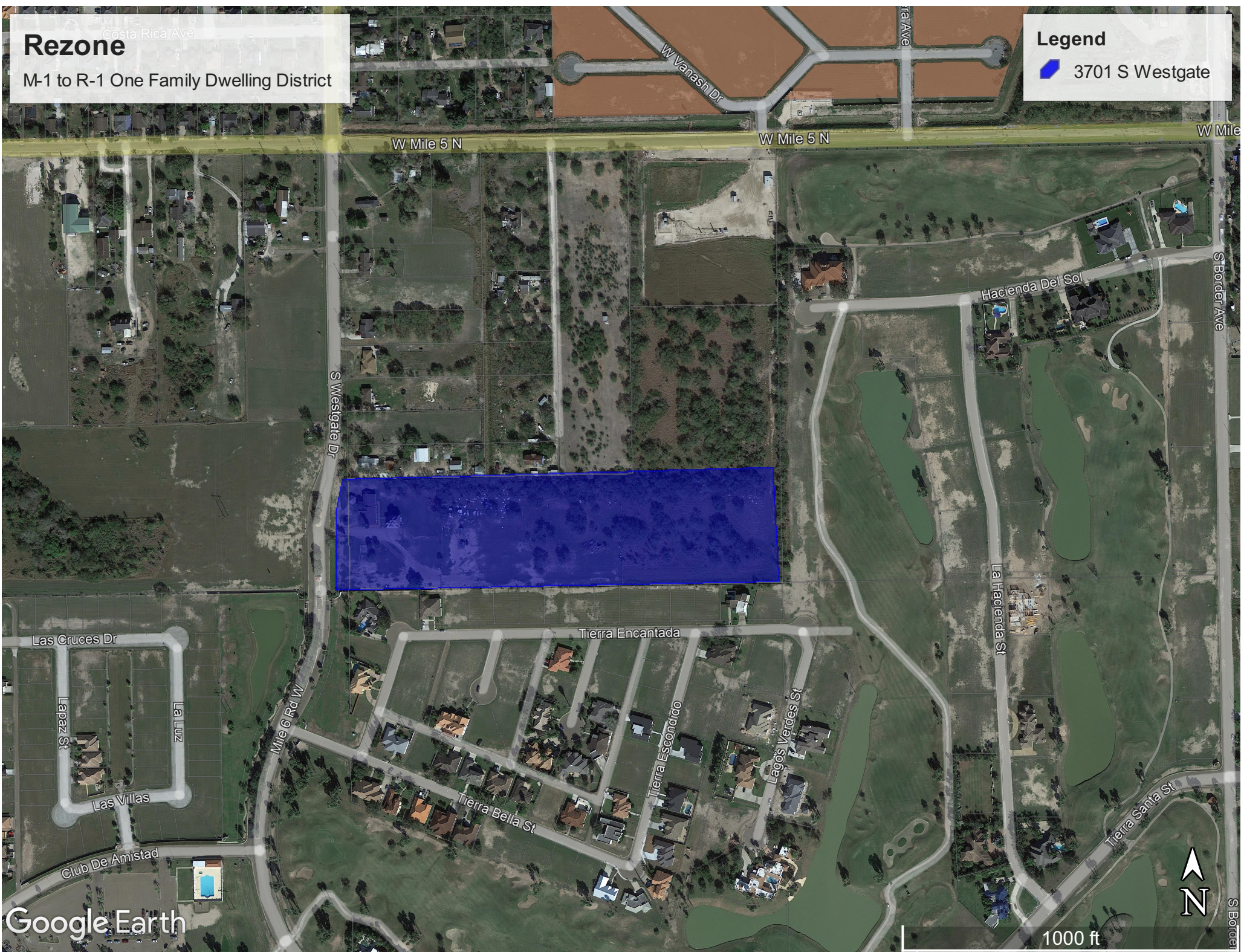


Rezone

M-1 to R-1 One Family Dwelling District

Legend

 3701 S Westgate



ORDINANCE NO. 2021-50

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3701 S WESTGATE ALSO BEING 9.98 AC OUT OF FARM TRACT 795, WEST AND ADAMS TRACT, WESLACO HIDALGO COUNTY, M-1 MOBILE HOME SUBDIVISION TO R-1 ONE FAMILY DWELLING DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an M-1 Mobile home subdivision to R-1 One Family Dwelling District located at 3701 S Westgate Also being 9.98 ac out of Farm Tract 795, West and Adams Tract, 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 special meeting of the City Commission this 14th day of December 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: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4898	
From:			
Subject: Discussion and consideration after public hearing on behalf of Melden & Hunt on Ordinance 2021-51 to rezone 3210 N Texas also being 18.067ac being a part or portion out of Farm Tracts 108 & 109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to a Planned Unit Development (PUD) and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-51. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone R-1 One Family Dwelling District to a Planned Unit Development (PUD). Eleven (11) property owners within 200 feet of the applicant's property were notified by letter on November 19, 2021.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on November 15, 2021.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of December 1, 2021.			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use			
Attachments, if any: Rezone-3210 N Texas- Memo, 3210 N Texas-attachments, 3210 N Texas- aerial, O2021-51 3210 N Texas- Ordinance			

Responsibilities upon Approval:
Planning staff will advise applicant.

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 3210 N Texas

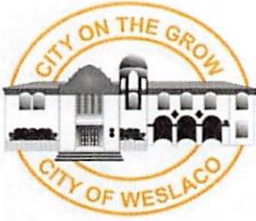
DATE: December 7, 2021

The property owner is proposing a single-family residential type use, with minimum lot size of 5,000 square feet or greater. The applicant has requested a PUD type development to permit the coving design development, with varying size lots and front setbacks. The 2040 Land Use Map has identified this area as a single-family residential area and will conform to the surrounding neighborhood. No petitions were received for or against this item.

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



APPLICATION FOR REZONING

RZNE - 000144-2021

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 _____ Block _____

Subdivision Name Texas Heights Subdivision

Street Address 3210 N Texas

Existing Zoning Residential R-1 Existing Land Use Vacant

Proposed Zoning Residential PUD Proposed Land Use Residential

- _____ \$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 Melden & Hunt, Inc. c/o Mario A. Reyna Phone (956) 381-0981

Address 115 W. McIntyre Street Fax: (956) 381-1839

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

OWNER

Name Rodolfo Ltd Phone c/o 381-0981

Address 420 Melone Street Fax: _____

City Houston State TX Zip Code 77007 E-Mail: c/o mario@meldenandhunt.com

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

Signature [Signature] Date 10-25-2021
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

November 19, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 1, 2021, and the City Commission will hold a public hearing on December 14, 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 December 1, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Melden & Hunt, Inc. is requesting to rezone 3210 N Texas. Also being 18.067ac being a part or portion out of Farm Tracts 108 & 109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to a Planned Unit Development (PUD).

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.

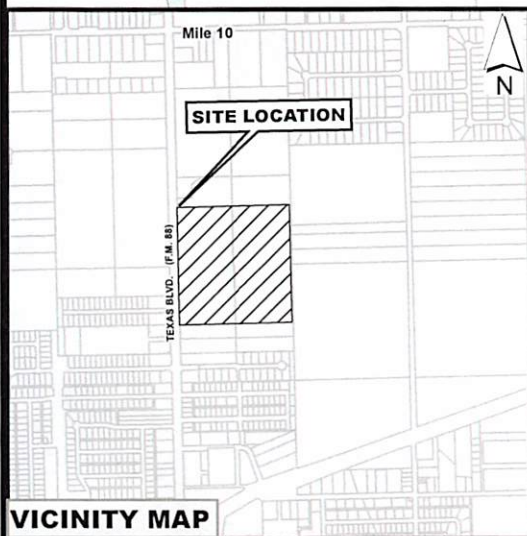
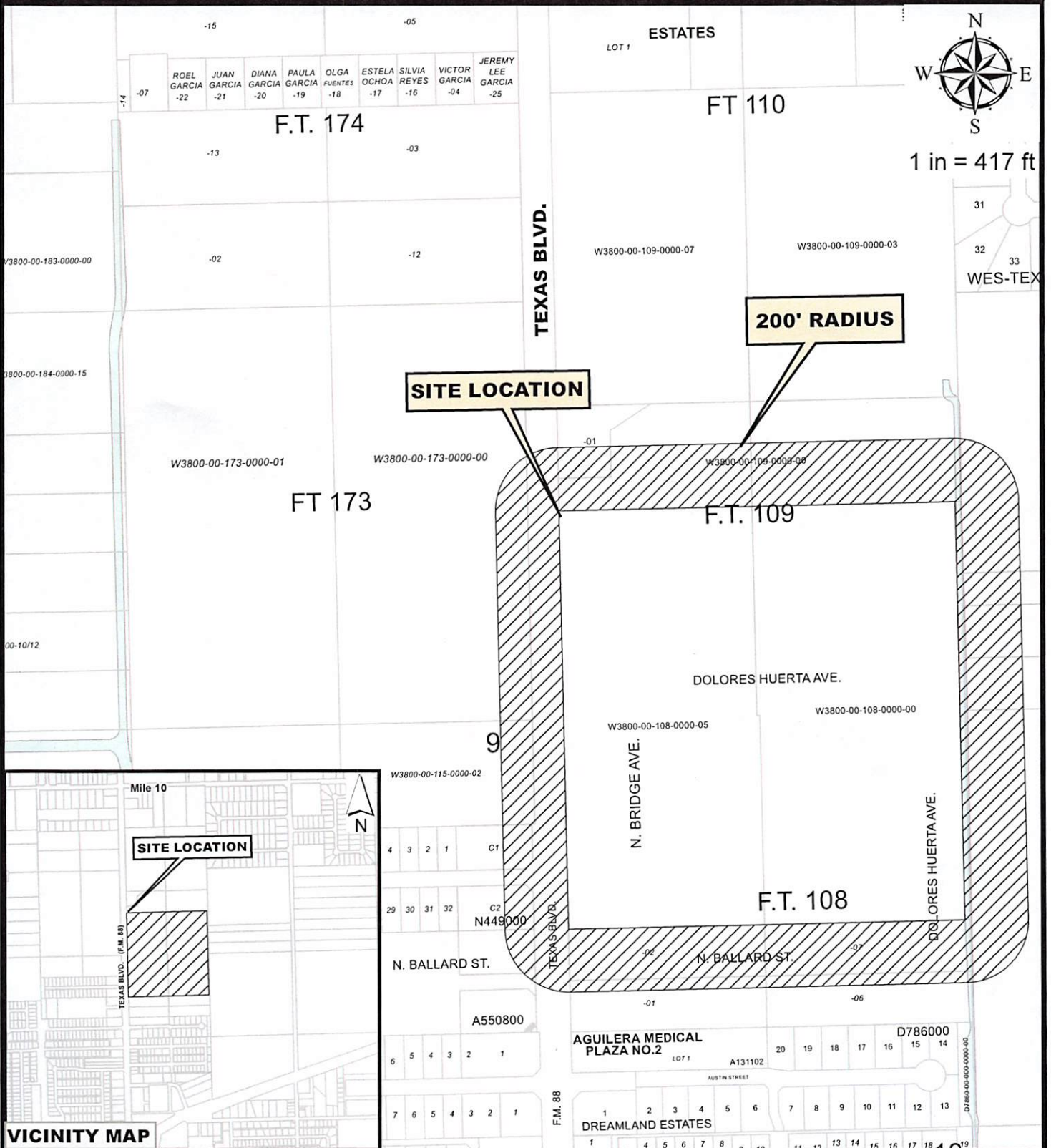
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Texas Heights Subdivision

3210 N Texas Blvd, Weslaco Texas, 78596
WEST TRACT 109
BLOCK 165

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Vacant
Proposed zoning: PUD
Proposed land use: Residential



NOV 18, 2021

RODOLODO LTD 420 MALONE ST HOUSTON TX 77007-7115	W3800-00-108-0000-00 WEST TRACT E10AC-N20AC FT 108 & E10AC-S20AC FT 109 20AC NET	L: 410000 B: 0
GARZA CARLOS I PO BOX 6105 MCALLEN TX 78502-6105	W3800-00-108-0000-01 WEST TRACT-E660'-N165'-S495' FT 108 2.50AC	L: 0 B: 0
COLUMBUS CLUB OF WESLACO 610 W 14TH ST WESLACO TX 78596	W3800-00-108-0000-02 WEST TRACT-THE WEST 2.5 ACRES OF OF THE SOUTH 20 ACRES OF FARM	L: 51250 B: 86265
RODOLODO LTD 420 MALONE ST HOUSTON TX 77007	W3800-00-108-0000-05 WEST TRACT-THE WEST 10.0ACRES OF ES OF FARM TRACT 108 & WEST 10AC'S	L: 410000 B: 0
BARQUIARENA ANDRES C & MAYRA A 7511 N FM 88 WESLACO TX 78599	W3800-00-109-0000-00 WEST TRACT AN IRR TR AC NET	L: 74415 B: 0
SANTOS VILLANUEVA INVESTMENTS 414 W MILE 10 RD WESLACO TX 78599	W3800-00-109-0000-01 WEST TRACT NW 1.25AC AN IRR TR T 109 1.25 AC GR 1.00 AC GR	L: 45720 B: 0
TEJAS BLDG & DEV CO INC 2401 E EXPRESSWAY 83 WESLACO TX 78599	W3800-00-115-0000-02 WEST TRACT-THE EAST 5 ACRES OF THE OF FARM TRACT 115 5 ACRES NET 3201 N TEXAS BLVD	L: 123000 B: 93356
PAYNE E M & PAYNE ESTATES LLC 2401 E BUSINESS 83 WESLACO TX 78596	W3800-00-173-0000-00 WEST TRACT-THE WEST 20 ACRES OF ACRES NET	L: 410000 B: 0
BATAQUES LTD 5804 LA QUINTA LN WESLACO TX 78599	N4490-00-000-00C1-00 NORTHCROSS LOT C1	L: 105000 B: 0
GARCIA JUAN M JR 3125 N TEXAS BLVD WESLACO TX 78599	N4490-00-000-00C2-00 NORTHCROSS LOT C2	L: 166440 B: 95931
GONZALEZ NELDA G & JUAN 3308 ROSEWOOD DR WESLACO TX 78599	A5508-00-000-00C1-00 APOSTOLIC ASSEMBLY CHURCH LOT C1	L: 150000 B: 0

Rezone

R-1 to PUD Planned Unit Development

Legend

 3210 N Texas- Texas Heights

Google Earth

1000 ft



ORDINANCE NO. 2021-51

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3210 N TEXAS ALSO BEING 18.067AC BEING A PART OR PORTION OUT OF FARM TRACTS 108 &109, THE WEST AND ADAMS TRACTS, WESLACO HIDALGO COUNTY, FROM A R-1 ONE FAMILY DWELLING DISTRICT TO A PLANNED UNIT DEVELOPMENT (PUD) AND 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 a Planned Unit Development (PUD) located at 3210 N Texas Also being 18.067ac being a part or portion out of Farm Tracts 108 &109, The West and Adams Tracts, 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 special meeting of the City Commission this 14th day of December 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ 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: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4900	
From:			
Subject: Discussion and consideration after public hearing on behalf of Veras King o Meats 3. LLC. to approve a Conditional Use Permit for a Wine and Malt Beverage Retailer's Off-Premise permit at 2941 N. Texas Blvd. also being Lot C-2, Apostolic Assembly Church 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 Retailer's Off-Premise permit. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on November 19, 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 November 15, 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 December 1, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the conditional use permit			
Attachments, if any: CUP-2941 N Texas- Memo, 2941 N TEXAS - ATTACHMENTS, 2941 N Texas- aerial			
Responsibilities upon Approval: Planning staff will advise applicant.			

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: CUP- 2491 N Texas Blvd

DATE: December 7, 2021

The applicant is proposing to obtain a permit for a Wine and Malt Beverage Retail Dealer's Off-Premise permit at the Vera's Meat Market that is currently under construction. The primary use of this location will be a will be a meat market. Planning & Zoning recommended approval of the conditional use permit.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot C2 Block _____

Subdivision Name Apostolic Assembly Church

Street Address 2941 N Texas Blvd.

Existing Zoning CO Existing Land Use commercial business

Purpose for the Conditional Use Permit Request _____

Beer + Wine off premise (BQ)

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 Veras King o Meats 3, LLC Phone 956-227-6893

Address 2941 N Texas Blvd Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: veraskm3@gmail.com

OWNER

Name Nadia Vera Moralez Phone 956-227-6893

Address 917 N Kenyon Rd. Fax: _____

City Edinburg State TX Zip Code 78542 E-Mail: nvera77@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  Date 10-27-2021
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
Josh Pedraza, Mayor Pro-Tem, District 6
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

November 19, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 1, 2021, and the City Commission will hold a public hearing on December 14, 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 December 1, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Veras King O Meats 3 , LLC is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's Off-Premise permit at 2941 n Texas Blvd. Also being Lot C-2, Apostolic Assembly Church 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.

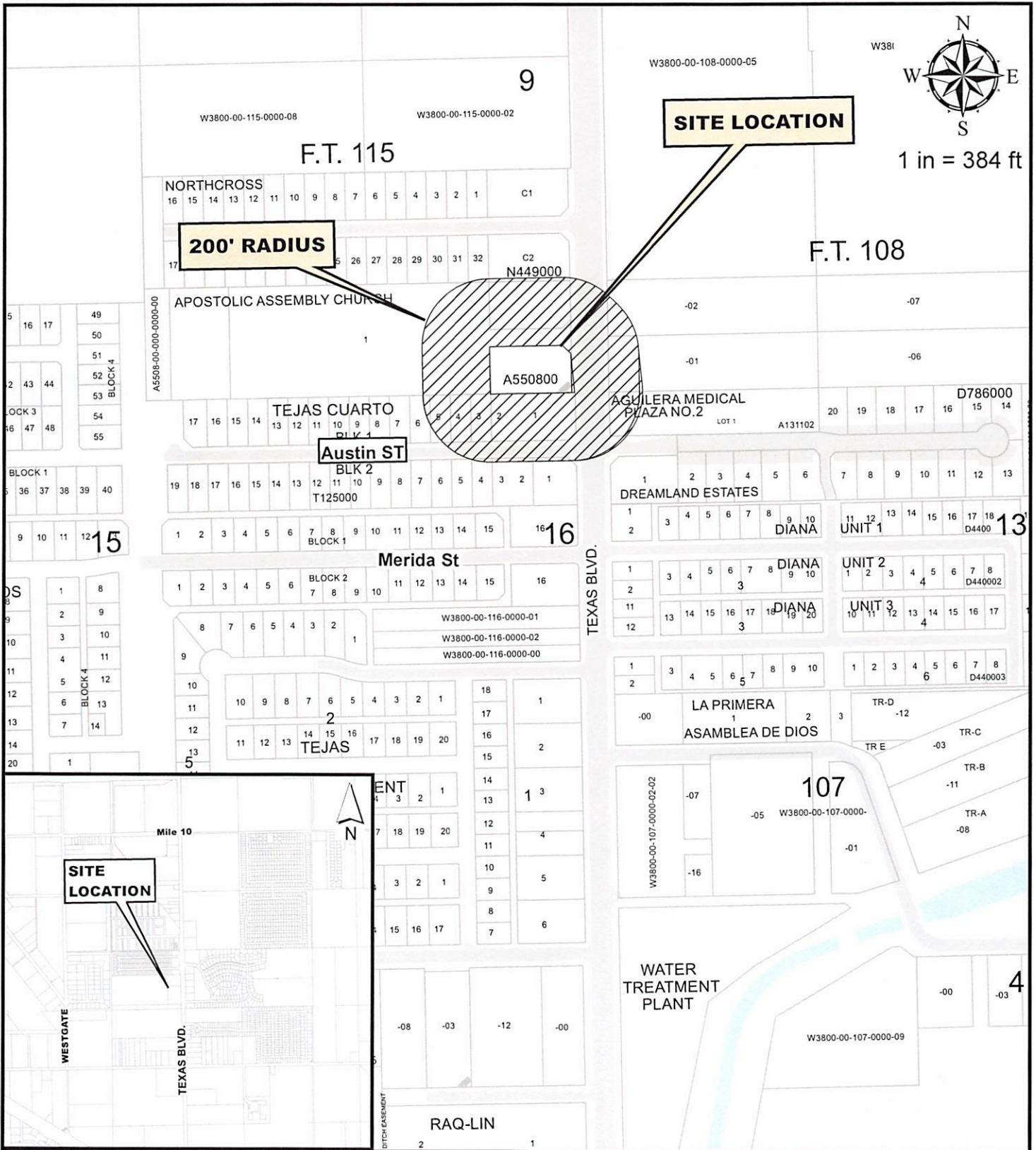
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Nadia Vera Morales
2941 N Texas BLVD
LOT C2, BLOCK 170, F.T. 151

Purpose for the Conditional Use Permit request

Existing zoning: CO

Existing land use: Meat Market

CUP request: Meat Market, Selling Wine
and Beer for off Premises Consumption



NOV 16, 2021

AGUILERA REAL ESTATE HOLDINGS 920 S CLOSNER BLVD EDINBURG TX 78539	A1311-02-000-000A-00 AGUILERA MEDICAL PLAZA NO. 2 LOT A 2990 N TEXAS BLVD	L: 396500 B: 909554
OCANAS JOSE G & MARIA 2921 N TEXAS BLVD WESLACO TX 78599	T1250-00-001-0001-00 TEJAS CUATRO LOT 1 & LOT 2 BLK 1 2921 N TEXAS BLVD	L: 95392 B: 136900
CARR JOHN L & LINDA K 202 AUSTIN ST WESLACO TX 78599	T1250-00-001-0003-00 TEJAS CUATRO LOT 3 BLK 1 202 AUSTIN ST	L: 34860 B: 154060
JUAREZ JULIO C & MARIA S 206 AUSTIN ST WESLACO TX 78599	T1250-00-001-0004-00 TEJAS CUATRO LOT 4 BLK 1 206 AUSTIN ST	L: 34860 B: 66845
GOMEZ GERARDO JR 2509 S LANE DRIVE WESLACO TX 78599	T1250-00-001-0005-00 TEJAS CUATRO LOT 5 BLK 1 210 AUSTIN ST	L: 34860 B: 179978
CALDERON JENNIFER 214 AUSTIN ST WESLACO TX 78599	T1250-00-001-0006-00 TEJAS CUATRO LOT 6 BLK 1 214 AUSTIN ST	L: 34860 B: 111858
TEJAS BLDG & DEV INC 2401 E EXPRESSWAY 83 WESLACO TX 78599	T1250-00-002-0001-00 TEJAS CUATRO LOT 1 BLK 2 2901 AUSTIN ST	L: 89440 B: 59340
TREVINO ERIKA 117 AUSTIN ST WESLACO TX 78599	T1250-00-002-0002-00 TEJAS CUATRO LOT 2 & 3 BLK 2 117 AUSTIN ST	L: 63000 B: 141798
TREVINO ERIKA 117 AUSTIN ST WESLACO TX 78599	T1250-00-002-0003-00 TEJAS CUATRO LOT 3 BLK 2 121 AUSTIN ST	L: 22680 B: 0
ALMANZA ANA V 5407 SIERRA DR MERCEDES TX 78570	T1250-00-002-0004-00 TEJAS CUATRO LOT 4 BLK 2 201 AUSTIN ST	L: 34860 B: 0
REYES MONICA ANNE 307 W SUGARCANE DRIVE WESLACO TX 78599	T1250-00-002-0005-00 TEJAS CUATRO LOT 5 BLK 2 205 AUSTIN ST	L: 34860 B: 0
GARZA CARLOS I PO BOX 6105 MCALLEN TX 78502-6105	W3800-00-108-0000-01 WEST TRACT-E660'-N165'-S495' FT 108 2.50AC	L: 0 B: 0

NOV 16, 2021

COLUMBUS CLUB OF WESLACO 610 W 14TH ST WESLACO TX 78596	W3800-00-108-0000-02 WEST TRACT-THE WEST 2.5 ACRES OF OF THE SOUTH 20 ACRES OF FARM	L: 51250 B: 86265
APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS PO BOX 1894 WESLACO TX 78599	A5508-00-000-0001-00 APOSTOLIC ASSEMBLY CHURCH LOT 1 2941 N TEXAS BLVD	L: 1029105 B: 0
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501	N4490-00-000-0031-00 NORTHCROSS LOT 31	L: 22680 B: 0
VALERO ORLANDO & NANCY A 201 NORTHCROSS LN WESLACO TX 78599	N4490-00-000-0032-00 NORTHCROSS LOT 32	L: 22680 B: 87937
GARCIA JUAN M JR 3125 N TEXAS BLVD WESLACO TX 78599	N4490-00-000-00C2-00 NORTHCROSS LOT C2	L: 166440 B: 95931
GONZALEZ NELDA G & JUAN 3308 ROSEWOOD DR WESLACO TX 78599	A5508-00-000-00C1-00 APOSTOLIC ASSEMBLY CHURCH LOT C1	L: 150000 B: 0
V & M PROPERTY RENTALS INC 2012 E UNIVERSITY DR EDINBURG TX 78542	A5508-00-000-00C2-00 APOSTOLIC ASSEMBLY CHURCH LOT C2	L: 166399 B: 0



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

Document reference ID : 23970

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID:	23970
Applicant Name:	Vera's King O Meats 3, LLC
License Type applied for:	Wine and Malt Beverage Retailer's Off-Premise Permit (BQ)
Address:	2941 N. Texas Blvd, Weslaco, TX, 78596
Business Structure:	Limited liability company
Business Name:	Vera's King O Meats 3, LLC
FEIN/SSN Number:	872697852
Historically Underutilized Business:	No
Veteran-owned business:	No
Secretary of State Filing Number:	804233471
Date Filed:	9/15/2021 12:00:00 AM
Filing State:	TX

Location Address

Address: 2941 N Texas Blvd, Weslaco, TX, United States 78599

Property Ownership

Property Type	Property Ownership Type	Entity Name
Land and Building	Owner	V&M Property Rentals Inc

Location Investment

Investment Category	Investment By	Amount Invested	Term
Entity	Veras King O Meats 2 LLC	\$600000.00	profits from one business to open the other

CERTIFICATE OF CITY SECRETARY FOR: (P, Q, BF & BQ)

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.

OR

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

SIGN
HERE

City Secretary/Clerk

City

, TEXAS

SEAL

CERTIFICATE OF COUNTY CLERK

Section 11.37 & 61.37

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

I hereby certify on this _____ day of _____, _____, 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 for a Wine and Beer Retailer's Off-Premise Permit.

Most current election for given location was held for:

- ☐ legal sale of all alcoholic beverages for off-premise consumption
- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of mixed beverages
- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
- ☐ legal sale of wine on the premises of a holder of a winery permit
- ☐ legal sale of beer/wine (17%) on-premise or beer/wine off-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise or beer/wine off-premise **BEFORE** Sept. 1, 1999
- ☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN

HERE _____

County Clerk

County

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

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

Sales Tax Permit Number _____

Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN

HERE _____

City Secretary/Clerk

City

, TEXAS

S E A L

PUBLISHER'S AFFIDAVIT

Name of newspaper

City, County

Dates notice published in daily/weekly newspaper
(MM/DD/YYYY)*Publisher or designee certifies attached notice was published in newspaper stated on dates shown*

Signature of publisher or designee

Sworn to and subscribed before me on this date

Signature of Notary Public

S E A L**ATTACH PRINTED COPY OF THE NOTICE**



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Bond

Bond Number: (1) _____

THAT WE, (2) _____ Vera's King O Meats 3 LLC

as PRINCIPAL, and _____ TRAVELERS CASUALTY AND SURETY CO. OF AMERICA

(3)
as SURETY, duly authorized and qualified to do business as a surety company in this State, are
firmly bound unto THE STATE OF TEXAS in sum of (4) \$5,000.00.

dollars payable at Austin, Travis County, Texas, and for the payment of which, well and truly to be made, PRINCIPAL binds
himself, his heirs, executors and administrators, jointly and severally, or itself, its successors and assigns, and the SURETY
binds itself, its successors and assigns, firmly by these presents.

WHEREAS, PRINCIPAL is the holder of

(5) _____ Wine and Malt Beverage Retailer's Off-Premise Permit (BQ)

(Type of Permit/License)

granted the privileges by said permit to be exercised in the city of

(6) _____ Hartford

(If not located in a city / town, leave blank and insert county name in #7)

(7) _____

County, Texas, pursuant to the provisions of the Texas Alcoholic Beverage Code.

NOW, THEREFORE, THE CONDITION OF THE OBLIGATION is such that the Principal shall faithfully conform with the Texas Alcoholic Beverage Code and Rules of the Commission. If the holder of this permit or license violates a law of the state relating to alcoholic beverages or a rule of the commission, the amount of the bond shall be paid to the state, SUBJECT, HOWEVER, to the following terms and conditions:

1. This bond shall become effective on the date of the issuance of above permit or license by the Texas Alcoholic Beverage Commission and shall remain in full force and effect until canceled, and thereafter provided, or until such permit or license and succeeding renewals of the permit or license have expired.
2. This bond may be canceled as to liability for future defaults at any time by the SURETY, upon giving thirty (30) days written notice, in which event the liability of the SURETY shall at the expiration of said thirty (30) days, cease and terminate, it being understood that the SURETY shall be liable for the default of the PRINCIPAL fully discharging any liability on his or its part as above set forth, accruing during the life of the permit or license, and while this bond is in full force and effect.
3. The liability of the SURETY shall not exceed the amount above stated.

PRINCIPAL

IN TESTIMONY, WHEREOF, said PRINCIPAL has hereunto subscribed his or their names or has cause this instrument to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this date:

_____, A.D., _____

SIGN _____

HERE

(Signature of Principal)

PRINCIPAL MUST BE SHOWN AS:	WHO MUST SIGN:
Proprietorship-individual owner	-individual
Partnership-all partners' names	-partner
Corporation-corporate name	-officer
Limited partnership-partnership name & general partner	-general partner
Limited liability partnership-partnership name & all partners	-general partner
Limited liability company-company name	-officer/manager
Private Club-club name, if corporation, corporate name	-officer

SURETY COMPANY

IN TESTIMONY WHEREOF, said SURETY has caused this instrument to be signed by it duly authorized officers and its corporate seal to be hereunto affixed this date:

_____, A.D., _____

SIGN
HERE

(Signature of Attorney-in-Fact for Surety Company)

TRAVELERS CASUALTY AND SURETY CO. OF AMERICA

(Surety Company Name)

One Tower Square CT Hartford 06183

(Surety Company Mailing Address)

(Surety Company Area Code and Phone Number)

(Agent's Area Code and Phone Number)

ACKNOWLEDGMENTS

No. 1 (FOR PRINCIPAL)

BEFORE ME, the undersigned authority in and for said State on this day personally appeared

(Name of Principal)

foregoing instrument, and acknowledged to me that he or she executed the same, for the purposes and considerations therein expressed. Given under my hand and seal of office, this date

_____, A.D., _____

SIGN
HERE

(Notary Public)

SEAL

No. 2 (FOR SURETY COMPANY)

BEFORE ME, the undersigned authority in and for said State on this day personally appeared

(Name of Attorney-in-Fact)

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same as the act and deed of the surety company thereof, and for the purposes and considerations therein expressed, and in the capacity therein stated. Given under my hand and seal of office, this date

_____, A.D., _____

SIGN
HERE

(Notary Public)

S E A L**NO. 1 – PRINCIPAL-ACKNOWLEDGMENT**

Name of principal who signed the bond must be shown. Notary public must date, sign the acknowledgment and affix notary seal.

NO. 2 – SURETY COMPANY-ACKNOWLEDGMENT

Name of attorney-in-fact who signed the bond must be shown. Notary Public must date sign the acknowledgment and affix notary seal.

INSTRUCTIONS

1. On the face of the bond: No. (1) must indicate bond number No. (2) name of principal No. (3) the surety company name No. (4) bond amount. (5) type of permit/license as shown above No. (6) city of business location No. (7) county of business location No.
2. Ensure the principal date is entered and the principal has signed the bond.
3. The attorney-in-fact must date the bond; sign his/her name, enter surety company name, surety mailing address and surety telephone number.
4. Power of Attorney authorizing attorney-in-fact to sign for Surety Company must attached.
5. This form will not be accepted with any alterations or whiteouts on the face of the bond. Bond riders will be accepted from bonding company to correct errors noted by the Commission. Corrections in the acknowledgments will be accepted if the notary public has initialed the correction made thereon.

If Performance Bond:

6. As required under **Section 11.61(23)(b-1)**, of the Texas Alcoholic Beverage Code, this bond must accompany all original applications and renewal applications for the licenses/permits listed below if you are located in a County with a population of 1.4 million or more (Bexar, Dallas, Harris, and Tarrant Counties) unless you are an establishment, which holds a Food and Beverage Certificate, whose primary business is food service.

Type of Permit	Bond Amount
Wine and Beer Retailer's Permit (BG)	\$2,000 or \$4,000 or \$6,000*
Beer Retailer's On Premise License (BE)	\$2,000 or \$4,000 or \$6,000*

*An initial Performance Bond in the amount of \$2,000 is required. In the event the first bond is forfeited to the Commission, a licensee or permittee must file a second bond in the amount of \$4,000 before a license or permit may be reinstated. In the event the second bond is forfeited to the Commission, a licensee or permittee must file a third bond in the amount of \$6,000 before a license or permit may be reinstated. **NOTE:** Bond will remain posted unless forfeited, or until license/permit is expired, or voluntarily canceled.

If Conduct Surety Bond:

7. As required under **Section 11.11 and 61.13** of the Texas Alcoholic Beverage Code, this bond must accompany all original applications for the licenses/permits listed below unless you qualify to hold a Food and Beverage Certificate and are in the process of applying for a Food and Beverage Certificate. For renewals, if you hold a Food and Beverage Certificate and are renewing the certificate, you do not have to submit this bond. If the original/renewal application for the Food and Beverage Certificate is not approved, a bond will be required.

Type of Permit	Bond Amount	Type of Permit	Bond Amount
Mixed Beverage Permit (MB)	*\$5,000 or \$10,000	Wine and Beer Retailer's Permit (BG)	*\$5,000 or \$10,000
Private Club Registration Permit (N)	*\$5,000 or \$10,000	Retail Dealer's On Premise License (BE)	*\$5,000 or \$10,000
Private Club for Beer and Wine Permit (NB)	*\$5,000 or \$10,000	Package Store Permit (P)	\$10,000
Private Club Exemption Certificate Permit (NE)	*\$5,000 or \$10,000	Wine Only Package Store Permit (Q)	\$10,000
Only required if the business is located within 1000 feet of a public school measuring from property line to property line			

8. *\$5,000/\$10,000 – A bond is required in the amount of \$5,000 unless the business is located within 1,000 feet of a public school measuring from property line to property line. If within 1,000 feet of a school, a bond in the amount of \$10,000 will be required.

If Fee Interest Bond:

9. This bond should accompany all original and renewal applications for a **Brewer's License (BW)**, **Nonresident Brewer's License (BN)** that you the applicant do not own a fee interest (ownership) in a brewery facility.

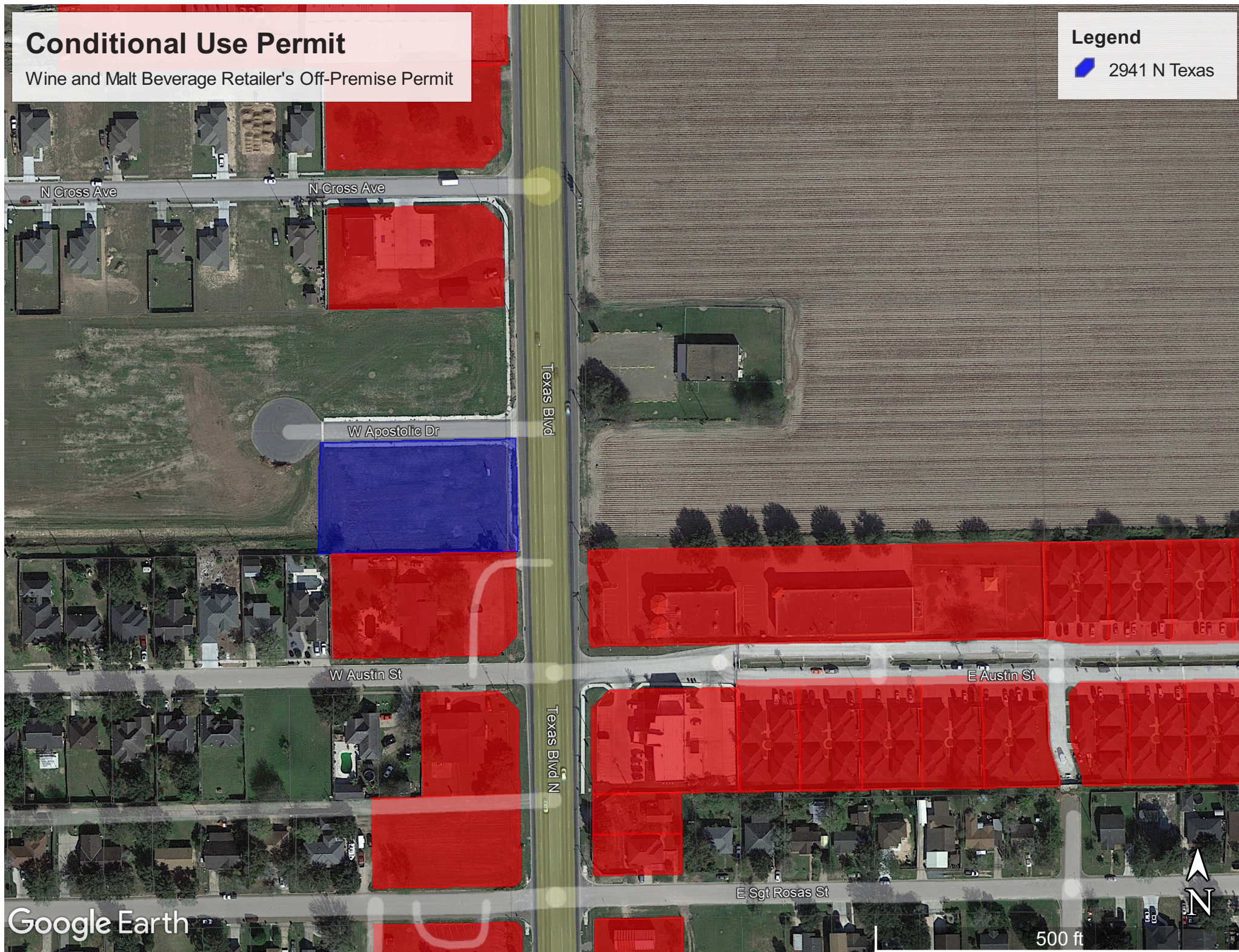
Any correspondence should be addressed to the:
Texas Alcoholic Beverage Commission
P.O. Box 13127, Austin, TX 78711
(512) 206-3333

Conditional Use Permit

Wine and Malt Beverage Retailer's Off-Premise Permit

Legend

 2941 N Texas





Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4903	
From:			
Subject: Discussion and consideration after public hearing on behalf of Teddy's Barbecue LLC. to approve a Conditional Use Permit for a Wine and Malt Beverage Retailer's On-Premise permit at 2807 N Texas Blvd. also being Lot 16, Block 2, Tejas Dos 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 Retailer's On-Premise permit. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on November 19, 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 November 15, 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 December 1, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of the conditional use permit.			
Attachments, if any: CUP- 2807 N Texas- Memo, 2807 N Texas- attachments, 2807 N Texas- aerial			
Responsibilities upon Approval: Planning staff will advise applicant.			

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: CUP- 2807 N Texas Blvd

DATE: December 7, 2021

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

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000143-2021

RECEIVED

NOV 09 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. _____ Planning & Code Enforcement Dept.

PROPOSED PROJECT

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

Lot _____ Block _____

Subdivision Name _____

Street Address 2807 N Texas Blvd

Existing Zoning Commercial Existing Land Use Restaurant

Purpose for the Conditional Use Permit Request Beer and Wine License

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 Teddys Barbecue LLC Phone 956-532-6124

Address 2807 N Texas Blvd Fax: _____

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

OWNER

Name Joel Garcia Phone 512-906-5187

Address 2807 N Texas Blvd Fax: _____

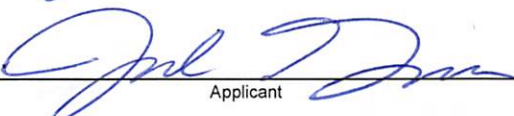
City Weslaco State TX Zip Code 78599 E-Mail: teddysbbq@gmail.com

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

Yes _____ No ✓

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

Signature  Date 11/8/21
Owner

Signature  Date 11/8/21
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
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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

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

November 19, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 1, 2021, and the City Commission will hold a public hearing on December 14, 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 December 1, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Teddy's Barbecue LLC is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise permit at 2807 N Texas Blvd. Also being Lot 16, Block 2, Tejas Dos 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.

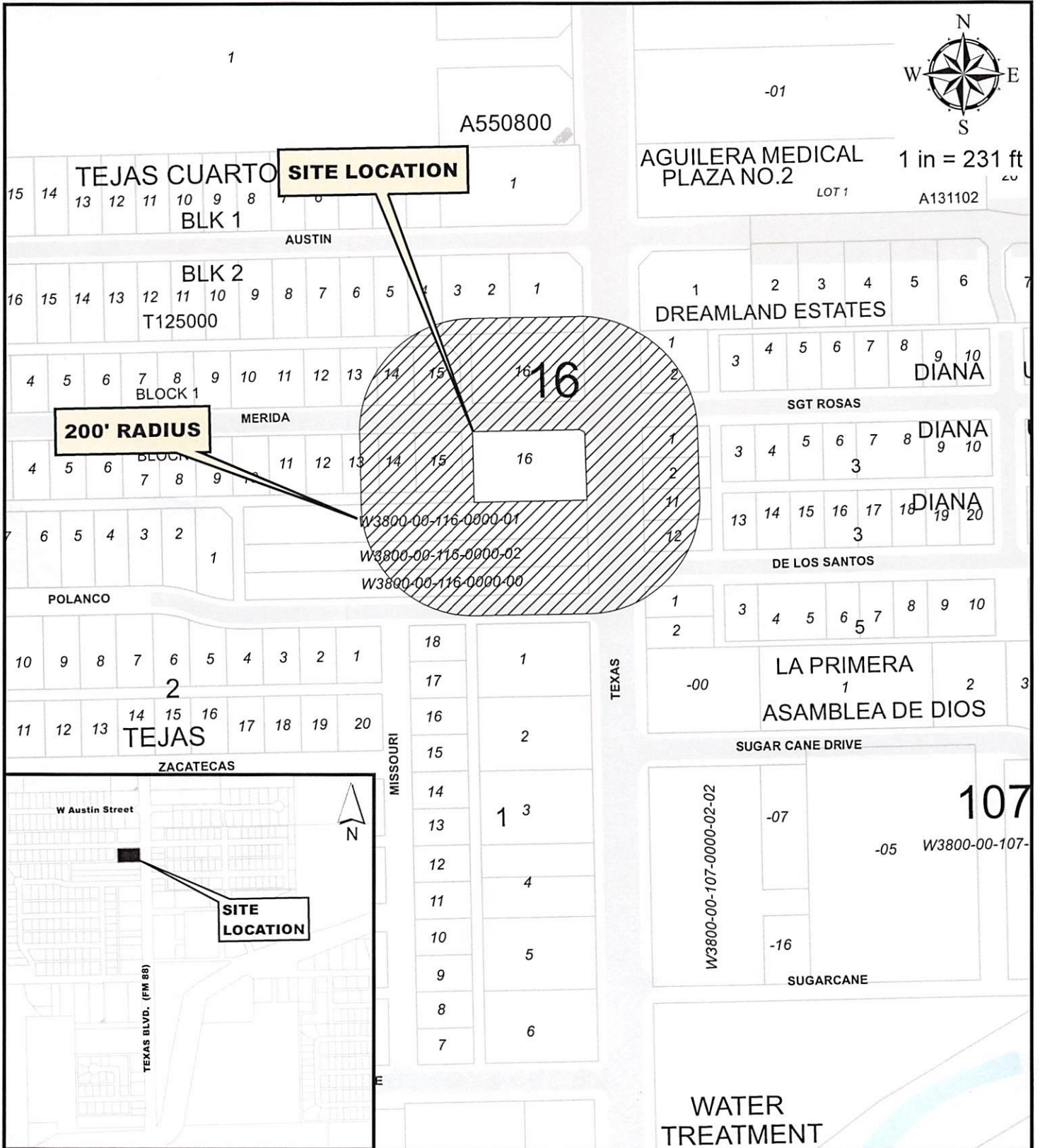
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Teddy's BBQ
 2807 N Texas Blvd
 LOT 16, BLOCK 16, F.T. 116

Purpose for the Conditional Use Permit request

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



NOV 16, 2021

VERA ELVIA & JUAN JR WEBBER ET 113 SGT ROSAS ST WESLACO TX 78599	D4400-01-000-0001-00 DIANA UT 1 LOTS 1 & 2 0 FM 88	L: 46200 B: 66699
S & R TROPIC JUICES LLC PO BOX 326 WESLACO TX 78599	D4400-02-003-0001-00 DIANA UT 2 BLK 3 LOT 1 2812 N TEXAS BLVD	L: 33000 B: 8003
RODRIGUEZ VERONCIA 504 W MERIDA ST WESLACO TX 78599	D4400-02-003-0002-00 DIANA UT 2 BLK 3 LOT 2 2804 N TEXAS BLVD	L: 33000 B: 21417
RODRIGUEZ VERONCIA 504 W MERIDA ST WESLACO TX 78599	D4400-03-003-0011-00 DIANA UT NO. 3 BLK 3 LOT 11	L: 33000 B: 25483
RODRIGUEZ VERONCIA 504 W MERIDA ST WESLACO TX 78599	D4400-03-003-0012-00 DIANA UT NO. 3 BLK 3 LOT 12	L: 33000 B: 0
ROMO AURORA 125 S GUERRA AVE WESLACO TX 78596	D4400-03-005-0001-00 DIANA UT NO. 3 BLK 5 LOT 1	L: 45000 B: 39589
TEJAS BLDG & DEV INC 2401 E EXPRESSWAY 83 WESLACO TX 78599	T1250-00-002-0001-00 TEJAS CUATRO LOT 1 BLK 2 2901 AUSTIN ST	L: 89440 B: 59340
TREVINO ERIKA 117 AUSTIN ST WESLACO TX 78599	T1250-00-002-0002-00 TEJAS CUATRO LOT 2 & 3 BLK 2 117 AUSTIN ST	L: 63000 B: 141798
TREVINO ERIKA 117 AUSTIN ST WESLACO TX 78599	T1250-00-002-0003-00 TEJAS CUATRO LOT 3 BLK 2 121 AUSTIN ST	L: 22680 B: 0
ALMANZA ANA V 5407 SIERRA DR MERCEDES TX 78570	T1250-00-002-0004-00 TEJAS CUATRO LOT 4 BLK 2 201 AUSTIN ST	L: 34860 B: 0
REYES MONICA ANNE 307 W SUGARCANE DRIVE WESLACO TX 78599	T1250-00-002-0005-00 TEJAS CUATRO LOT 5 BLK 2 205 AUSTIN ST	L: 34860 B: 0
HYDE CHRISTINA OLIVARES 208 W MERIDA ST WESLACO TX 78599	T1300-00-001-0013-00 TEJAS DOS LOT 13 BLK 1 208 CALLE MERIDA	L: 27515 B: 93739

NOV 16, 2021

VALERIO & ASSOCIATES LLC 530 S BRIDGE WESLACO TX 78596	T1300-00-001-0014-00 TEJAS DOS LOT 14 BLK 1 202 CALLE MERIDA	L: 27515 B: 57715
VILLARREAL ROLANDO V & MARICELA 124 MERIDA ST WESLACO TX 78599	T1300-00-001-0015-00 TEJAS DOS LOT 15 BLK 1 124 CALLE MERIDA	L: 34922 B: 88599
ALVAREZ HUMBERTO & ENRIQUETA 324 POLANCO AVE WESLACO TX 78599	T1300-00-001-0016-00 TEJAS DOS LOT 16 BLK 1 2821 N TEXAS BLVD	L: 114075 B: 0
GARZA GUADALUPE 207 CALLE MERIDA WESLACO TX 78596	T1300-00-002-0013-00 TEJAS DOS LOT 13 BLK 2 207 CALLE MERIDA	L: 28324 B: 100215
MARTINEZ DINA 201 W MERIDA ST WESLACO TX 78599	T1300-00-002-0014-00 TEJAS DOS LOT 14 BLK 2 201 CALLE MERIDA	L: 28324 B: 47204
DELGADO JUAN M & LEONOR 123 W MERIDA ST WESLACO TX 78599	T1300-00-002-0015-00 TEJAS DOS LOT 15 BLK 2 123 CALLE MERIDA	L: 35949 B: 91149
MGMA ENTERPRISES LLC 11287 MILE 2 W RD MERCEDES TX 78570	T1300-00-002-0016-00 TEJAS DOS LOT 16 BLK 2 2807 N TEXAS BLVD	L: 117000 B: 43866
SALINAS DANIELLE R & MAYRA A DANIEL & MARIA E CHAPA PO BOX 164 WESLACO TX 78599	W3800-00-116-0000-00 WEST TRACT S0.75-NE1.50-S30AC FT 116 2713 N TEXAS BLVD	L: 88209 B: 18522
ARRIAGA CLARA LUZ TERESA IRISSOA 517 S 6TH ST DONNA TX 78537	W3800-00-116-0000-01 WEST TRACT 1AC-N10AC FT 116 2719 N TEXAS BLVD	L: 217800 B: 28513
SAN MIGUEL YOLANDA ETAL 2552 MILE 13 1/2 N MERCEDES TX 78570	W3800-00-116-0000-02 WEST TRACT S49.5'-N413.5'-E660' FT 116 .70AC NT 2715 N TEXAS BLVD	L: 152460 B: 24701
PALMS PLAZA LLC 2900 N TEXAS BLVD STE 201 WESLACO TX 78599	D7860-00-000-0001-00 DREAMLAND ESTATES LOT 1 0 AUSTIN ST	L: 148440 B: 384432

TAX RECEIPT



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

Certified Owner:

AGUIRRE GUADALUPE
11287 MILE 2 W
MERCEDDES, TX 78570-4827

Legal Description:

TEJAS DOS LOT 16 BLK 2

Parcel Address: 2807 N TEXAS

Legal Acres: 0.5372

Deposit No: WS2102048A
Validation No: 900000059681296

Account No: T1300-00-002-0016-00

Operator Code: YOLANDA48

Remit Seq No: 46139979

Receipt Date: 01/20/2021

Deposit Date: 01/20/2021

Print Date: 01/20/2021 03:47 PM

Printed By: YOLANDA48

Appr. Dist. No.: 294163

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2020	Hidalgo County	TL	160,866	0.575000	924.98	0.00	0.00	924.98
2020	Drainage Dist #1	TL	160,866	0.102600	165.05	0.00	0.00	165.05
2020	City Of Weslaco	TL	160,866	0.696700	1,120.75	0.00	0.00	1,120.75
2020	Weslaco Isd	TL	160,866	1.018900	1,639.06	0.00	0.00	1,639.06
2020	South Texas Isd	TL	160,866	0.049200	79.15	0.00	0.00	79.15
2020	South Texas College	TL	160,866	0.171800	276.37	0.00	0.00	276.37
					<u>\$4,205.36</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,205.36</u>

> - -

- - <

Check Number(s):

PAYMENT TYPE:

Cash: \$4,205.36

Exemptions on this property:

Total Applied: \$4,205.36
Total Tendered: \$6,400.00
(for accounts paid on 01/20/2021)
Change Paid: \$57.67

Account No: T1300-00-002-0016-00

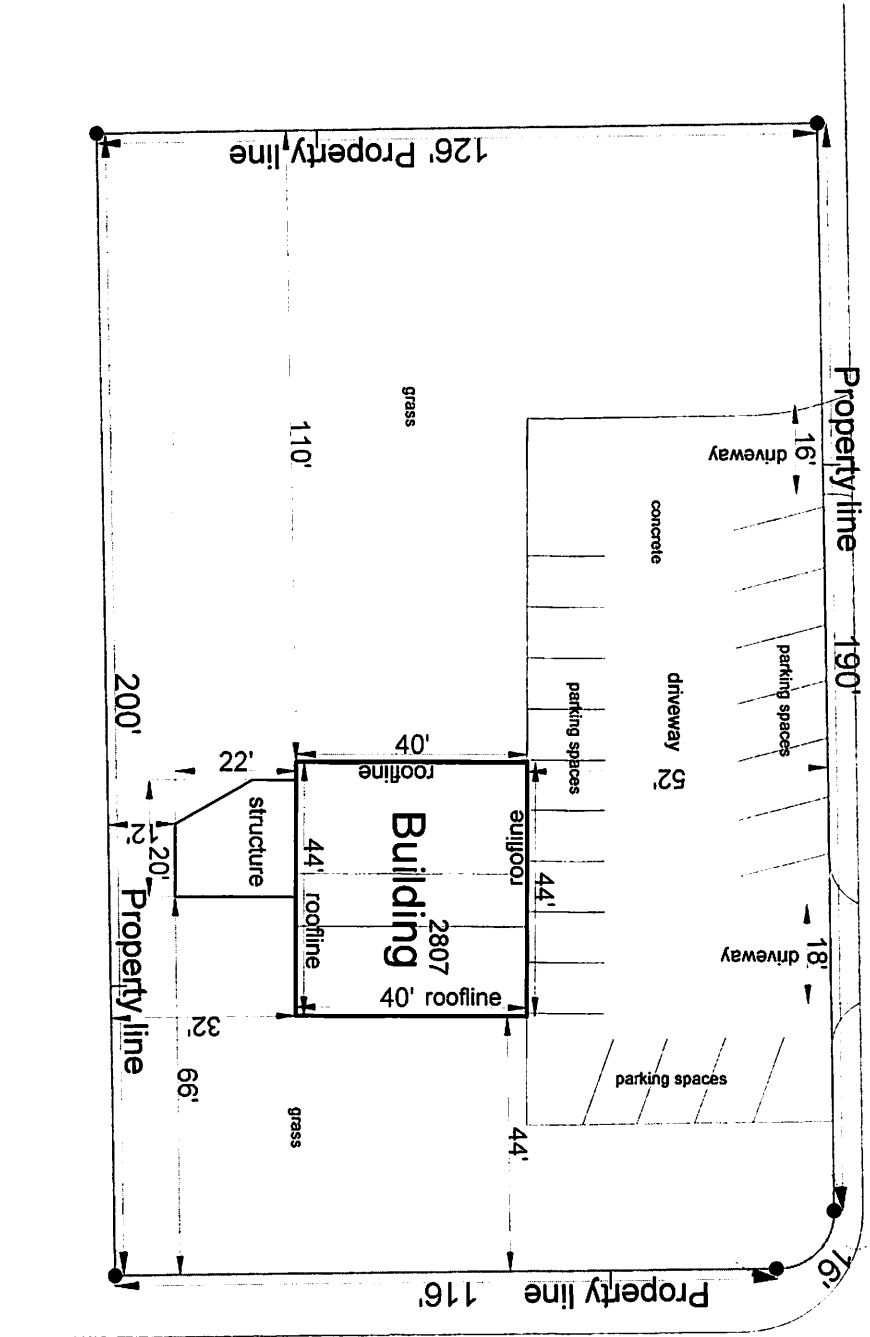
PAYER:

AGUIRRE GUADALUPE
11287 MILE 2 W
MERCEDDES, TX 78570-4827

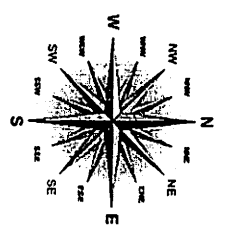
SITE PLAN

Address: 2807 Texas Blvd N
City, State, ZIP: Weslaco, TX 78596
Country: USA
Scale 1"=20'

Merida St



Texas Blvd N





TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

COPY

RECEIVED

NOV 09 2021

Handing to
Cody's - 11/1/21

Document reference ID : 620

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 620

Applicant Name: Teddys Barbecue LLC

License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Address: 2807 N. Texas Blvd, Weslaco, TX, 78599

Email Address: teddysbbq@gmail.com

Phone Number: 512-906-5187

Business Structure: Limited liability company

FEIN/SSN Number: 824494510

Historically Underutilized Business: No

Veteran-owned business: No

Secretary of State Filing Number: 802933902

Date Filed: 2/12/2018 12:00:00 AM

Filing State: TX

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Teddys Barbecue LLC	Bernardina Garcia	Member	10
Teddys Barbecue LLC	Jesus Garcia	Member	15
Teddys Barbecue LLC	Joel Garcia	Member	75

Location Address

Address: 2807 N. Texas Blvd, Weslaco, TX, United States 78599

Business/Trade Name: Teddy's Barbecue

Property Ownership

Property Type	Property Ownership Type	Entity Name
Land and Building	Owner	MGMA Enterprises LLC

Location Investment

Investment Category	Investment By	Amount Invested	Term
Principal	Bernardina Garcia	\$18000.00	No Terms
Principal	Bernardina Garcia	\$20000.00	Equipment acquired through previous employment.

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 HERE

City Secretary/Clerk_____, TEXAS
City**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 _____ day of _____, _____, 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

County Clerk_____
County**S E A L****COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES**

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

Sales Tax Permit Number _____

Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE

City Secretary/Clerk

_____, TEXAS
City

S E A L

PUBLISHER'S AFFIDAVIT

Name of newspaper

City, County

Dates notice published in daily/weekly newspaper (MM/DD/YYYY)

Publisher or designee certifies attached notice was published in newspaper stated on dates shown

Signature of publisher or designee

Sworn to and subscribed before me on this date

Signature of Notary Public

S E A L

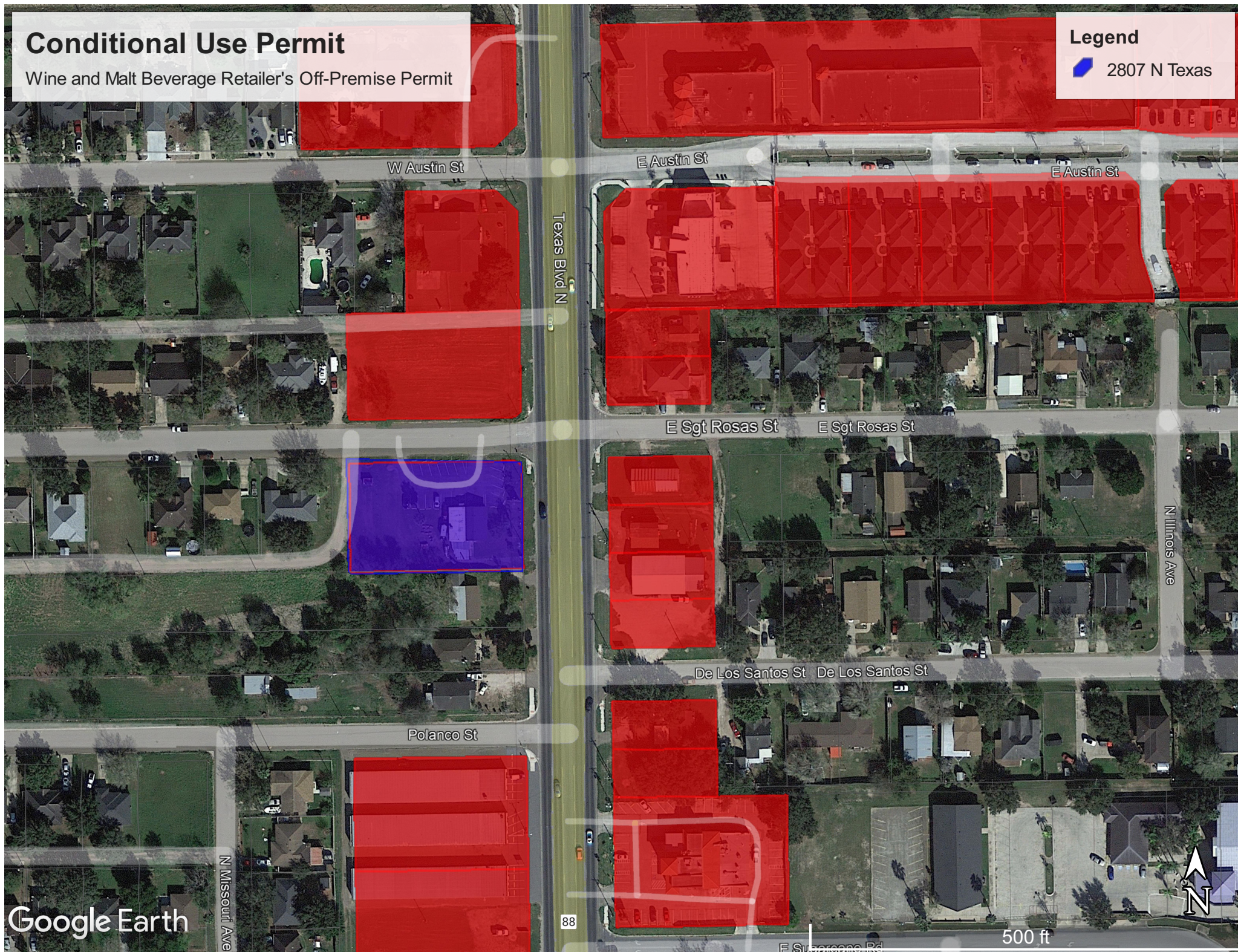
ATTACH PRINTED COPY OF THE NOTICE

Conditional Use Permit

Wine and Malt Beverage Retailer's Off-Premise Permit

Legend

 2807 N Texas





Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4904
From:		
Subject: Discussion and consideration to approve the Final Plat for Texas Heights Subdivision—being a 18.067 being a part or portion out of Farm Tracts 108 & 109, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas located on Texas Blvd & Northcross Avenue and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: The proposed one hundred eighty-one (181) lot subdivision is located inside the City of Weslaco. This subdivision will be 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 front setbacks and lot size. The developer has complied with the 5000 sq ft lot requirement as set by P&Z. Has also applied to rezone for PUD and voluntary annexation.		
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 December 1, 2021.		
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of Final Plat and compliance with the ordinance on the variance.		
Attachments, if any: Texas Heights- Final Plat- Memo, Texas Heights- Applications and Legal Documents, Trip Gen-Texas Heights, Texas Heights- aerial, TEXAS HEIGHTS OVERALL		

Responsibilities upon Approval:

Planning staff will advise applicant.

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

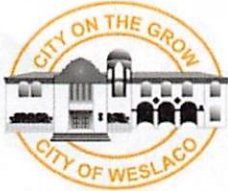
RE: Texas Heights-Final Plat

DATE: December 7, 2021

The proposed use for the 181-lot subdivision will be a single-family residential type use, with minimum lot size of 5,000 square feet or greater. The applicant has requested a PUD type development to permit the coving design development, with varying size lots and front setbacks. The developer is requesting any variance for minimum lots sizes and a minimum front setback of 20'. The developer has also annexed the east portion of the property into the city limits of Weslaco. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: 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

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: AG

Existing Land Use: VACANT/ AG Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 79 Gross Acreage: 18.067

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: RODOLDO LTD Telephone: C/O 381-0981

Address: 420 MALONE STREET

Fax: _____

City: HOUSTON State: TX Zip: 77007 E-mail: C/O mario@meldenandhunt.com

ENGINEER INFORMATION

Name: MARIO A. REYNA Telephone: (956) 381-0981

Address: 115 W MCINTYRE STREET

Fax: _____

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: CITY OF WESLACO

☒ YES ☐ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: MAGIC VALLEY/AEP BOTH SERVICE AREA

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$355.00** Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

MARIO A. REYNA _____ is the authorized agent

Authorized Agent Signature:  _____ Date: 9-24-21

Authorized Agent Printed Name: MARIO A. REYNA _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

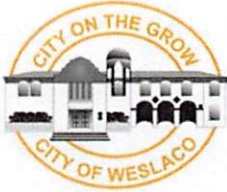
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000117-2021

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: 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

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:

variance will be required for all front setbacks that are less than 25'
except in cul-de-sacs where the required set back is 20'

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Lot area will be 4,714.91 than the required 6,000 sq ft.

☐ 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: RODOLDO LTD Telephone: C/O 381-0981
Address: 420 MALONE STREET Fax: _____
City: HOUSTON State: TX Zip: 77007 E-mail: C/O mario@meldenandhunt.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

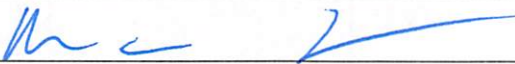
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 9-24-21

Authorized Agent Printed Name: MARIO A. REYNA, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

FIRM NAME: MELDEN & HUNT, INC.
TBPELS FIRM #F1435
TITLE: TEXAS HEIGHTS SUBDIVISION PHASE I
PREPARED BY: MARIO A. REYNA, P.E
DATE: August 24, 2021



M - R
8-24-21

INDEX

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. Location Map**
- 4. Subdivision Plat**
- 5. Paving & Drainage Layout**
- 6. USGS Topographical Map**
- 7. Rainfall Intensity Table**
- 8. USDA Soils Map**
- 9. USDA Soils Legend & Description**
- 10. FEMA FIRM with site location**



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

Drainage Statement
TEXAS HEIGHTS SUBDIVISION PHASE I
Project #21074.00 Date: August 24, 2021

TEXAS HEIGHTS SUBDIVISION PHASE I A tract of land containing 18.067 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 18.067 acres were conveyed to Rodolodo, Ltd. by virtue of a Special Warranty Deed recorded under Document Number 2170504, Hidalgo County Official Records. This subdivision lies mostly in Flood Zone "A" and partially in Zone "X". Flood Aone "A" are areas where no Base Flood elevations determined. Zone "X" are areas determined to be outside 500-year floodplain. Community-panel number: 480334 0450 C, Map Revised: May 30, 2002. The property is located 2,500 feet south of the intersection of Mile 10 & Texas Blvd.. The property is currently open with a proposed use of 79 residential lots and a private detention pond, currently inside the City of Weslaco, Texas.

The soils in this area (25) Hidalgo fine sandy loam and (28) Hidalgo sandy clay, which are in Hydrologic Group "B". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 19.96 cfs during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 45.03 cfs, during the 50-year storm frequency, per the attached calculation, which is an increase of 25.07 cfs.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 48". The proposed storm system shall discharge into a proposed detention pond on the north side of the site, which will then discharge via a 24" pipe into a H.C.C.I.D. #9 drain ditch which will be widened with an increase of 205,920 cubic feet of capacity.

In accordance with the City of Weslaco drainage policy, and in accordance with the Approved Texas Heights Master Drainage Report for this development (see attached) the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 106,700 c.f. of detention will be provided within the proposed detention pond with a design capacity of 276,382 c.f.

Mario A. Reyna 8-24-21

Mario A. Reyna, P.E. #117368



DRAINAGE REPORT

PROJECT NAME: **TEXAS HEIGHTS SUBDIVISION PHASE I**
 PROJECT NUMBER: **21074** # of Lots: **79**
 DATE: **August 24, 2021**

I. Existing Condition-10 year

Ex. Area: **787,020** sf
 18.067 ac
 Imp. Area: **56,100** sf
 % Imp. : 0.07
 Slope : **0.15** %
 tc : 25.38 min
 Rainfall Intensity (10yr) 5.524 in/hr
 c factor 0.200
 Q peak existing condition: 19.96 cfs

Int. Coeff. "k" **0.491** Table 3-2
 K_p 3.28
 Length **950** ft
 Velocity 0.623736 ft/sec

II. Future Condition-50 year

Future area: 787,020 sf
 18.067 ac
 Estimated Imp. Area: **683,323** sf
 % Imp. : 0.87
 Slope : 15.00%
 tc : **48.99** min
 Rainfall Intensity (50yr) 4.718 in/hr
 c factor 0.528
 Q future cond. = Aci = i * = 45.03 * 0.53
 9.54 i

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	13.57	129.51	38852	19.96	3514	35338
10	0.17	10.83	103.31	61986	19.96	6508	55478
15	0.25	9.10	86.87	78180	19.96	9503	68678
25	0.42	7.03	67.04	100567	19.96	15491	85076
35	0.58	5.80	55.32	116182	19.96	21480	94703
45	0.75	4.98	47.49	128222	19.96	27468	100754
55	0.92	3.96	37.78	124686	19.96	33457	91229
65	1.08	3.54	33.79	131798	19.96	39445	92353
75	1.25	3.21	30.65	137945	19.96	45434	92511
85	1.42	2.95	28.12	143391	19.96	51422	91969
95	1.58	2.73	26.02	148292	19.96	57411	90882
105	1.75	2.54	24.24	152719	19.96	63399	89320
115	1.92	2.67	25.52	176087	19.96	69388	106700
125	2.08	2.52	24.08	180591	19.96	75376	105215
135	2.25	2.39	22.82	184834	19.96	81364	103470
145	2.42	2.27	21.70	188811	19.96	87353	101458
155	2.58	2.17	20.70	192513	19.96	93341	99172



M- 8-24-21

165	2.75	2.08	19.80	196052	19.96	99330	96722
175	2.92	1.99	18.99	199416	19.96	105318	94098
185	3.08	1.91	18.26	202654	19.96	111307	91347
195	3.25	1.84	17.58	205681	19.96	117295	88385
205	3.42	1.78	16.97	208715	19.96	123284	85432
215	3.58	1.72	16.40	211510	19.96	129272	82238
225	3.75	1.66	15.87	214261	19.96	135261	79000
235	3.92	1.61	15.37	216787	19.96	141249	75537
245	4.08	1.56	14.93	219418	19.96	147238	72180
255	4.25	1.52	14.50	221803	19.96	153226	68576
265	4.42	1.48	14.10	224128	19.96	159215	64913
275	4.58	1.44	13.72	226444	19.96	165203	61241
285	4.75	1.40	13.38	228803	19.96	171192	57611
295	4.92	1.37	13.05	230919	19.96	177180	53739
305	5.08	1.33	12.73	232983	19.96	183169	49815
315	5.25	1.30	12.44	235030	19.96	189157	45873
325	5.42	1.27	12.16	237095	19.96	195146	41949
335	5.58	1.25	11.89	239019	19.96	201134	37885
345	5.75	1.22	11.64	241017	19.96	207123	33895
355	5.92	1.19	11.36	241905	19.96	213111	28794
365	6.08	1.17	11.17	244539	19.96	219100	25439
375	6.25	1.15	10.98	246944	19.96	225088	21856
385	6.42	1.13	10.78	249120	19.96	231077	18043
395	6.58	1.10	10.50	248805	19.96	237065	11740
405	6.75	1.08	10.31	250465	19.96	243054	7412
415	6.92	1.07	10.17	253323	19.96	249042	4281
425	7.08	1.05	9.99	254803	19.96	255031	-227
435	7.25	1.03	9.82	256315	19.96	261019	-4704
445	7.42	1.01	9.66	257875	19.96	267007	-9132
455	7.58	1.00	9.51	259501	19.96	272996	-13495
465	7.75	0.98	9.35	260944	19.96	278984	-18040
475	7.92	0.97	9.26	263836	19.96	284973	-21137
485	8.08	0.95	9.07	263836	19.96	290961	-27125
495	8.25	0.94	8.97	266442	19.96	296950	-30508
505	8.42	0.92	8.78	266041	19.96	302938	-36898
515	8.58	0.91	8.68	268360	19.96	308927	-40567
525	8.75	0.90	8.59	270565	19.96	314915	-44351
535	8.92	0.88	8.40	269591	19.96	320904	-51313
545	9.08	0.87	8.30	271509	19.96	326892	-55383
555	9.25	0.86	8.21	273313	19.96	332881	-59568
565	9.42	0.85	8.11	275002	19.96	338869	-63867
575	9.58	0.84	8.02	276577	19.96	344858	-68281
585	9.75	0.83	7.92	278037	19.96	350846	-72809

Storage Required: 106,700 cf
Storage Required: 2.449 Ac.-Ft.
w/ release rate of: 19.96 cfs
Storage / Ac. Development: 34.364 Ac.Ft. per Ac.
Storage / Lot: 1,351 cf per lot



Mr. Reyna
02-24-21

TABLE I
TIME OF CONCENTRATION DETERMINATION
TEXAS HEIGHTS SUBDIVISION PHASE I

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	950								25.4
D.A.#1	Overland & Gutter	0.528	250		27.8			300	0.4	12.5	40.3
D.A.#1-D.A.#2	Pipe Flow	0.528						35	3.0	0.2	40.5
D.A.#2	Overland & Gutter	0.528	150		16.7			300	0.4	12.5	29.2
D.A.#2-D.A.#4	Pipe Flow	0.528						600	3.0	3.3	43.8
D.A.#3	Overland & Gutter	0.528	203		22.6			300	0.4	12.5	35.1
D.A.#3-D.A.#4	Pipe Flow	0.528						35	3.0	0.2	35.3
D.A.#4	Overland & Gutter	0.528	117		13.0			300	0.4	12.5	25.5
D.A.#4-MH#1	Pipe Flow	0.528						68	3.0	0.4	44.2
D.A.#5	Overland & Gutter	0.528	130		14.4			300	0.4	12.5	26.9
D.A.#5-D.A.#6	Pipe Flow	0.528						70	3.0	0.4	27.3
D.A.#6	Overland & Gutter	0.528	130		14.4			300	0.4	12.5	26.9
D.A.#6-D.A.#7	Pipe Flow	0.528						35	3.0	0.2	27.5
D.A.#7	Overland & Gutter	0.528	135		15.0			300	0.4	12.5	27.5
D.A.#7-MH#1	Pipe Flow	0.528						140	3.0	0.8	28.3
MH#1	Overland & Gutter	0.528	0		0.0			300	0.4	12.5	12.5
MH#1-D.A.#8	Pipe Flow	0.528						195	3.0	1.1	45.3
D.A.#9	Overland & Gutter	0.528	195		21.7			300	0.4	12.5	34.2
D.A.#9-D.A.#8	Pipe Flow	0.528						35	3.0	0.2	34.4
D.A.#8	Overland & Gutter	0.528	120		13.3			300	0.4	12.5	25.8
D.A.#8-D.A.#10	Pipe Flow	0.528						460	3.0	2.6	47.8
D.A.#10	Overland & Gutter	0.528	130		14.4			300	0.4	12.5	26.9
D.A.#10-D.A.#11	Pipe Flow	0.528						35	3.0	0.2	48.0
D.A.#11	Overland & Gutter	0.528	120		13.3			300	0.4	12.5	25.8
D.A.#11-OUTFALL	Pipe Flow	0.528						175	3.0	1.0	49.0

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{(V \times 60)}$$

TABLE IA FLOWRATE DETERMINATION TEXAS HEIGHTS SUBDIVISION PHASE I										Extension Required
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	DESIGN (FT./FT.)	MIN. SLOPE (FT./FT.)	"A" INLET OPENING IN FEET
Existing	18.067	0.200	25.4	10	5.524	19.96				
D.A.#1	1.298	0.528	40.3	50	5.327	3.65				
D.A.#1-D.A.#2	1.298	0.528	40.5	50	5.312	3.64	24	0.026%	0.174%	3.4
D.A.#2	1.235	0.528	29.2	50	6.445	4.20				
D.A.#2-D.A.#4	2.533	0.528	43.8	50	5.060	6.77	24	0.090%	0.174%	3.9
D.A.#3	0.936	0.528	35.1	50	5.792	2.86				
D.A.#3-D.A.#4	0.936	0.528	35.3	50	5.773	2.85	24	0.016%	0.174%	2.6
D.A.#4	0.857	0.528	25.5	50	6.949	3.15				
D.A.#4-MH#1	4.326	0.528	44.2	50	5.033	11.50	30	0.079%	0.129%	2.9
D.A.#5	2.820	0.528	26.9	50	6.740	10.04				
D.A.#5-D.A.#6	2.820	0.528	27.3	50	6.686	9.96	24	0.194%	0.174%	9.2
D.A.#6	1.523	0.528	26.9	50	6.740	5.42				
D.A.#6-DA#7	4.343	0.528	27.5	50	6.660	15.28	30	0.139%	0.129%	5.0
D.A.#7	1.823	0.528	27.5	50	6.663	6.42				
D.A.#7-MH#1	6.166	0.528	28.3	50	6.556	21.35	36	0.103%	0.101%	5.9
MH#1	6.166	0.528	12.5	50	9.877	32.17				
MH#1-D.A.#8	10.492	0.528	45.3	50	4.958	27.48	42	0.075%	0.082%	N/A
D.A.#9	2.546	0.528	34.2	50	5.880	7.91				
D.A.#9-D.A.#8	2.546	0.528	34.4	50	5.861	7.88	24	0.122%	0.174%	7.3
D.A.#8	1.239	0.528	25.8	50	6.900	4.52				
D.A.#8-D.A.#10	14.277	0.528	47.8	50	4.790	36.13	48	0.063%	0.069%	4.1
D.A.#10	0.999	0.528	26.9	50	6.740	3.56				
D.A.#10-D.A.#11	15.276	0.528	48.0	50	4.778	38.55	48	0.072%	0.069%	3.3
D.A.#11	0.711	0.528	25.8	50	6.900	2.59				
D.A.#11-OUTFALL	15.987	0.528	49.0	50	4.718	39.84	48	0.077%	0.069%	2.4

FORMULA FOR INTENSITY

USING THE RATIONAL METHOD, AS PER

"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(T_c + d)^e}$$

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.5	575938	13.222	6.611
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25		0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45		0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	103,697	2.381	0.714
Grassland	0.25	0	0.000	0.000
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Asphalt	0.9	88185	2.024	1.822
Concrete	0.9	0	0.000	0.000
Drives and walks	0.9	19200	0.441	0.397
Total:		787,020	18.067	9.544
Weighted "c":			0.528	

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

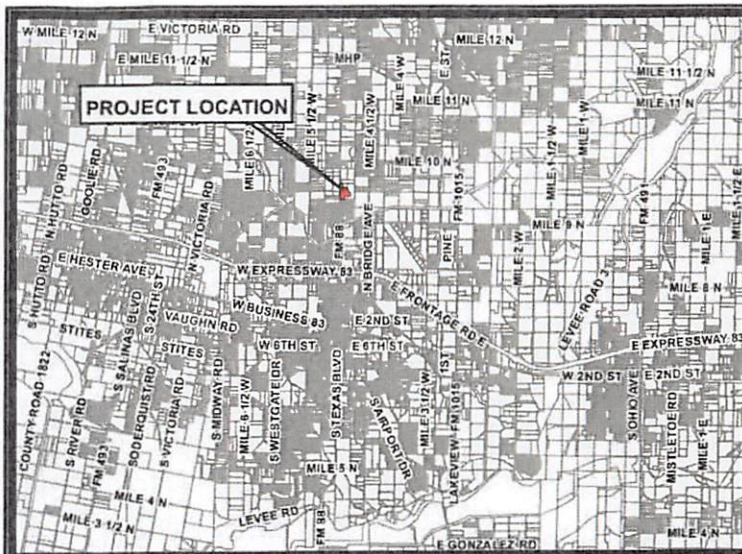
C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)



LOT AREA TABLE

[illegible]

CURVE DATA TABLE

Group Name						Group Name						Group Name						Group Name					
Serial	Length	Radius	Area	Perimeter	Volume	Serial	Length	Radius	Area	Perimeter	Volume	Serial	Length	Radius	Area	Perimeter	Volume	Serial	Length	Radius	Area	Perimeter	Volume
1	10	10	100	62.83	3141.59	1	10	10	100	62.83	3141.59	1	10	10	100	62.83	3141.59	1	10	10	100	62.83	3141.59
2	20	20	400	251.33	12566.37	2	20	20	400	251.33	12566.37	2	20	20	400	251.33	12566.37	2	20	20	400	251.33	12566.37
3	30	30	900	565.49	28274.33	3	30	30	900	565.49	28274.33	3	30	30	900	565.49	28274.33	3	30	30	900	565.49	28274.33
4	40	40	1600	1005.31	50265.48	4	40	40	1600	1005.31	50265.48	4	40	40	1600	1005.31	50265.48	4	40	40	1600	1005.31	50265.48
5	50	50	2500	1570.80	78539.82	5	50	50	2500	1570.80	78539.82	5	50	50	2500	1570.80	78539.82	5	50	50	2500	1570.80	78539.82
6	60	60	3600	2261.93	113097.34	6	60	60	3600	2261.93	113097.34	6	60	60	3600	2261.93	113097.34	6	60	60	3600	2261.93	113097.34
7	70	70	4900	3091.28	153938.04	7	70	70	4900	3091.28	153938.04	7	70	70	4900	3091.28	153938.04	7	70	70	4900	3091.28	153938.04
8	80	80	6400	4021.24	201061.93	8	80	80	6400	4021.24	201061.93	8	80	80	6400	4021.24	201061.93	8	80	80	6400	4021.24	201061.93
9	90	90	8100	5091.76	254468.57	9	90	90	8100	5091.76	254468.57	9	90	90	8100	5091.76	254468.57	9	90	90	8100	5091.76	254468.57
10	100	100	10000	6283.19	314159.27	10	100	100	10000	6283.19	314159.27	10	100	100	10000	6283.19	314159.27	10	100	100	10000	6283.19	314159.27

LOT LINE TABLE

Letter	Length	Eliminator
A	10-12	most are 100%
B	10-12	most are 100%
C	10-12	most are 100%
D	10-12	most are 100%
E	10-12	most are 100%
F	10-12	most are 100%
G	10-12	most are 100%
H	10-12	most are 100%
I	10-12	most are 100%
J	10-12	most are 100%
K	10-12	most are 100%
L	10-12	most are 100%
M	10-12	most are 100%
N	10-12	most are 100%
O	10-12	most are 100%
P	10-12	most are 100%
Q	10-12	most are 100%
R	10-12	most are 100%
S	10-12	most are 100%
T	10-12	most are 100%
U	10-12	most are 100%
V	10-12	most are 100%
W	10-12	most are 100%
X	10-12	most are 100%
Y	10-12	most are 100%
Z	10-12	most are 100%

CENTERLINE CURVE DATA TABLE

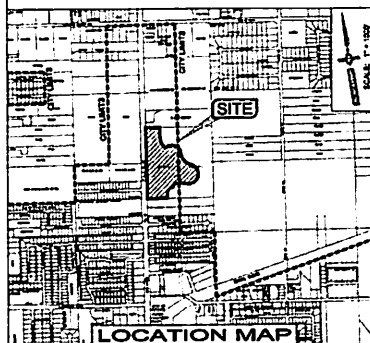
Quota Tests						
Quota #	Lat/Long	Refect	File	Share Location	Share Length	Transfer
0001	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0002	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0003	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0004	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0005	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0006	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0007	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0008	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0009	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0010	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0011	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0012	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0013	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0014	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0015	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0016	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0017	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0018	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0019	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0020	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0021	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0022	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0023	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0024	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0025	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0026	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0027	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0028	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0029	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0030	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0031	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0032	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0033	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0034	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0035	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0036	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0037	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0038	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0039	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0040	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0041	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0042	42-00-00	00000	000-00-00	000-00-00	00-00	00-00
0043	42-00-00	00000	000-00-00	000-		

FRONT SETBACK LINE DATE TABLE

Fogot Babelash			Fogot Babelash			Fogot Babelash		
Line	Length	Comment	Line	Length	Comment	Line	Length	Comment
01	47.00	HOOP 00 00 00	0170	37.00	HOOP 00 00 00	0339	52.00	HOOP 00 00 00
02	47.00	HOOP 00 00 00	0171	37.00	HOOP 00 00 00	0340	52.00	HOOP 00 00 00
03	47.00	HOOP 00 00 00	0172	37.00	HOOP 00 00 00	0341	52.00	HOOP 00 00 00
04	47.00	HOOP 00 00 00	0173	37.00	HOOP 00 00 00	0342	52.00	HOOP 00 00 00
05	47.00	HOOP 00 00 00	0174	37.00	HOOP 00 00 00	0343	52.00	HOOP 00 00 00
06	47.00	HOOP 00 00 00	0175	37.00	HOOP 00 00 00	0344	52.00	HOOP 00 00 00
07	47.00	HOOP 00 00 00	0176	37.00	HOOP 00 00 00	0345	52.00	HOOP 00 00 00
08	47.00	HOOP 00 00 00	0177	37.00	HOOP 00 00 00	0346	52.00	HOOP 00 00 00
09	47.00	HOOP 00 00 00	0178	37.00	HOOP 00 00 00	0347	52.00	HOOP 00 00 00
10	47.00	HOOP 00 00 00	0179	37.00	HOOP 00 00 00	0348	52.00	HOOP 00 00 00
11	47.00	HOOP 00 00 00	0180	37.00	HOOP 00 00 00	0349	52.00	HOOP 00 00 00
12	47.00	HOOP 00 00 00	0181	37.00	HOOP 00 00 00	0350	52.00	HOOP 00 00 00
13	47.00	HOOP 00 00 00	0182	37.00	HOOP 00 00 00	0351	52.00	HOOP 00 00 00
14	47.00	HOOP 00 00 00	0183	37.00	HOOP 00 00 00	0352	52.00	HOOP 00 00 00
15	47.00	HOOP 00 00 00	0184	37.00	HOOP 00 00 00	0353	52.00	HOOP 00 00 00
16	47.00	HOOP 00 00 00	0185	37.00	HOOP 00 00 00	0354	52.00	HOOP 00 00 00
17	47.00	HOOP 00 00 00	0186	37.00	HOOP 00 00 00	0355	52.00	HOOP 00 00 00
18	47.00	HOOP 00 00 00	0187	37.00	HOOP 00 00 00	0356	52.00	HOOP 00 00 00
19	47.00	HOOP 00 00 00	0188	37.00	HOOP 00 00 00	0357	52.00	HOOP 00 00 00
20	47.00	HOOP 00 00 00	0189	37.00	HOOP 00 00 00	0358	52.00	HOOP 00 00 00
21	47.00	HOOP 00 00 00	0190	37.00	HOOP 00 00 00	0359	52.00	HOOP 00 00 00
22	47.00	HOOP 00 00 00	0191	37.00	HOOP 00 00 00	0360	52.00	HOOP 00 00 00
23	47.00	HOOP 00 00 00	0192	37.00	HOOP 00 00 00	0361	52.00	HOOP 00 00 00
24	47.00	HOOP 00 00 00	0193	37.00	HOOP 00 00 00	0362	52.00	HOOP 00 00 00
25	47.00	HOOP 00 00 00	0194	37.00	HOOP 00 00 00	0363	52.00	HOOP 00 00 00
26	47.00	HOOP 00 00 00	0195	37.00	HOOP 00 00 00	0364	52.00	HOOP 00 00 00
27	47.00	HOOP 00 00 00	0196	37.00	HOOP 00 00 00	0365	52.00	HOOP 00 00 00
28	47.00	HOOP 00 00 00	0197	37.00	HOOP 00 00 00	0366	52.00	HOOP 00 00 00
29	47.00	HOOP 00 00 00	0198	37.00	HOOP 00 00 00	0367	52.00	HOOP 00 00 00
30	47.00	HOOP 00 00 00	0199	37.00	HOOP 00 00 00	0368	52.00	HOOP 00 00 00
31	47.00	HOOP 00 00 00	0200	37.00	HOOP 00 00 00	0369	52.00	HOOP 00 00 00
32	47.00	HOOP 00 00 00	0201	37.00	HOOP 00 00 00	0370	52.00	HOOP 00 00 00
33	47.00	HOOP 00 00 00	0202	37.00	HOOP 00 00 00	0371	52.00	HOOP 00 00 00
34	47.00	HOOP 00 00 00	0203	37.00	HOOP 00 00 00	0372	52.00	HOOP 00 00 00
35	47.00	HOOP 00 00 00	0204	37.00	HOOP 00 00 00	0373	52.00	HOOP 00 00 00
36	47.00	HOOP 00 00 00	0205	37.00	HOOP 00 00 00	0374	52.00	HOOP 00 00 00
37	47.00	HOOP 00 00 00	0206	37.00	HOOP 00 00 00	0375	52.00	HOOP 00 00 00
38	47.00	HOOP 00 00 00	0207	37.00	HOOP 00 00 00	0376	52.00	HOOP 00 00 00
39	47.00	HOOP 00 00 00	0208	37.00	HOOP 00 00 00	0377	52.00	HOOP 00 00 00
40	47.00	HOOP 00 00 00	0209	37.00	HOOP 00 00 00	0378	52.00	HOOP 00 00 00
41	47.00	HOOP 00 00 00	0210	37.00	HOOP 00 00 00	0379	52.00	HOOP 00 00 00
42	47.00	HOOP 00 00 00	0211	37.00	HOOP 00 00 00	0380	52.00	HOOP 00 00 00
43	47.00	HOOP 00 00 00	0212	37.00	HOOP 00 00 00	0381	52.00	HOOP 00 00 00
44	47.00	HOOP 00 00 00	0213	37.00	HOOP 00 00 00	0382	52.00	HOOP 00 00 00
45	47.00	HOOP 00 00 00	0214	37.00	HOOP 00 00 00	0383	52.00	HOOP 00 00 00
46	47.00	HOOP 00 00 00	0215	37.00	HOOP 00 00 00	0384	52.00	HOOP 00 00 00
47	47.00	HOOP 00 00 00	0216	37.00	HOOP 00 00 00	0385	52.00	HOOP 00 00 00
48	47.00	HOOP 00 00 00	0217	37.00	HOOP 00 00 00	0386	52.00	HOOP 00 00 00
49	47.00	HOOP 00 00 00	0218	37.00	HOOP 00 00 00	0387	52.00	HOOP 00 00 00
50	47.00	HOOP 00 00 00	0219	37.00	HOOP 00 00 00	0388	52.00	HOOP 00 00 00
51	47.00	HOOP 00 00 00	0220	37.00	HOOP 00 00 00	0389	52.00	HOOP 00 00 00
52	47.00	HOOP 00 00 00	0221	37.00	HOOP 00 00 00	0390	52.00	HOOP 00 00 00
53	47.00	HOOP 00 00 00	0222	37.00	HOOP 00 00 00	0391	52.00	HOOP 00 00 00
54	47.00	HOOP 00 00 00	0223	37.00	HOOP 00 00 00	0392	52.00	HOOP 00 00 00
55	47.00	HOOP 00 00 00	0224	37.00	HOOP 00 00 00	0393	52.00	HOOP 00 00 00
56	47.00	HOOP 00 00 00	0225	37.00	HOOP 00 00 00	0394	52.00	HOOP 00 00 00
57	47.00	HOOP 00 00 00	0226	37.00	HOOP 00 00 00	0395	52.00	HOOP 00 00 00
58	47.00	HOOP 00 00 00	0227	37.00	HOOP 00 00 00	0396	52.00	HOOP 00 00 00
59	47.00	HOOP 00 00 00	0228	37.00	HOOP 00 00 00	0397	52.00	HOOP 00 00 00
60	47.00	HOOP 00 00 00	0229	37.00	HOOP 00 00 00	0398	52.00	HOOP 00 00 00
61	47.00	HOOP 00 00 00	0230	37.00	HOOP 00 00 00	0399	52.00	HOOP 00 00 00
62	47.00	HOOP 00 00 00	0231	37.00	HOOP 00 00 00	0400	52.00	HOOP 00 00 00
63	47.00	HOOP 00 00 00	0232	37.00	HOOP 00 00 00	0401	52.00	HOOP 00 00 00
64	47.00	HOOP 00 00 00	0233	37.00	HOOP 00 00 00	0402	52.00	HOOP 00 00 00
65	47.00	HOOP 00 00 00	0234	37.00	HOOP 00 00 00	0403	52.00	HOOP 00 00 00
66	47.00	HOOP 00 00 00	0235	37.00	HOOP 00 00 00	0404	52.00	HOOP 00 00 00
67	47.00	HOOP 00 00 00	0236	37.00	HOOP 00 00 00	0405	52.00	HOOP 00 00 00
68	47.00	HOOP 00 00 00	0237	37.00	HOOP 00 00 00	0406	52.00	HOOP 00 00 00
69	47.00	HOOP 00 00 00	0238	37.00	HOOP 00 00 00	0407	52.00	HOOP 00 00 00
70	47.00	HOOP 00 00 00	0239	37.00	HOOP 00 00 00	0408	52.00	HOOP 00 00 00
71	47.00	HOOP 00 00 00	0240	37.00	HOOP 00 00 00	0409	52.00	HOOP 00 00 00
72	47.00	HOOP 00 00 00	0241	37.00	HOOP 00 00 00	0410	52.00	HOOP 00 00 00
73	47.00	HOOP 00 00 00	0242	37.00	HOOP 00 00 00	0411	52.00	HOOP 00 00 00
74	47.00	HOOP 00 00 00	0243	37.00	HOOP 00 00 00	0412	52.00	HOOP 00 00 00
75	47.00	HOOP 00 00 00	0244	37.00	HOOP 00 00 00	0413	52.00	HOOP 00 00 00
76	47.00	HOOP 00 00 00	0245	37.00	HOOP 00 00 00	0414	52.00	HOOP 00 00 00
77	47.00	HOOP 00 00 00	0246	37.00	HOOP 00 00 00	0415	52.00	HOOP 00 00 00
78	47.00	HOOP 00 00 00	0247	37.00	HOOP 00 00 00	0416	52.00	HOOP 00 00 00
79	47.00	HOOP 00 00 00	0248	37.00	HOOP 00 00 00	0417	52.00	HOOP 00 00 00
80	47.00	HOOP 00 00 00	0249	37.00	HOOP 00 00 00	0418	52.00	HOOP 00 00 00
81	47.00	HOOP 00 00 00	0250	37.00	HOOP 00 00 00	0419	52.00	HOOP 00 00 00
82	47.00	HOOP 00 00 00	0251	37.00	HOOP 00 00 00	0420	52.00	HOOP 00 00 00
83	47.00	HOOP 00 00 00	0252	37.00	HOOP 00 00 00	0421	52.00	HOOP 00 00 00
84	47.00	HOOP 00 00 00	0253	37.00	HOOP 00 00 00	0422	52.00	HOOP 00 00 00
85	47.00	HOOP 00 00 00	0254	37.00	HOOP 00 00 00	0423	52.00	HOOP 00 00 00
86	47.00	HOOP 00 00 00	0255	37.00	HOOP 00 00 00	0424	52.00	HOOP 00 00 00
87	47.00	HOOP 00 00 00	0256	37.00	HOOP 00 00 00	0425	52.00	HOOP 00 00 00
88	47.00	HOOP 00 00 00	0257	37.00	HOOP 00 00 00	0426	52.00	HOOP 00 00 00
89	47.00	HOOP 00 00 00	0258	37.00	HOOP 00 00 00	0427	52.00	HOOP 00 00 00
90	47.00	HOOP 00 00 00	0259	37.00	HOOP 00 00 00	0428	52.00	HOOP 00 00 00
91	47.00	HOOP 00 00 00	0260	37.00	HOOP 00 00 00	0429	52.00	HOOP 00 00 00
92	47.00	HOOP 00 00 00	0261	37.00	HOOP 00 00 00	0430	52.00	HOOP 00 00 00
93	47.00	HOOP 00 00 00	0262	37.00	HOOP 00 00 00	0431	52.00	HOOP 00 00 00
94	47.00	HOOP 00 00 00	0263	37.00	HOOP 00 00 00	0432	52.00	HOOP 00 00 00
95	47.00	HOOP 00 00 00	0264	37.00	HOOP 00 00 00	0433	52.00	HOOP 00 00 00
96	47.00	HOOP 00 00 00	0265	37.00	HOOP 00 00 00	0434	52.00	HOOP 00 00 00
97	47.00	HOOP 00 00 00	0266	37.00	HOOP 00 00 00	0435	52.00	HOOP 00 00 00
98	47.00	HOOP 00 00 00	0267	37.00	HOOP 00 00 00	0436	52.00	HOOP 00 00 00
99	47.00	HOOP 00 00 00	0268	37.00	HOOP 00 00 00	0437	52.00	HOOP 00 00 00
100	47.00	HOOP 00 00 00	0269	37.00	HOOP 00 00 00	0438	52.00	HOOP 00 00 00
101	47.00	HOOP 00 00 00	0270	37.00	HOOP 00 00 00	0439	52.00	HOOP 00 00 00
102	47.00	HOOP 00 00 00	0271	37.00	HOOP 00 00 00	0440	52.00	HOOP 00 00 00
103	47.00	HOOP 00 00 00	0272	37.00	HOOP 00 00 00	0441	52.00	HOOP 00 00 00
104	47.00	HOOP 00 00 00	0273	37.00	HOOP 00 00 00	0442	52.00	HOOP 00 00 00
105	47.00	HOOP 00 00 00	0274	37.00	HOOP 00 00 00	0443	52.00	HOOP 00 00 00
106	47.00	HOOP 00 00 00	0275	37.00	HOOP 00 00 00	0444	52.00	HOOP 00 00 00
107	47.00	HOOP 00 00 00	0276	37.00	HOOP 00 00 00	0445	52.00	HOOP 00 00 00
108	47.00	HOOP 00 00 00	0277	37.00	HOOP 00 00 00	0446	52.00	HOOP 00 00 00
109	47.00	HOOP 00 00 00	0278	37.00	HOOP 00 00 00	0447	52.00	HOOP 00 00 00
110	47.00	HOOP 00 00 00	0279	37.00	HOOP 00 00 00	0448	52.00	HOOP 00 00 00
111	47.00	HOOP 00 00 00	0280	37.00	HOOP 00 00 00	0449	52.00	HOOP 00 00 00
112	47.00	HOOP 00 00 00	0281	37.00	HOOP 00 00 00	0450	52.00	HOOP 00 00 00
113	47.00	HOOP 00 00 00	0282	37.00	HOOP 00 00 00	0451	52.00	HOOP 00 00 00
114	47.00	HOOP 00 00 00	0283	37.00	HOOP 00 00 00	0452	52.00	HOOP 00 00 00
115	47.00	HOOP 00 00 00	0284	37.00	HOOP 00 00			

PLAT OF

BEING A SUBDIVISION OF 18.067 ACRES SITUATED IN THE
COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT
OF FARM TRACTS 108 AND 102, THE WEST AND ADAMS TRACTS,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2,
PAGES 34-37, HIDALGO COUNTY MAP RECORDS



MELDEN & HUNT INC.
COMBUSTION • GASOLINE • DIESEL • OIL

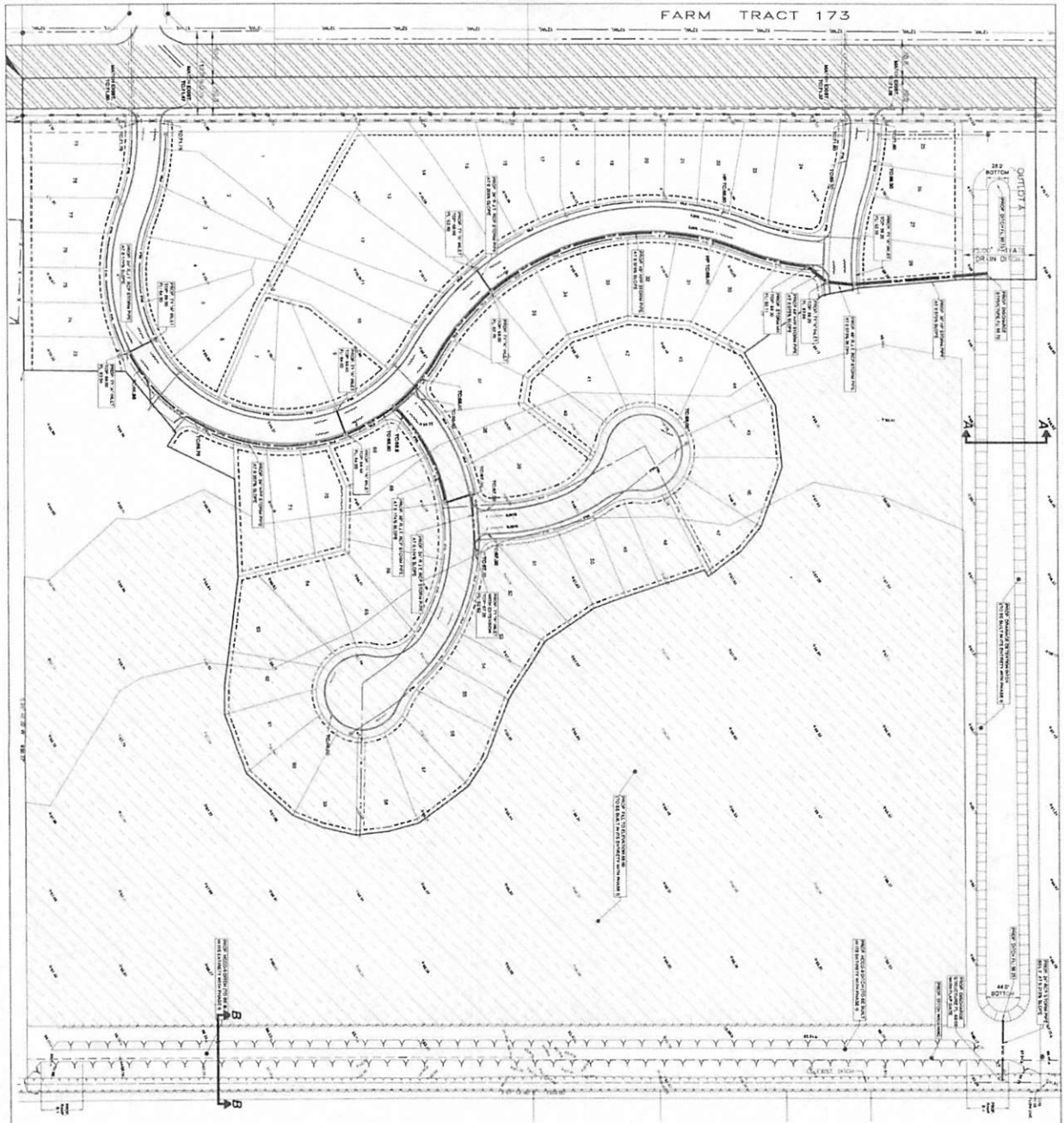
118 W. MOUNTAIN • COOKSBURG, TX 75841
PH (936) 391-0041 • FAX (936) 391-1638
507269, 507262, 5072 • www.cooksburgmelden.com



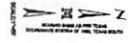
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

On _____ at _____ AM/PM
 POSTMASTER REQUESTED _____
 OF THE MAP RECORDS OF HIGHLAND COUNTY, ILLINOIS

1970



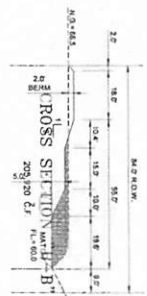
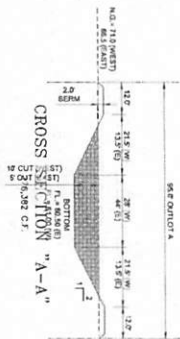
FARM TRACT 173



PROPOSED DETENTION DITCH STORAGE

STAGE STORAGE TABLE

STAGE	AREA	DEPTH	AVG. ELEV.	TOTAL VOL.
1	10.00	1.00	10.00	10.00
2	20.00	2.00	12.00	40.00
3	30.00	3.00	14.00	90.00
4	40.00	4.00	16.00	160.00
5	50.00	5.00	18.00	250.00
6	60.00	6.00	20.00	360.00
7	70.00	7.00	22.00	490.00
8	80.00	8.00	24.00	640.00
9	90.00	9.00	26.00	810.00
10	100.00	10.00	28.00	1000.00
11	110.00	11.00	30.00	1210.00
12	120.00	12.00	32.00	1440.00
13	130.00	13.00	34.00	1690.00
14	140.00	14.00	36.00	1960.00
15	150.00	15.00	38.00	2250.00
16	160.00	16.00	40.00	2560.00
17	170.00	17.00	42.00	2890.00
18	180.00	18.00	44.00	3240.00
19	190.00	19.00	46.00	3610.00
20	200.00	20.00	48.00	4000.00
21	210.00	21.00	50.00	4410.00
22	220.00	22.00	52.00	4840.00
23	230.00	23.00	54.00	5290.00
24	240.00	24.00	56.00	5760.00
25	250.00	25.00	58.00	6250.00
26	260.00	26.00	60.00	6760.00
27	270.00	27.00	62.00	7290.00
28	280.00	28.00	64.00	7840.00
29	290.00	29.00	66.00	8410.00
30	300.00	30.00	68.00	9000.00
31	310.00	31.00	70.00	9610.00
32	320.00	32.00	72.00	10240.00
33	330.00	33.00	74.00	10890.00
34	340.00	34.00	76.00	11560.00
35	350.00	35.00	78.00	12250.00
36	360.00	36.00	80.00	12960.00
37	370.00	37.00	82.00	13690.00
38	380.00	38.00	84.00	14440.00
39	390.00	39.00	86.00	15210.00
40	400.00	40.00	88.00	16000.00
41	410.00	41.00	90.00	16810.00
42	420.00	42.00	92.00	17640.00
43	430.00	43.00	94.00	18490.00
44	440.00	44.00	96.00	19360.00
45	450.00	45.00	98.00	20250.00
46	460.00	46.00	100.00	21160.00
47	470.00	47.00	102.00	22090.00
48	480.00	48.00	104.00	23040.00
49	490.00	49.00	106.00	24010.00
50	500.00	50.00	108.00	25000.00
51	510.00	51.00	110.00	26010.00
52	520.00	52.00	112.00	27040.00
53	530.00	53.00	114.00	28090.00
54	540.00	54.00	116.00	29160.00
55	550.00	55.00	118.00	30250.00
56	560.00	56.00	120.00	31360.00
57	570.00	57.00	122.00	32490.00
58	580.00	58.00	124.00	33640.00
59	590.00	59.00	126.00	34810.00
60	600.00	60.00	128.00	36000.00
61	610.00	61.00	130.00	37210.00
62	620.00	62.00	132.00	38440.00
63	630.00	63.00	134.00	39690.00
64	640.00	64.00	136.00	40960.00
65	650.00	65.00	138.00	42250.00
66	660.00	66.00	140.00	43560.00
67	670.00	67.00	142.00	44890.00
68	680.00	68.00	144.00	46240.00
69	690.00	69.00	146.00	47610.00
70	700.00	70.00	148.00	49000.00
71	710.00	71.00	150.00	50410.00
72	720.00	72.00	152.00	51840.00
73	730.00	73.00	154.00	53290.00
74	740.00	74.00	156.00	54760.00
75	750.00	75.00	158.00	56250.00
76	760.00	76.00	160.00	57760.00
77	770.00	77.00	162.00	59290.00
78	780.00	78.00	164.00	60840.00
79	790.00	79.00	166.00	62410.00
80	800.00	80.00	168.00	64000.00
81	810.00	81.00	170.00	65610.00
82	820.00	82.00	172.00	67240.00
83	830.00	83.00	174.00	68890.00
84	840.00	84.00	176.00	70560.00
85	850.00	85.00	178.00	72250.00
86	860.00	86.00	180.00	73960.00
87	870.00	87.00	182.00	75690.00
88	880.00	88.00	184.00	77440.00
89	890.00	89.00	186.00	79210.00
90	900.00	90.00	188.00	81000.00
91	910.00	91.00	190.00	82810.00
92	920.00	92.00	192.00	84640.00
93	930.00	93.00	194.00	86490.00
94	940.00	94.00	196.00	88360.00
95	950.00	95.00	198.00	90250.00
96	960.00	96.00	200.00	92160.00
97	970.00	97.00	202.00	94090.00
98	980.00	98.00	204.00	96040.00
99	990.00	99.00	206.00	98010.00
100	1000.00	100.00	208.00	100000.00



DETENTION REQUIRED = 106,770 C.F.
DETENTION PROVIDED = 276,382 C.F.

PAVING & DRAINAGE LAYOUT

TEXAS HEIGHTS
SUBDIVISION PHASE I
WESLACO, TEXAS

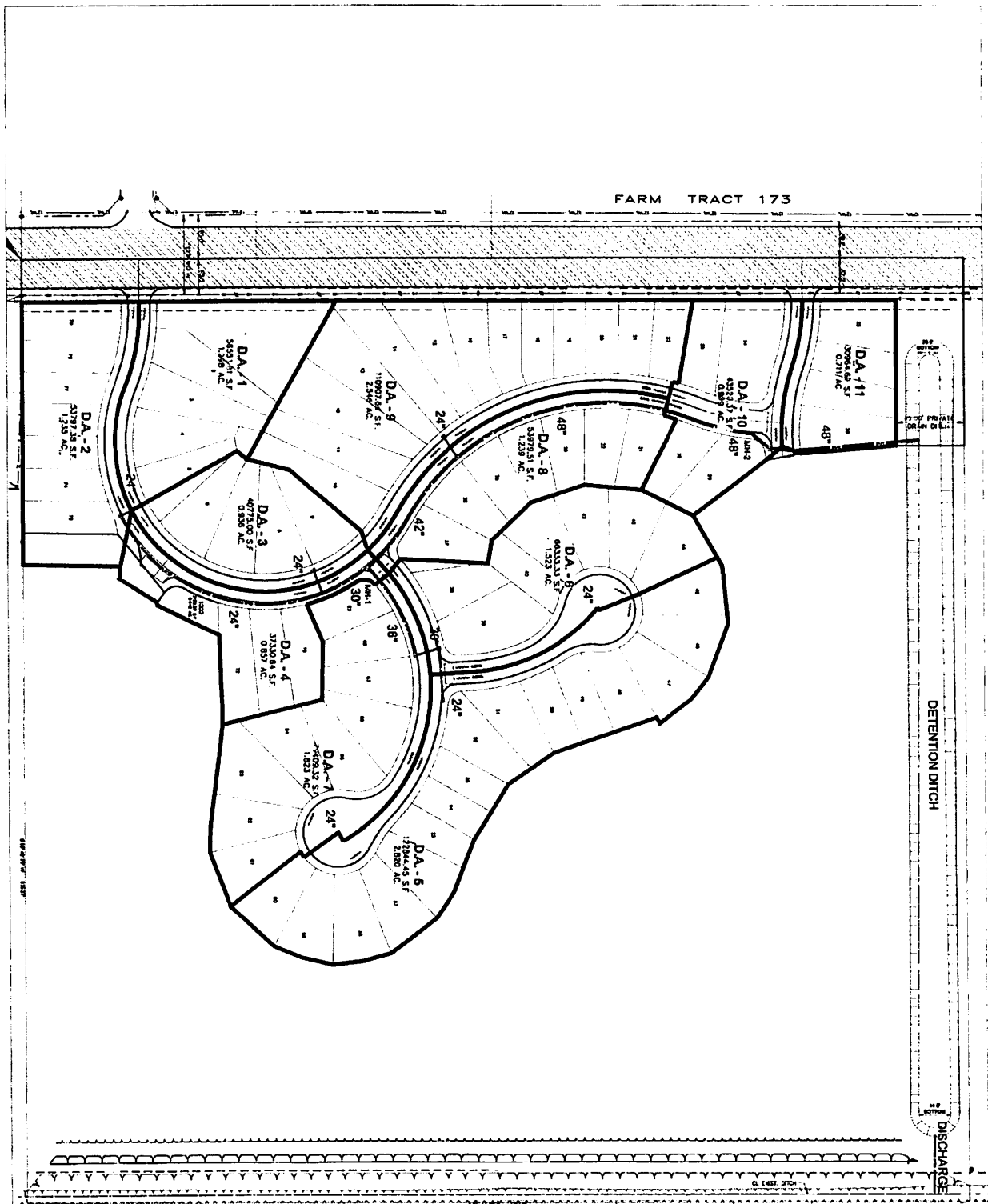
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T. BOON 1014, P.O. 88
1 RELEASE DATE
2 RELEASE DATE
3 RELEASE DATE
SCALE
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MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
1115 W. UNIVERSITY
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TEL: (281) 447-4700
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DRAINAGE AREAS

TEXAS HEIGHTS
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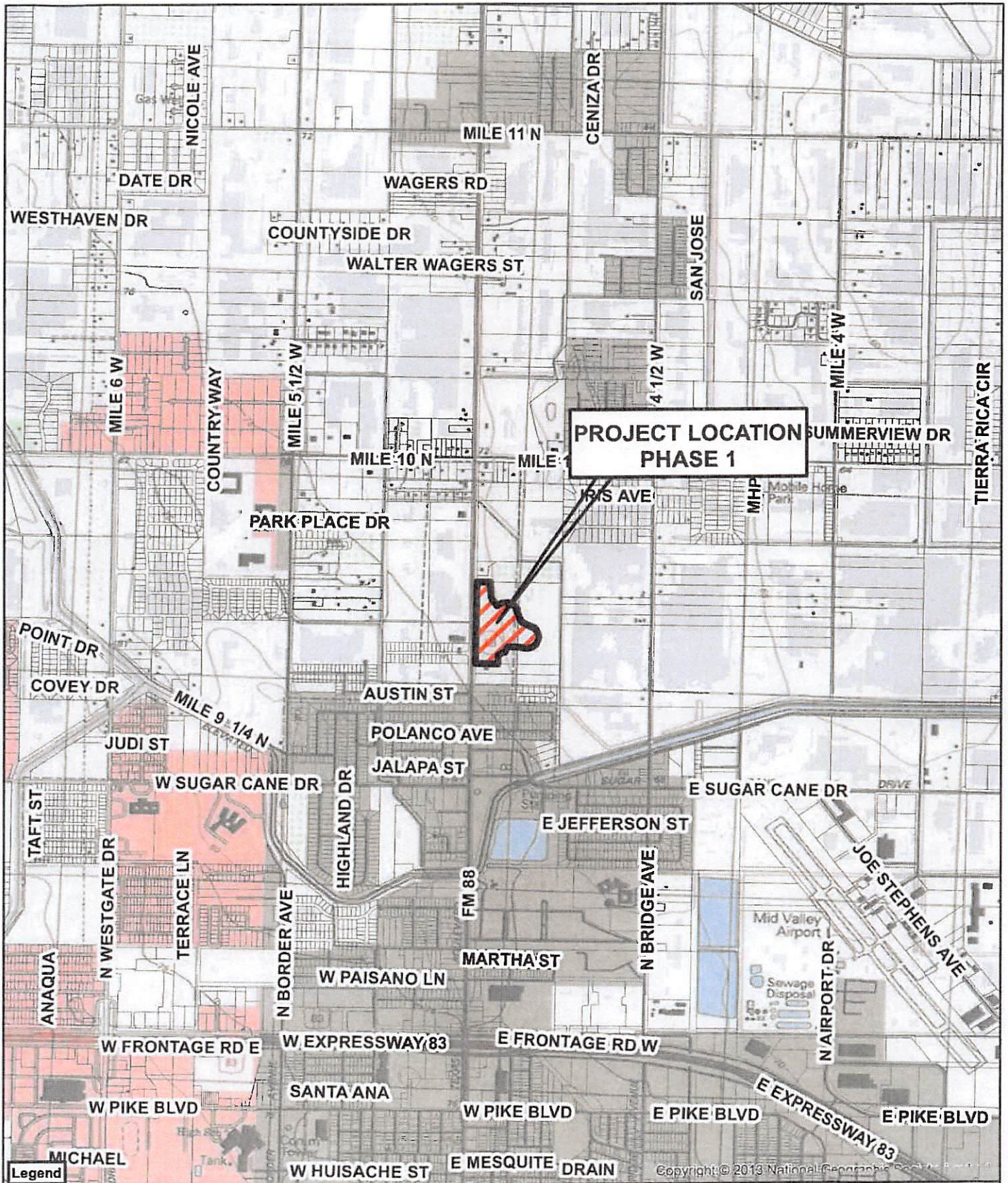
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PROJECT: 1801
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3. RELEASE DATE
SCALE: AS NOTED

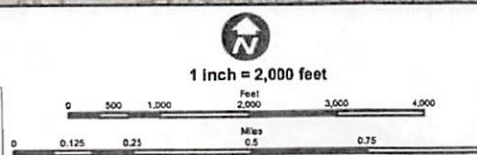


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CITY OF WESLACO
HIDALGO COUNTY, TEXAS
USGS MAP

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Appendix 1.0

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

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

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

where:	2yr	5yr	10yr
c=	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

Prepared By Melden & Hunt, Inc.

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"

$$\text{formula } I = b/(t_c + d)^e$$

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

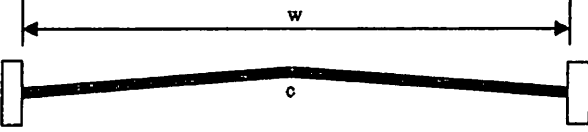
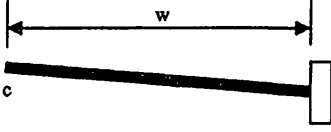
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.647	0.860	1.031	1.209	1.384	1.514
295	0.639	0.849	1.018	1.193	1.367	1.496
300	0.630	0.838	1.005	1.178	1.350	1.478
305	0.622	0.828	0.992	1.164	1.334	1.460
310	0.614	0.817	0.980	1.150	1.319	1.444
315	0.606	0.807	0.969	1.136	1.303	1.427
320	0.598	0.797	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

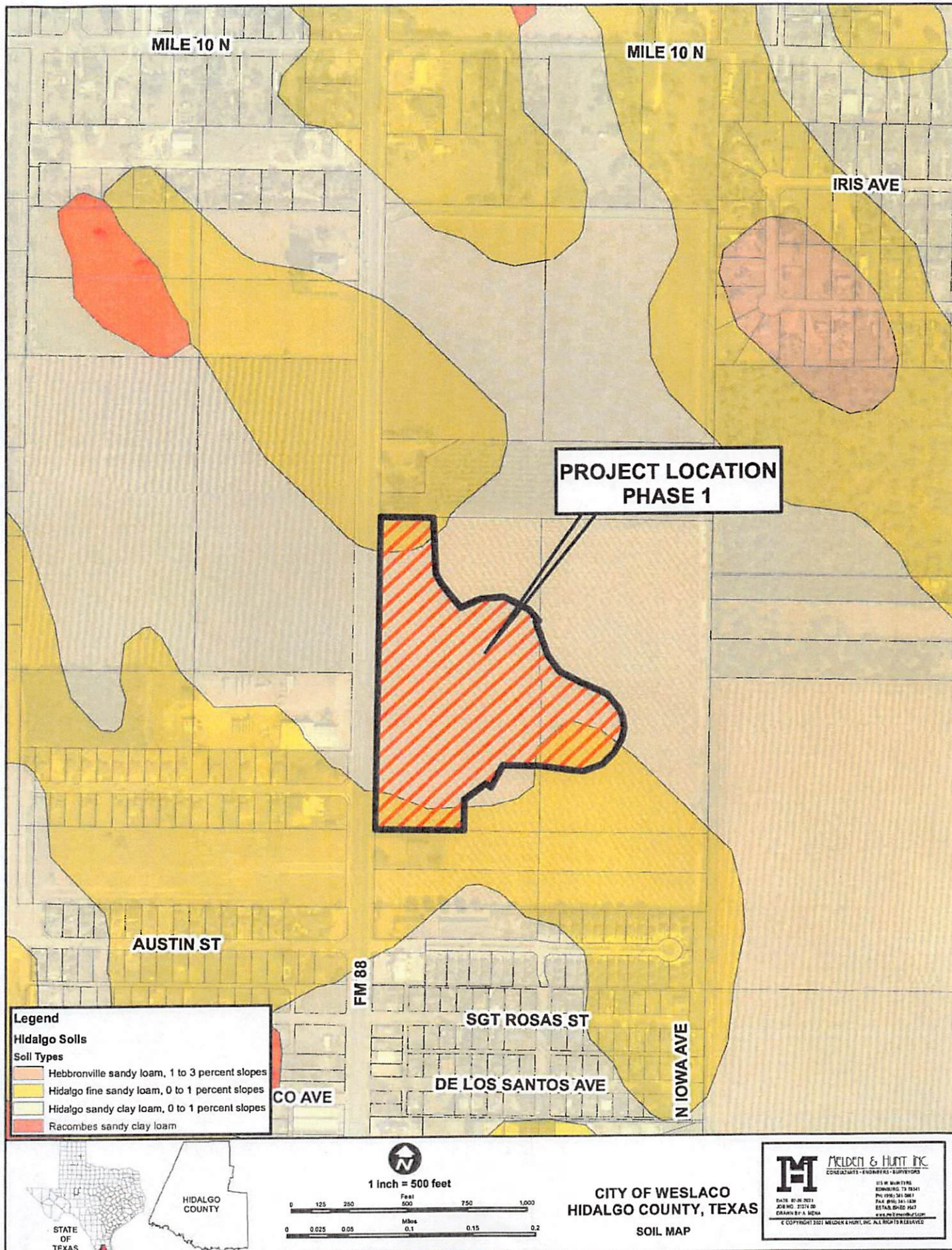
where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

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

Prepared By Melden & Hunt, Inc.

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

										
	Local Street		Local Street		Collector Street		Secondary Street (half-section)		Primary Street (half-section)	
	w = 30'		w = 40'		w = 44'		w = 24'			
Slope %	c = 4" wp = 31.16 A = 12.45 r = 0.40		c = 4" wp = 41.17 A = 16.67 r = 0.405		c = 5" wp = 45.17 A = 16.50 r = 0.365		c = 6" wp = 24.66 A = 7.92 r = 0.32		c = 9" wp = 28.52 A = 8.12 r = 0.28	
	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12
0.20	2.00	24.90	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70



Hydrologic Soil Group—Hidalgo County, Texas (Property1)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/27/2021
Page 1 of 4

Hydrologic Soil Group—Hidalgo County, Texas
(Property1)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
 Survey Area Data: Version 19, Jun 11, 2020

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

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

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



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	B	3.0	16.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	15.0	83.5%
Totals for Area of Interest			18.0	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

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

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

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

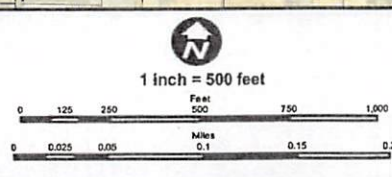
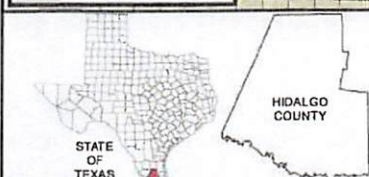
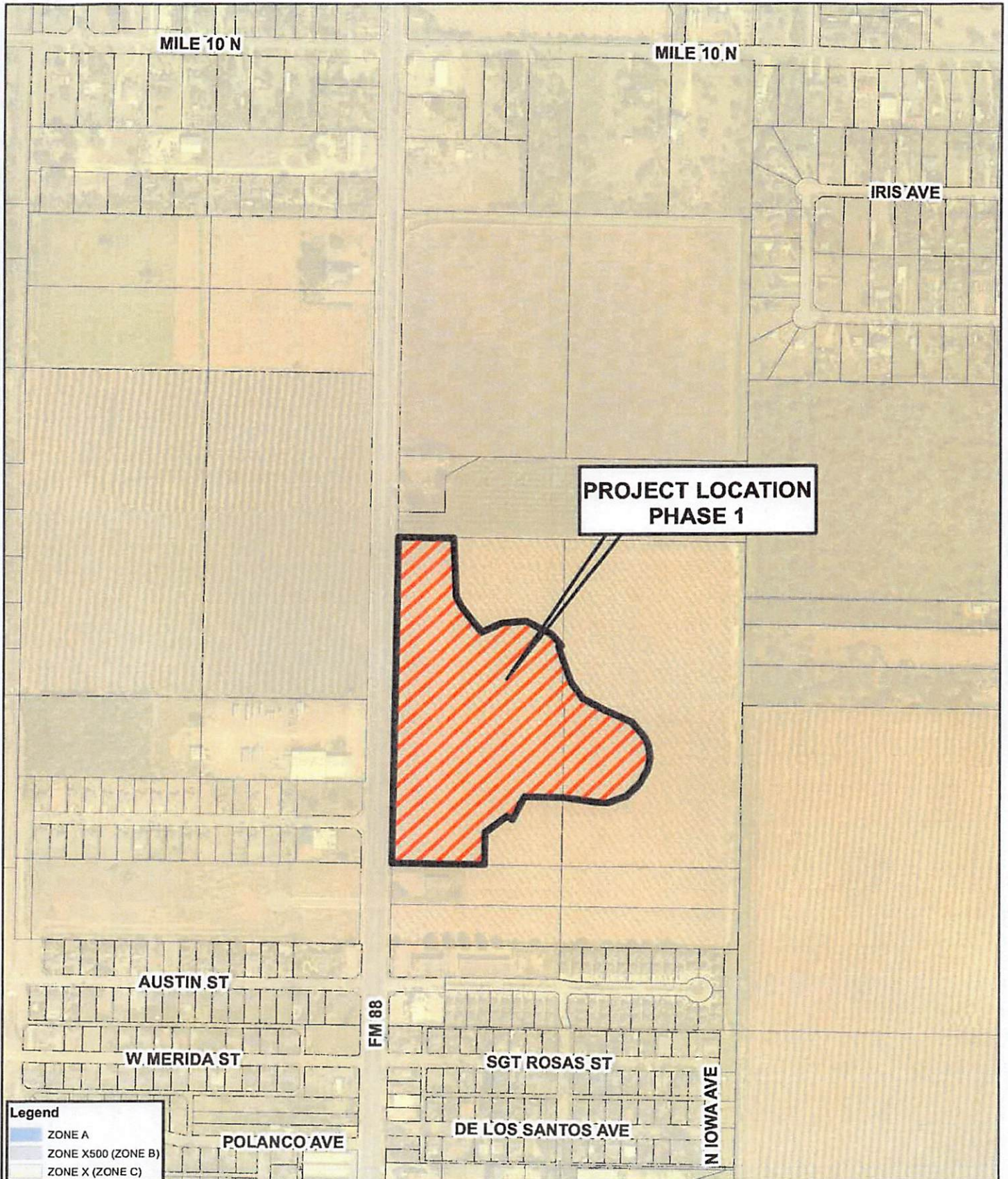
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components.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

Component Percent Cutoff: None Specified

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

Tie-break Rule: Higher

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

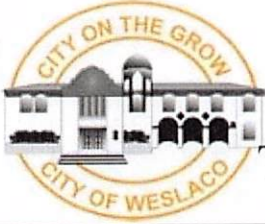


CITY OF WESLACO
HIDALGO COUNTY, TEXAS
FEMA MAP

M **MELDEN & HUNT INC.**
CONSULTANTS - ENGINEERS - SURVEYORS
111 W. MAIN ST.
WESLACO, TX 78081
PH: (361) 381-1000
FAX: (361) 381-1001
WWW.MELDEN-HUNT.COM
DATE: 07/21/2021
JOB NO.: 2107-00
DRAWN BY: A. MENA
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[illegible]

May 30 2002



**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: Rhodes Weslaco Subdivision

Location: Texas Blvd & Northcross Avenue

Applicant: Melden & Hunt, Inc ☐ Owner ☒ Agent

Address: 115 W McIntyre Street Phone Number: (956) 381-0981

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			
210	Single Family Residential	40.0	n/a	180	138	185	1,786

Comments: _____

Prepared by: Kelley Heller-Vela Date: 6-1-21

Address: 115 W McIntyre Street Phone Number: (956) 381-0981

(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#: _____

 Graph Look Up

Query

Filter

DATA SOURCE:

Trip Gen Manual, 10th Ed + Supplement

SEARCH BY LAND USE CODE:

210

LAND USE GROUP:

(200-299) Residential

LAND USE:

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, AM Peak Hour of Generator

SETTING/LOCATION:

General Urban/Suburban

TRIP TYPE:

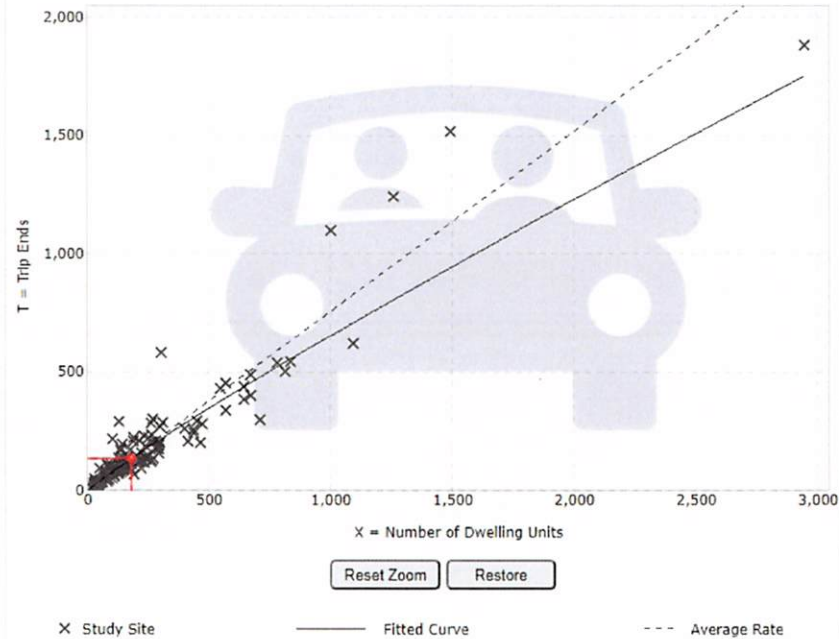
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

180

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:

Single-Family Detached Housing (210) [Click for more details](#)Independent Variable:
Dwelling Units

Time Period:

Weekday
AM Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

157

Avg. Num. of Dwelling Units:
231Average Rate:
0.76Range of Rates:
0.36 - 2.27Standard Deviation:
0.26Fitted Curve Equation:
 $\ln(T) = 0.91 \ln(X) + 0.20$ R^2 :
0.89Directional Distribution:
26% entering, 74% exiting

Calculated Trip Ends:

Average Rate: 137 (Total), 36 (Entry), 101 (Exit)
Fitted Curve: 138 (Total), 36 (Entry), 102 (Exit)

Graph Look Up

Query Filter

DATA SOURCE:

Trip Gen Manual, 10th Ed + Supplement

SEARCH BY LAND USE CODE:

210

LAND USE GROUP:

(200-299) Residential

LAND USE:

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, PM Peak Hour of Generator

SETTING/LOCATION:

General Urban/Suburban

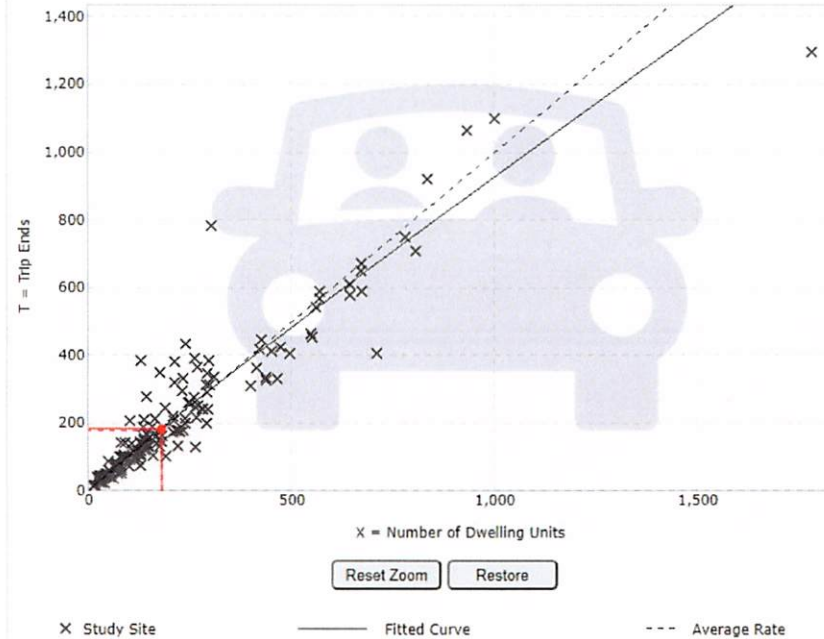
TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

180 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:

Single-Family Detached Housing (210) [Click for more details](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday
PM Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

165

Avg. Num. of Dwelling Units:

217

Average Rate:

1.00

Range of Rates:

0.49 - 2.98

Standard Deviation:

0.31

Fitted Curve Equation:

 $\ln(T) = 0.94 \ln(X) + 0.34$ R^2 :

0.92

Directional Distribution:

64% entering, 36% exiting

Calculated Trip Ends:

Average Rate: 180 (Total), 115 (Entry), 65 (Exit)
Fitted Curve: 185 (Total), 118 (Entry), 67 (Exit)

Graph Look Up

Query

Filter

DATA SOURCE:

Trip Gen Manual, 10th Ed + Supplement

SEARCH BY LAND USE CODE:

210

LAND USE GROUP:

(200-299) Residential

LAND USE:

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday

SETTING/LOCATION:

General Urban/Suburban

TRIP TYPE:

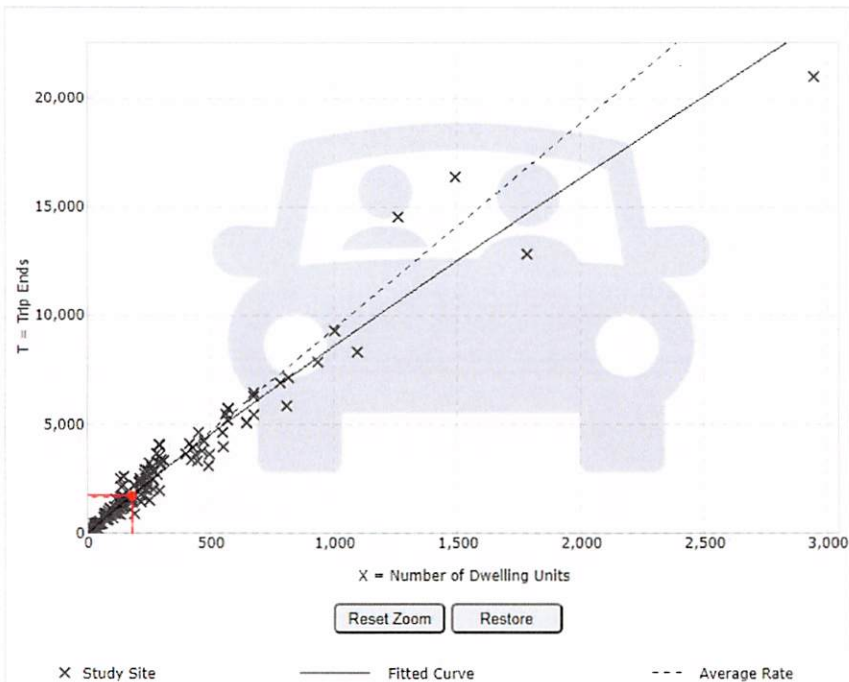
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

180

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:

Single-Family Detached Housing (210) [Click for more details](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

159

Avg. Num. of Dwelling Units:

264

Average Rate:

9.44

Range of Rates:

4.81 - 19.39

Standard Deviation:

2.10

Fitted Curve Equation:

 $\ln(T) = 0.92 \ln(X) + 2.71$ R²:

0.95

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 1699 (Total), 849 (Entry), 850 (Exit)

Fitted Curve: 1786 (Total), 893 (Entry), 893 (Exit)

Final Plat

Texas Heights

Legend

 Texas Heights

Texas Blvd

N Cross Ave

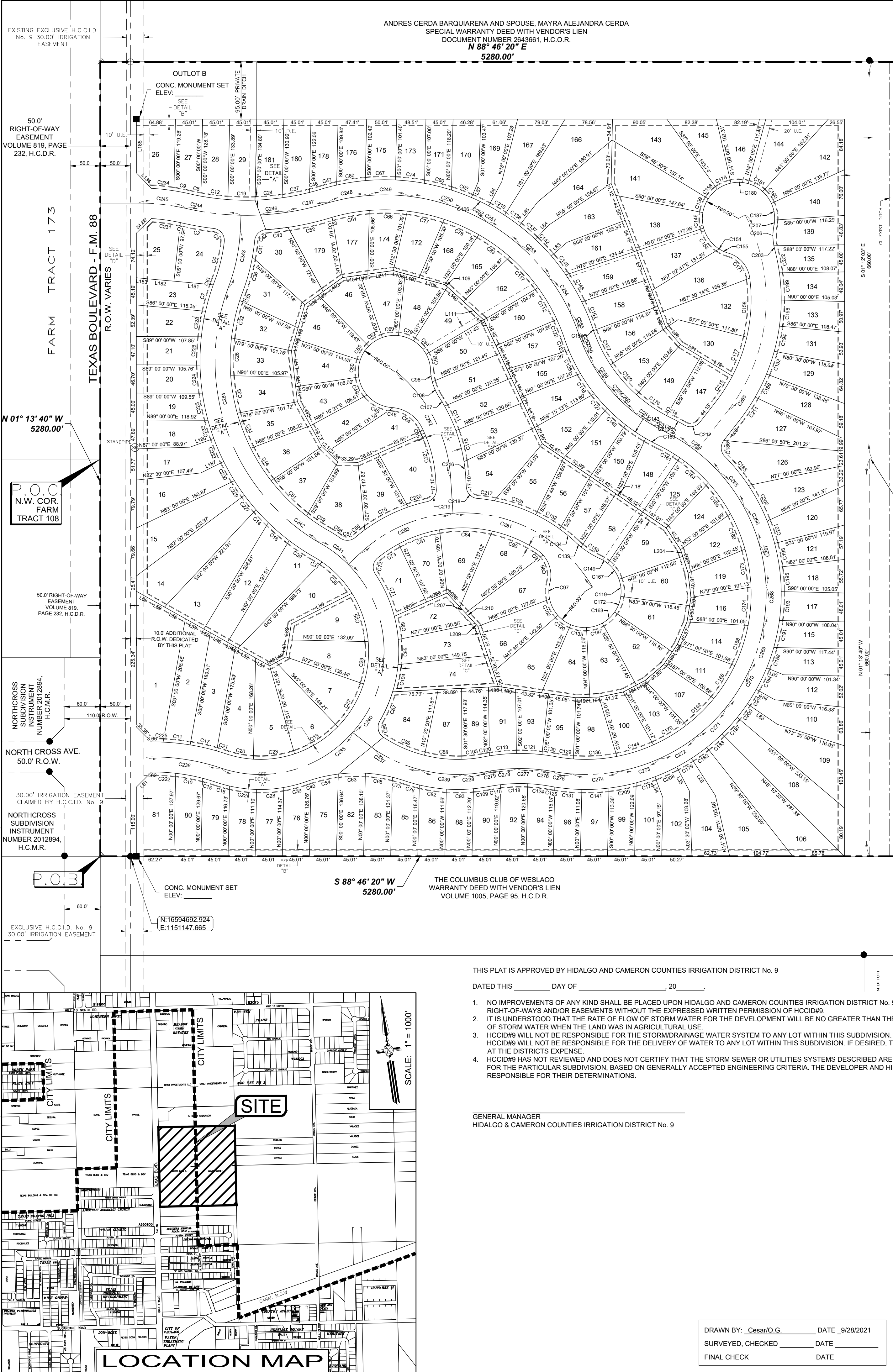
Texas Blvd

Google Earth



1000 ft

Date: Nov 22, 2021, 10:54am User ID: orlando
File: Y: Land Development\Residential\Weslaco\21074 - Texas Heights - Rhodes Dev\Autocad files\Texas Heights PHASE Overall_recover.dwg



LEGEND & ABBREVIATIONS

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⬆ SET NAIL
- ⊕ IRRIGATION STANDPIPE
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- R.O.W. - RIGHT-OF-WAY
- N.W. COR. - NORTHWEST CORNER
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- U.&W.E. - UTILITY & WALL EASEMENT DEDICATED BY THIS PLAT
- D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
- E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
- FSBL & SW EASE. - FRONT SETBACK LINE & SIDEWALK EASE.
- N.T.S. - NOT TO SCALE-DETAILS
- ⬇ - ROAD CENTER LINE
- * - CURVED SETBACK LINE
- - INDICATOR FOR BEGIN AND END CURVE

GENERAL PLAT NOTES & RESTRICTIONS:

SETBACKS:
FRONT: 20' OR GREATER
REAR: 20% OF LOT DEPTH NEED NOT EXCEED 25'
SIDE: 5'
SIDE CORNER: 10'
CUL-DE-SAC: 20'

THE AVERAGE LOT DEPTH SHALL BE USED TO DETERMINE THE DIMENSION USED WHEN CALCULATING THE 20% LOT DEPTH FOR IRREGULAR LOTS.

FLOOD ZONE DESIGNATION:
THIS SUBDIVISION LIES ON FLOOD ZONE "B" & "AH". FLOOD ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE. OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. FLOOD ZONE "AH" ARE AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET. BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 72. BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
COMMUNITY-PANEL NUMBER: 480334 0525 B, MAP REVISED: JANUARY 2, 1981.

MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN _____ OR 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

BENCHMARK NOTES:
BENCH MARK No. 1: SET SQUARE CUT ON TOP OF CURB, NORTHING: 16575347.9980, EASTING: 1149432.0480, ELEVATION: 72.08
BENCHMARK No. 2: M.H.I. MONUMENT SET, NORTHING: 16574922.7690, EASTING: 1150188.5430, ELEVATION: 72.96

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 THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 267,515 CUBIC FEET (6.141 ACRE-FEET) 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 ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING.

A 4-FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.

STREET LIGHT MUST BE LOCATED EVERY 300 FEET.

NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.

CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

COMMON AREAS, PRIVATE STREETS, AND DETENTION PONDS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF WESLACO.

ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.

ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

A 5-FOOT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER STREETS UPON THE ISSUANCE OF A NOTICE TO PROCEED.

NO ACCESS SHALL BE GRANTED UNTO TEXAS BOULEVARD (FM 88) FOR LOTS 1, 14-26 & 81).

THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) WILL BE A CONCAVING SUBDIVISION WITH MINIMUM LOT SIZE OF 5,000 SQUARE FEET AND GREATER.

PLAT OF TEXAS HEIGHTS SUBDIVISION

BEING A SUBDIVISION OF 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

METES AND BOUNDS DESCRIPTION:
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 RODOLFO, L.T.D. 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 TO A NAIL SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED 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.

GENERAL PLAT NOTES & RESTRICTIONS:

SETBACKS:
FRONT: 20' OR GREATER
REAR: 20% OF LOT DEPTH NEED NOT EXCEED 25'
SIDE: 5'
SIDE CORNER: 10'
CUL-DE-SAC: 20'

THE AVERAGE LOT DEPTH SHALL BE USED TO DETERMINE THE DIMENSION USED WHEN CALCULATING THE 20% LOT DEPTH FOR IRREGULAR LOTS.

FLOOD ZONE DESIGNATION:
THIS SUBDIVISION LIES ON FLOOD ZONE "B" & "AH". FLOOD ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE. OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. FLOOD ZONE "AH" ARE AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET. BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 72. BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
COMMUNITY-PANEL NUMBER: 480334 0525 B, MAP REVISED: JANUARY 2, 1981.

MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN _____ OR 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

BENCHMARK NOTES:
BENCH MARK No. 1: SET SQUARE CUT ON TOP OF CURB, NORTHING: 16575347.9980, EASTING: 1149432.0480, ELEVATION: 72.08
BENCHMARK No. 2: M.H.I. MONUMENT SET, NORTHING: 16574922.7690, EASTING: 1150188.5430, ELEVATION: 72.96

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 THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 267,515 CUBIC FEET (6.141 ACRE-FEET) 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 ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING.

A 4-FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.

STREET LIGHT MUST BE LOCATED EVERY 300 FEET.

NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.

CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

COMMON AREAS, PRIVATE STREETS, AND DETENTION PONDS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF WESLACO.

ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.

ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

A 5-FOOT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER STREETS UPON THE ISSUANCE OF A NOTICE TO PROCEED.

NO ACCESS SHALL BE GRANTED UNTO TEXAS BOULEVARD (FM 88) FOR LOTS 1, 14-26 & 81).

THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) WILL BE A CONCAVING SUBDIVISION WITH MINIMUM LOT SIZE OF 5,000 SQUARE FEET AND GREATER.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS TEXAS HEIGHTS SUBDIVISION PHASE I, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF WESLACO, EMPLOYEES AND AGENTS OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

EAST INDIA CO, LLC

RODOLFO, L.T.D.
BY: RONALDO MANAGEMENT, LLC
DAVID OLIVEIRA, MANAGER
420 MALONE STREET
HOUSTON, TEXAS 77007

DATE _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DAVID OLIVEIRA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/HIS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

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

DATE PREPARED: 03-15-21
ENGINEERING JOB No. 21074.00

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS

DATE SURVEYED: 02/17/21
SURVEY JOB # 21320
ENGINEERING JOB # 21074

I, THE UNDERSIGNED, CHAIRPERSON 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.

APPROVED THIS THE _____ DAY OF _____, 20____.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR 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.

MAYOR, CITY OF WESLACO

DATE _____

CITY CLERK

DATE _____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §48.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

SHEET 1 OF 2

LOT AREA TABLE

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	14428.15	0.331	31	6006.94	0.138	61	6441.27	0.148	91	5002.51	0.115	121	5482.06	0.126	151	5034.90	0.116
2	8933.53	0.205	32	5402.89	0.124	62	6469.56	0.149	92	5420.26	0.124	122	5318.55	0.122	152	5943.65	0.136
3	8203.46	0.188	33	5507.17	0.126	63	6339.84	0.146	93	5051.72	0.116	123	7292.77	0.167	153	5741.47	0.132
4	8449.76	0.194	34	5439.19	0.125	64	6336.30	0.145	94	5327.71	0.122	124	5444.21	0.125	154	5241.33	0.120
5	7326.93	0.168	35	5577.52	0.128	65	7997.86	0.184	95	5000.92	0.115	125	5902.30	0.135	155	5032.15	0.116
6	7337.01	0.168	36	5387.44	0.124	66	7134.44	0.164	96	5064.96	0.116	126	9505.57	0.218	156	5754.39	0.132
7	7143.83	0.164	37	6139.17	0.141	67	7370.33	0.169	97	5026.38	0.115	127	9080.92	0.208	157	5332.37	0.122
8	6740.09	0.155	38	8181.37	0.188	68	7794.15	0.179	98	5698.56	0.131	128	7311.25	0.168	158	5656.26	0.130
9	6782.11	0.156	39	5964.91	0.137	69	6820.54	0.157	99	5272.49	0.121	129	6533.03	0.150	159	6090.69	0.140
10	10606.85	0.243	40	7339.59	0.168	70	5827.33	0.134	100	5347.33	0.123	130	6257.27	0.144	160	5868.64	0.135
11	8323.50	0.191	41	7158.53	0.164	71	5668.51	0.130	101	5536.59	0.127	131	5419.06	0.124	161	6613.30	0.152
12	9071.71	0.208	42	5389.18	0.124	72	5640.26	0.129	102	6568.25	0.151	132	8027.38	0.184	162	6097.28	0.140
13	11023.24	0.253	43	5489.91	0.126	73	6832.78	0.157	103	5294.73	0.122	133	5010.83	0.115	163	7262.78	0.167
14	11718.92	0.269	44	5962.85	0.137	74	7862.66	0.181	104	7313.36	0.168	134	5002.30	0.115	164	8513.84	0.195
15	9762.92	0.224	45	6655.73	0.153	75	5959.65	0.137	105	10857.01	0.249	135	5050.56	0.116	165	5431.22	0.125
16	8282.97	0.190	46	6165.26	0.142	76	5393.25	0.124	106	12623.96	0.290	136	8058.91	0.185	166	11554.61	0.265
17	6540.07	0.150	47	5414.28	0.124	77	5039.52	0.116	107	5265.63	0.121	137	6843.34	0.157	167	7986.57	0.183
18	5452.78	0.125	48	5145.78	0.118	78	5092.73	0.117	108	12446.62	0.286	138	7612.61	0.175	168	5479.24	0.126
19	5118.90	0.118	49	5882.83	0.135	79	5538.67	0.127	109	10589.37	0.243	139	5391.01	0.124	169	6428.14	0.148
20	5004.63	0.115	50	6176.77	0.142	80	6046.19	0.139	110	7332.99	0.168	140	6206.41	0.142	170	5532.62	0.127
21	5007.18	0.115	51	5491.11	0.126	81	8590.37	0.197	111	5341.96	0.123	141	9080.51	0.208	171	5044.63	0.116
22	5274.87	0.121	52	5395.00	0.124	82	6212.31	0.143	112	6470.85	0.149	142	8904.85	0.204	172	5560.15	0.128
23	5458.22	0.125	53	6118.59	0.140	83	6094.25	0.140	113	5450.33	0.125	143	10329.08	0.237	173	5027.31	0.115
24	6833.21	0.157	54	8156.50	0.187	84	7543.09	0.173	114	5614.54	0.129	144	7714.39	0.177	174	5423.70	0.125
25	6472.31	0.149	55	5821.55	0.144	85	5618.97	0.129	115	5048.60	0.116	145	6103.89	0.140	175	5066.78	0.116
26	7077.48	0.162	56	5115.07	0.117	86	5149.68	0.118	116	5302.28	0.122	146	5906.38	0.136	176	5005.01	0.115
27	5562.18	0.128	57	5014.39	0.115	87	5850.36	0.134	117	5085.54	0.117	147	6378.16	0.146	177	5469.00	0.126
28	5914.88	0.136	58	5535.29	0.127	88	5011.17	0.115	118	5123.97	0.118	148	5989.92	0.138	178	5211.25	0.120
29	6063.53	0.139	59	7305.26	0.168	89	5281.10	0.121	119	5314.64	0.122	149	5650.12	0.130	179	6120.33	0.141
30	7846.63	0.180	60	6415.76	0.147	90	5198.54	0.119	120	6547.55	0.150	150	5115.89	0.117	180	5711.07	0.131

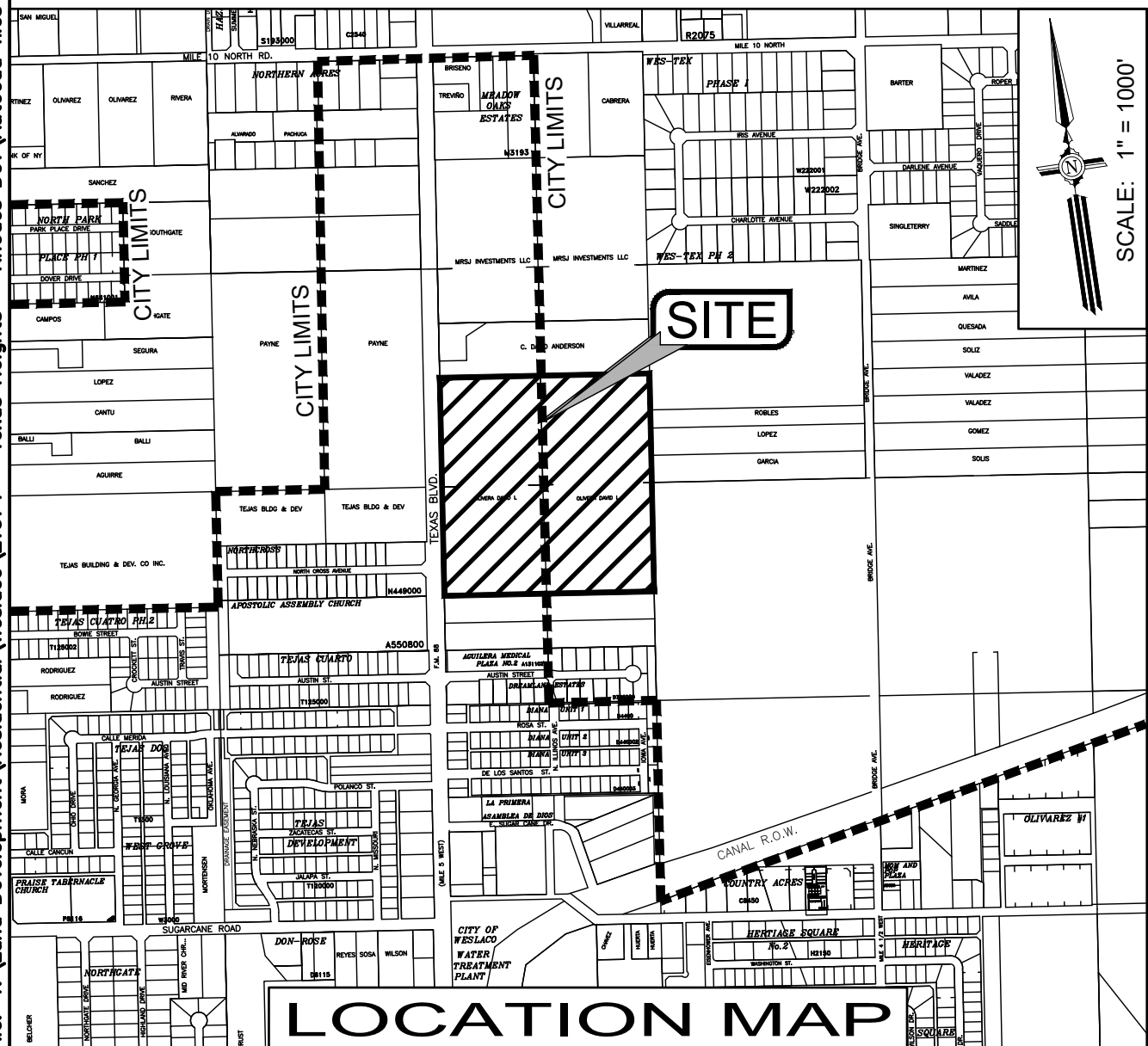
LOT LINE TABLE

LOT Line Table			LOT Line Table			LOT Line Table			LOT Line Table			LOT Line Table			LOT Line Table			LOT Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L28	73.31'	N34° 00' 00"W	L58	39.75'	N62° 00' 00"W	L75	19.61'	N22° 00' 00"W	L107	24.09'	N76° 00' 00"W	L177	43.89'	S08° 00' 00"E	L192	23.40'	S87° 00' 00"W	L211	42.64'	S81° 00' 00"W
L33	45.03'	N29° 00' 00"W	L59	20.14'	N62° 00' 00"W	L76	19.61'	N22° 00' 00"W	L108	44.29'	N76° 00' 00"W	L178	20.98'	S15° 00' 00"W	L194	24.52'	S61° 00' 00"W			
L34	37.43'	N22° 00' 00"W	L60	33.39'	N62° 00' 00"W	L77	51.03'	N22° 00' 00"W	L109	5.65'	N49° 00' 00"W	L179	18.69'	S15° 00' 00"W	L195	16.42'	S61° 00' 00"W			
L38	112.77'	N62° 00' 00"E	L61	35.36'	N43° 46' 20"E	L78	27.87'	N22° 00' 00"W	L110	35.67'	N49° 00' 00"W	L180	40.20'	S15° 00' 00"W	L197	25.24'	S33° 00' 00"W			
L39	27.01'	N08° 00' 00"E	L62	3.66'	N88° 46' 21"E	L83	34.65'	S48° 00' 00"W	L111	45.93'	N49° 00' 00"W	L181	65.53'	N85° 59' 35"W	L199	15.09'	S33° 00' 00"W			
L40	28.58'	N08° 00' 00"E	L63	60.37'	N57° 00' 00"W	L84	32.64'	N42° 00' 00"E	L112	0.31'	N49° 00' 00"W	L182	43.63'	N86° 00' 00"W	L200	27.34'	S08° 00' 00"W			
L48	18.69'	N60° 00' 00"E	L64	35.22'	N62° 00' 00"W	L85	49.84'	N36° 30' 00"E	L113	14.47'	S26° 30' 00"E	L183	19.04'	N86° 00' 00"W	L201	14.00'	S08° 00' 00"W			
L49	12.12'	N60° 00' 00"E	L65	30.06'	N69° 00' 00"W	L86	45.87'	N27° 00' 00"E	L115	28.62'	S26° 30' 00"E	L184	35.78'	N45° 32' 11"W	L202	29.05'	S19° 00' 00"E			
L51	26.85'	N62° 00' 00"W	L68	44.18'	N36° 36' 38"E	L87	29.54'	S22° 00' 00"W	L116	16.42'	S26° 30' 00"E	L185	89.63'	N01° 13' 40"W	L204	11.79'	S19° 00' 00"E			
L52	33.31'	N62° 00' 00"W	L69	27.27'	N22° 00' 00"W	L88	27.13'	S53° 00' 00"W	L170	35.73'	S26° 30' 00"E	L186	42.17'	N68° 40' 20"E	L205	58.76'	N65° 00' 00"E			
L53	5.08'	N62° 00' 00"W	L70	36.92'	S42° 00' 00"E	L89	10.52'	S53° 00' 00"W	L171	9.31'	S26° 30' 00"E	L187	42.63'	N62° 18' 10"E	L206	36.98'	N65° 00' 00"E			
L54	15.01'	N62° 00' 00"W	L71	39.44'	S60° 00' 00"E	L103	39.51'	S53° 00' 00"W	L172	45.85'	S26° 30' 00"E	L188	16.39'	S86° 00' 00"W	L207	13.59'	S44° 00' 00"E			
L55	32.58'	N62° 00' 00"W	L72	61.40'	S60° 00' 00"E	L104	30.29'	S81° 00' 00"W	L173	25.01'	S08° 00' 00"E	L189	28.98'	N83° 00' 00"W	L208	31.45'	S44° 00' 00"E			
L56	12.44'	N62° 00' 00"W	L73	24.08'	N55° 00' 00"E	L105	12.26'	S81° 00' 00"W	L175	45.33'	S30° 00' 00"W	L190	12.01'	N83° 00' 00"W	L209	6.58'	S44° 00' 00"E			
L57	35.15'	N62° 00' 00"W	L74	10.96'	N22° 00' 00"W	L106	20.34'	N76° 00' 00"W	L176	16.20'	S08° 00' 00"E	L191	15.18'	S87° 00' 00"W	L210	23.75'	S44° 00' 00"E			

PLAT OF

TEXAS HEIGHTS SUBDIVISION

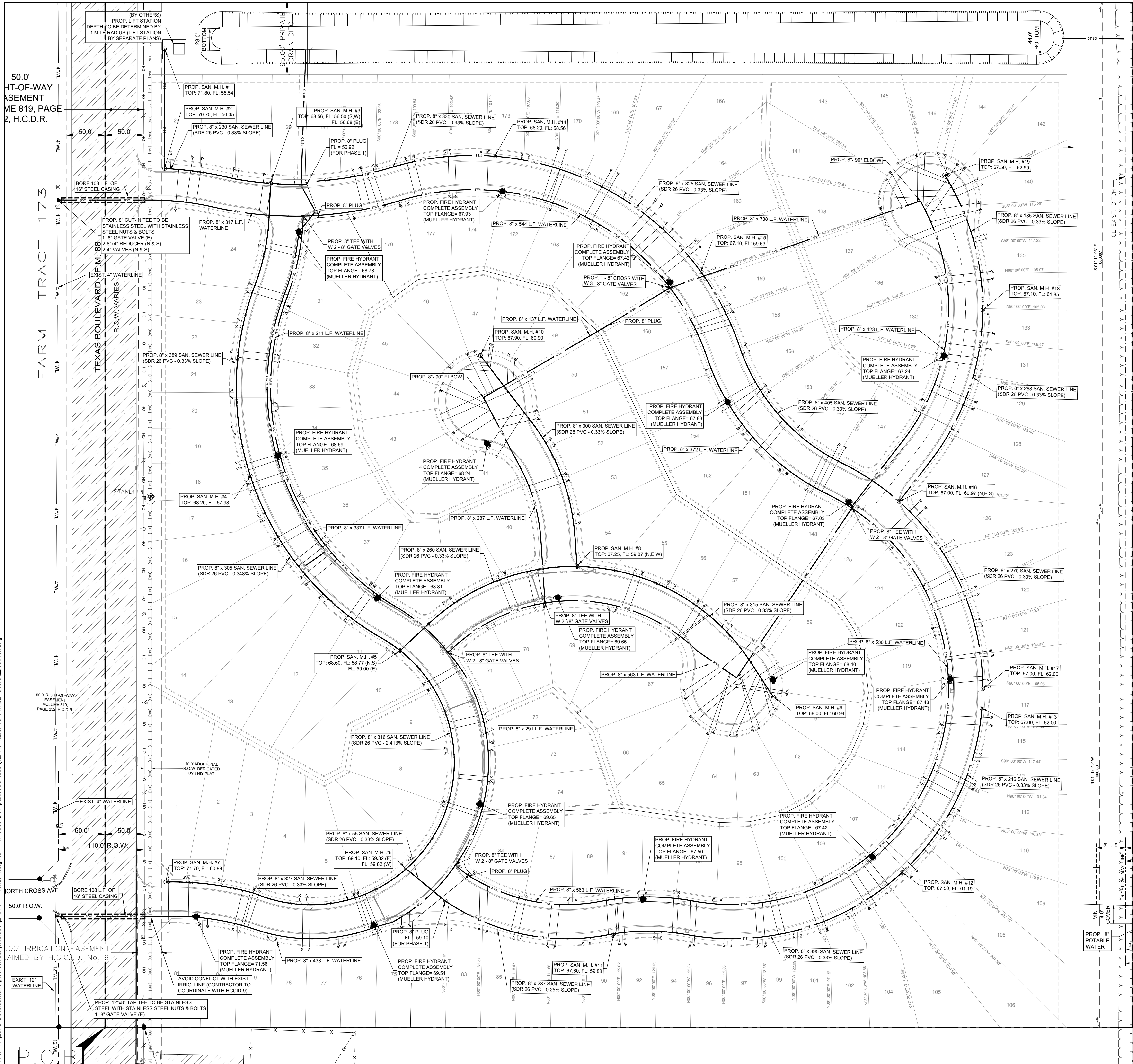
BEING A SUBDIVISION OF 18.067 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACTS 108 AND 109, THE WEST AND ADAMS TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS



MELDEN & HUNT INC.
TEXAS REGISTER F-1435

LOT LINE CURVE DATA TABLE

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	3.67'	325.00'	000° 38' 52"	N78° 35' 36"W	3.67'	1.84
C2	52.55'	475.00'	006° 20' 20"	S81° 26' 21"E	52.53'	26.30
C3	31.47'	20.00'	090° 08' 54"	N39° 32' 04"W	28.32	20.05
C4	67.10'	275.00'	013° 58' 47"	N12° 31' 47"E	66.93'	33.72
C5	6.78'	375.00'	001° 02' 10"	S19° 00' 05"W	6.78'	3.39
C6	0.01'	373.56'	000° 00' 04"	S18° 26' 57"W	0.01'	0.00
C7	45.86'	375.00'	007° 00' 25"	S14° 58' 43"W	45.83'	22.96
C8	19.73'	425.00'	002° 39' 36"	S79° 35' 58"E	19.73'	9.87
C9	25.97'	375.00'	003° 58' 07"	N80° 15' 14"W	25.97'	12.99
C10	45.63'	325.00'	008° 02' 40"	N80° 44' 41"W	45.59'	22.85
C11	45.16'	375.00'	006° 53' 59"	N85° 22' 29"W	45.13'	22.61
C12	45.27'	425.00'	006° 06' 11"	S83° 58' 52"E	45.25'	22.66
C13	85.60'	180.00'	027° 14' 48"	N56° 41' 48"E	84.79'	43.62
C14	29.77'	375.00'	004° 32' 54"	S44° 44' 17"E	29.76'	14.89
C15	23.25'	325.00'	004° 05' 55"	N74° 40' 24"W	23.24'	11.63
C16	23.33'	230.00'	005° 48' 45"	S75° 31' 49"E	23.32'	11.68
C17	45.07'	375.00'	006° 53' 11"	N78° 26' 54"W	45.04'	22.56
C18	45.65'	375.00'	006° 58' 31"	S50° 29' 59"E	45.63'	22.86
C19	45.02'	425.00'	006° 04' 10"	N89° 55' 57"E	45.00'	22.53
C20	47.08'	180.00'	014° 59' 09"	S80° 07' 01"E	46.95'	23.67
C21	15.80'	375.00'	002° 24' 53"	N73° 49' 53"W	15.80'	7.90
C22	45.31'	230.00'	011° 17' 18"	S84° 04' 51"E	45.24'	22.73
C23	69.34'	180.00'	022° 04' 15"	N81° 21' 17"E	68.91'	35.10
C24	45.28'	425.00'	006° 06' 17"	N83° 50' 44"E	45.26'	22.66
C25	85.53'	180.00'	027° 13' 26"	N19° 50' 17"W	84.72'	43.59
C26	62.98'	325.00'	011° 06' 10"	S00° 01' 04"E	62.88'	31.59
C27	83.66'	180.00'	026° 37' 53"	N29° 45' 25"E	82.91'	42.60
C28	45.27'	230.00'	011° 16' 39"	N84° 38' 11"E	45.20'	22.71
C29	71.21'	180.00'	022° 40' 03"	N5° 06' 27"E	70.75'	36.08
C30	49.35'	375.00'	007° 32' 25"	S57° 06' 27"E	49.31'	24.71
C31	15.73'	180.00'	005° 00' 29"	N59° 01' 25"W	15.73'	7.87
C32	63.76'	325.00'	011° 14' 27"	S11° 09' 44"W	63.66'	31.98
C33	63.25'	325.00'	011° 09' 05"	S11° 08' 42"E	63.15'	31.73
C34	62.65'	325.00'	011° 02' 39"	S22° 14' 34"E	62.55'	31.42
C35	15.57'	325.00'	002° 44' 22"	S18° 06' 19"W	15.57'	7.79
C36	59.53'	325.00'	010° 29' 44"	N14° 16' 48"E	59.45'	29.85
C37	46.08'	425.00'	006° 12' 45"	N77° 41' 13"E	46.06'	23.06
C38	72.48'	180.00'	023° 04' 10"	N6° 34' 43"E	71.99'	36.74
C39	38.98'	230.00'	009° 42' 33"	N74° 08' 34"E	38.93'	19.53
C40	8.03'	250.00'	001° 50' 23"	S70° 12' 29"W	8.03'	4.01
C41	27.74'	325.00'	004° 53' 26"	N6° 34' 43"E	27.73'	13.88
C42	28.20'	20.00'	080° 47' 32"	S44° 31' 45"W	25.92'	17.02
C43	37.02'	475.00'	004° 27' 55"	N82° 41' 34"E	37.01'	18.52
C44	63.60'	325.00'	011° 12' 42"	S33° 22' 16"E	63.50'	31.94
C45	47.72'	60.00'	045° 34' 03"	S64° 30' 34"E	46.47'	25.20
C46	2.05'	60.00'	001° 57' 20"	N86° 18' 56"W	2.05'	1.02
C47	26.94'	365.00'	004° 13' 43"	S74° 00' 14"W	26.93'	13.48
C48	19.96'	425.00'	001° 41' 28"	S25° 13' 07"E	19.96'	9.98
C49	33.25'	60.00'	032° 44' 49"	N75° 51' 07"E	32.82'	17.06
C50	28.34'	60.00'	027° 03' 31"	S3° 35' 05"W	28.07'	14.44



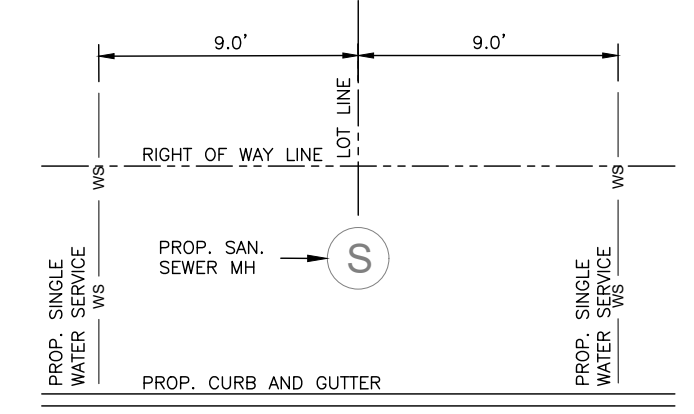
LEGEND (Existing)

12" W. POTABLE WATER LINE
OH OVERHEAD POWER LINE
IRR FORCEMAIN LINE

LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)

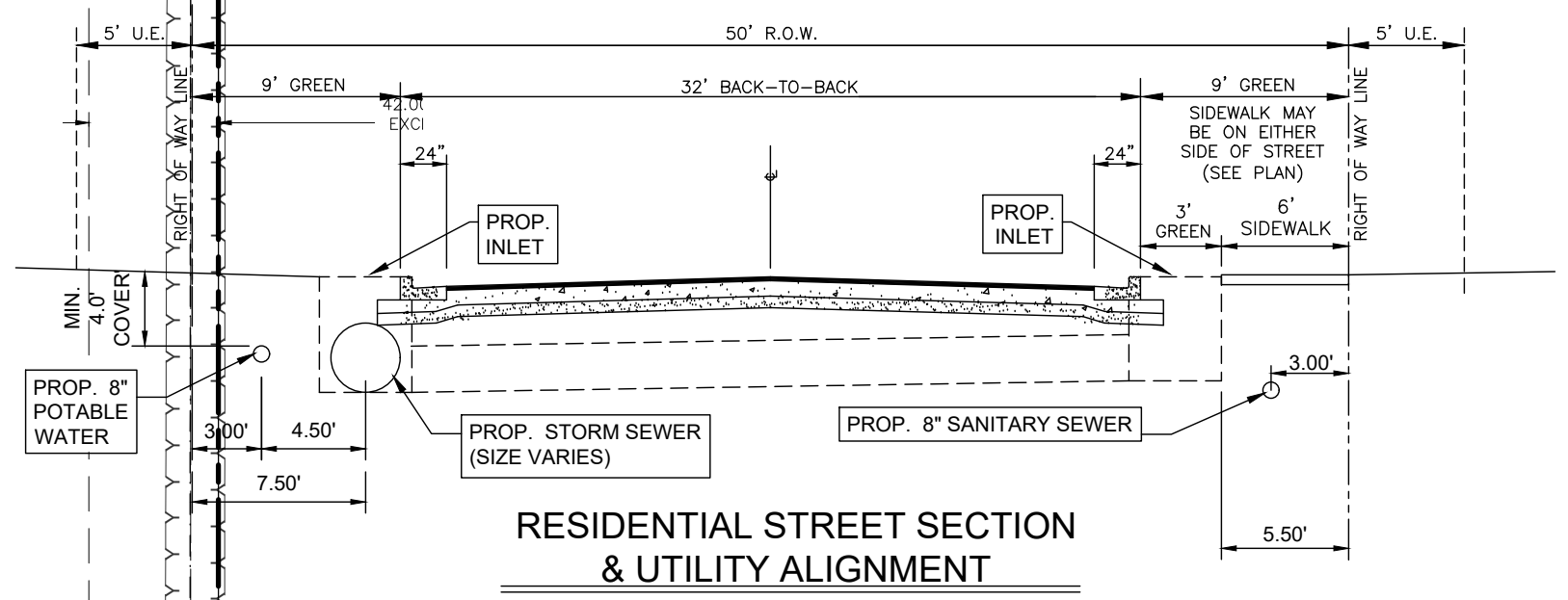
WATER VALVE
FIRE HYDRANT W/ VALVE & TEE
DUAL WATER SERVICE
SANITARY SEWER MANHOLE
DUAL SANITARY SEWER SERVICE
STORM SEWER MANHOLE
TYPE-A INLET
WATER LINE (C-900 DR18) SWSC
SEWER LINE (SDR26)
STORM LINE

NOTES:
1. SANITARY SEWER LINE AND SERVICES SHALL CROSS UNDER WATER LINE
2. ENCASE SANITARY SEWER SERVICES THAT CROSS OVER WATER LINE
3. RE-USE WATERLINE MATERIAL SHALL BE C-900 DR 18



CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES.

WATER SERVICES AT
SANITARY SEWER MANHOLE



JOB No.
21074.00

BY
MELDEN & HUNT INC.

DATE
2021 N. F.A. 3167

REVISION

CONSULTANTS ENGINEERS & SURVEYORS
115 W. MARSHALL
DALLAS, TEXAS 75201
PH: (972) 381-0001
FAX: (972) 381-0002
WWW.MELDENANDHUNT.COM
ESTABLISHED 1947

ENG. TECH. C. 606

PROJECT ENG. M.A.R.

T-BOOK 1944-P3 RB

1-RELEASED DATE

2-RELEASE DATE

3-RELEASE DATE

SCALE

AS NOTED

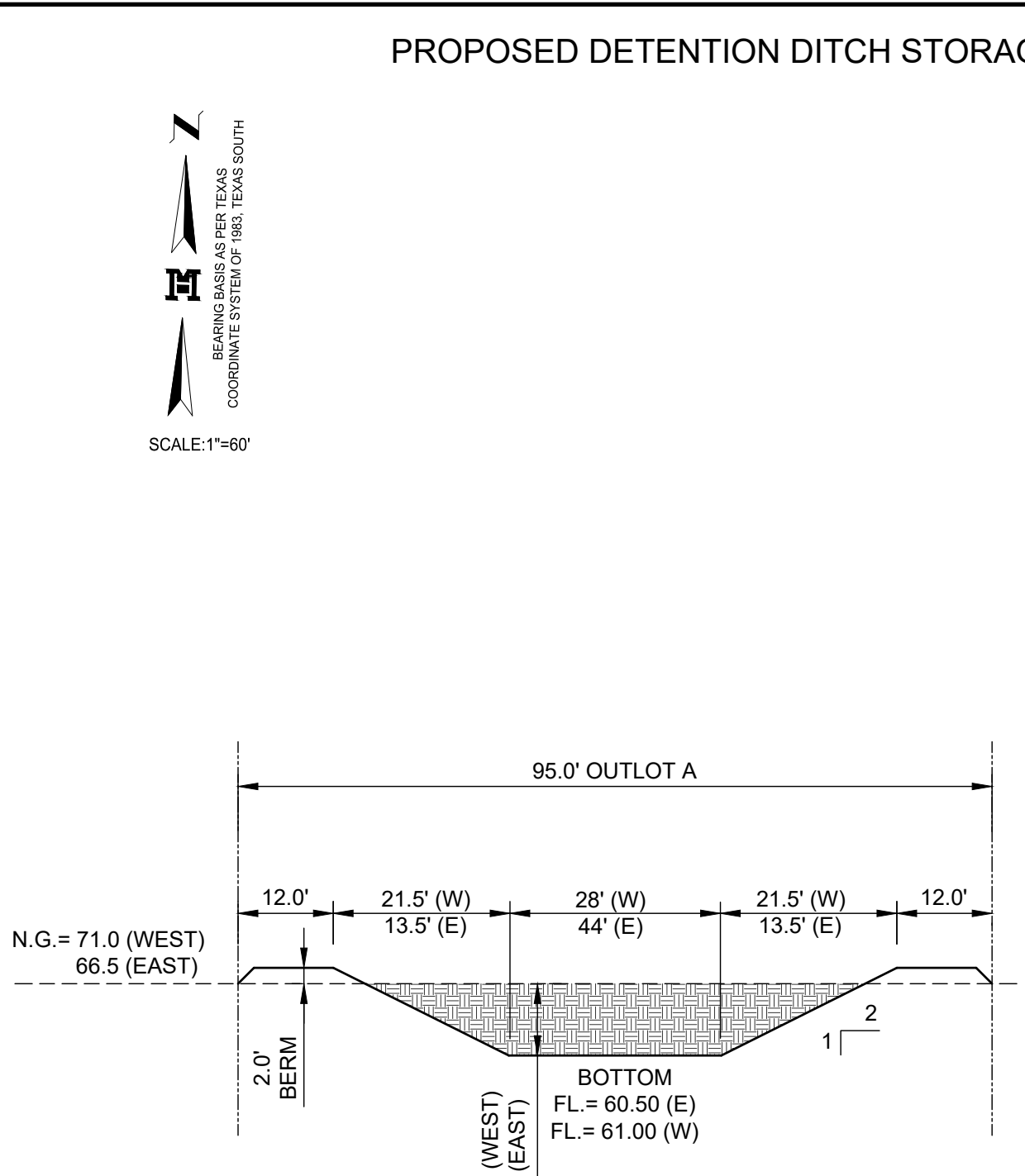
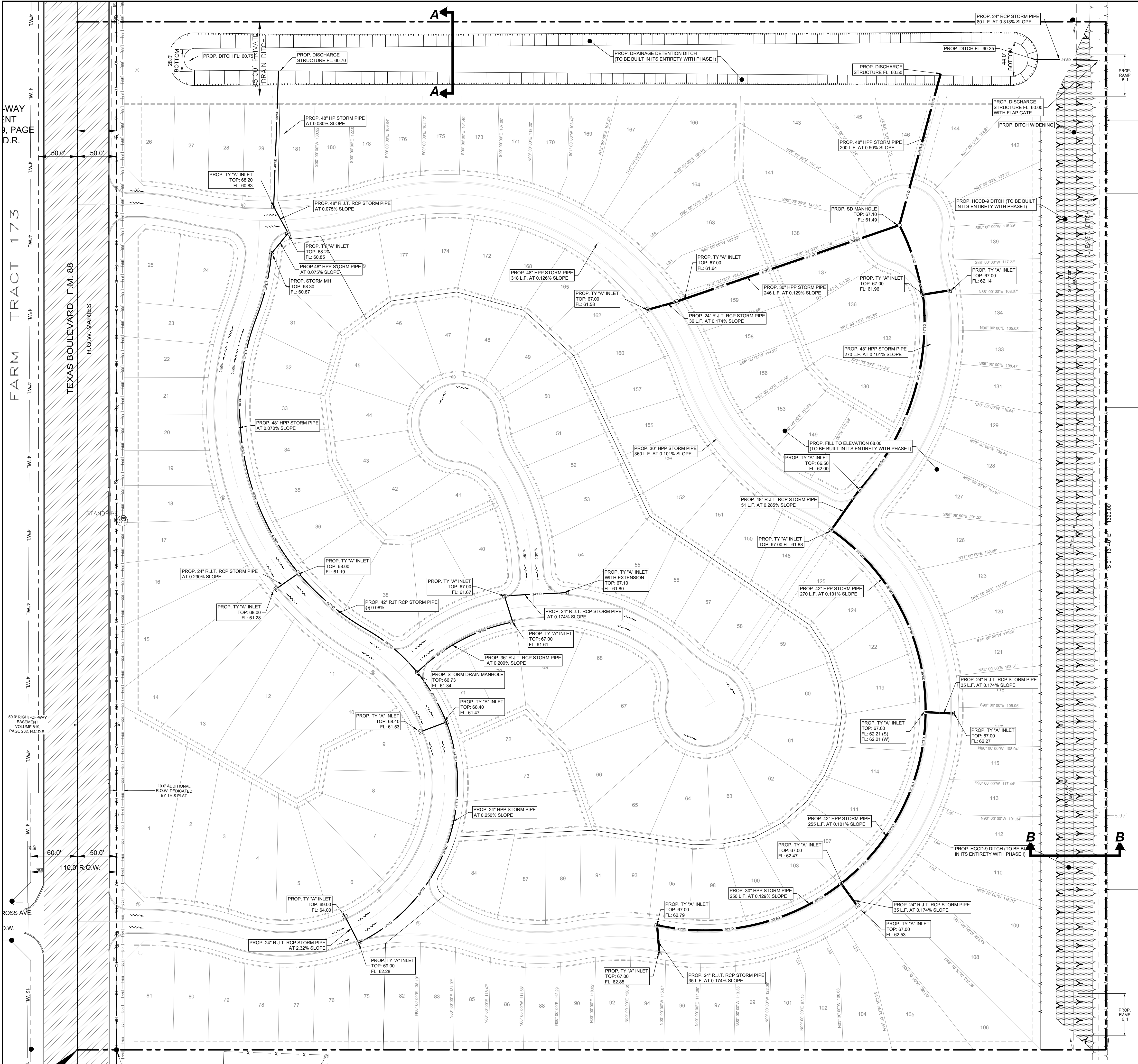
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UNDER THE AUTHORITY OF
MARIO A. REYNOLDS, P.E. 117388
FOR THE PROJECT AND FOR THE
TO BE USED FOR CONSTRUCTION,
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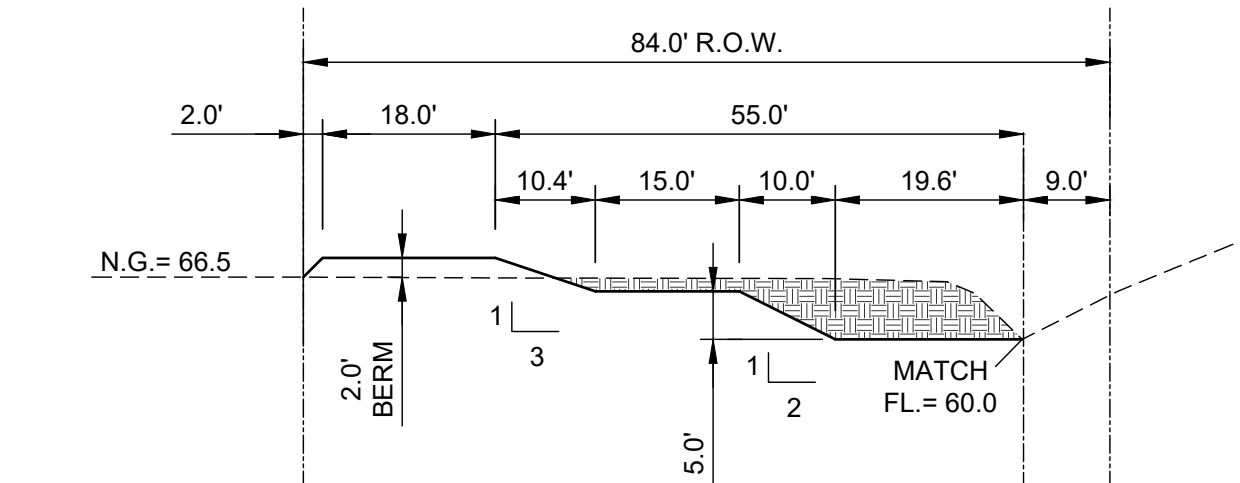
File Name: 21074.00

SHEET 04 OF 29

UTILITY LAYOUT



CROSS SECTION "A-A"
276,382 C.F.



CROSS SECTION "B-B"
205,920 C.F.

STAGE STORAGE TABLE				
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)
60.50	21,978.896	N/A	N/A	0.00
61.00	40,944.360	0.50	15730.81	15730.81
61.50	43,163.657	0.50	21027.00	36757.82
62.00	45,389.232	0.50	22138.22	58896.04
62.50	47,621.084	0.50	23252.58	82148.62
63.00	49,859.214	0.50	24370.07	106518.69
63.50	52,103.621	0.50	25490.71	132009.40
64.00	54,354.305	0.50	26614.48	158623.88
64.50	56,611.267	0.50	27741.39	186365.28
65.00	58,874.507	0.50	28871.44	215236.72
65.50	61,144.024	0.50	30004.63	245241.35
66.00	63,419.818	0.50	31140.96	276382.31
66.50	63,374.757	0.50	31698.64	308080.96
67.00	46,392.128	0.50	27441.72	335522.68
67.50	37,861.514	0.50	21063.41	356586.09
68.00	31,349.248	0.50	17302.69	373888.78
68.50	21,770.749	0.50	13280.00	387168.78
69.00	14,288.031	0.50	9014.70	396183.48
69.50	9,202.297	0.50	5872.58	402056.06
70.00	6,504.320	0.50	3926.65	405982.71
70.50	3,233.135	0.50	2434.36	408417.08

JOB No.
21074.00

REVISION

DATE

BY

PROJECT

ENG: M.A.R.

T-BOOK

PG. --

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE:

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MARIO A. RENA P.E. 177388

ON JULY 15, 2021, IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

TEXAS HEIGHTS
SUBDIVISION PHASE
WESLACO, TEXAS

DRAINAGE LAYOUT

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SHEET 01 OF 01

MELDEN & HUNT INC.

CONSULTANTS ENGINEERS SURVEYORS

1115 W. MCINTYRE
EDINBURG, TX 78541
TEL: (830) 381-1839 FAX: (830) 381-1839
WWW.MELDENHUNT.COM

ESTABLISHED 1947



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4905	
From:			
Subject: Discussion and consideration to approve the Final Plat for Weslaco International Industrial Park – being a 146.09 acre tract of land out of Farm Tracts 1056, 1057 and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of intersection Mile 9 & FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed twenty (20) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by City of Weslaco services through a 10" sewer line. The property is within a Flood Zone "X".			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
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 December 1, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval of Final Plat.			
Attachments, if any: Industrial Park- Final Plat- Memo, WESLACO INDUSTRIAL PARK - Application & Drainage Report			
Responsibilities upon Approval: Planning staff will advise applicant.			

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Weslaco International Industrial Park-Final Plat

DATE: December 7, 2021

The proposed use for the 20-lot subdivision will be a combined use of Industrial lots and eight commercial lots along FM 1015. There will be shared access off of FM 1015 for the commercial lots, with one access point for every four lots. The outlet road onto Mile 9 North will only be for vehicle traffic, oversized vehicles will not be permitted to access this drive. As part of the Traffic Impact Analysis (TIA) the developer will need to upgrade the light on sugarcane and FM 1015 to accommodate a left turn lane. The developer has not requested any variance for this subdivision. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

PIAT-000107-2021

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: Weslaco Industrial Park

Location: Located on the Northeast corner of intersection Mile 9 & FM 1015

Legal Description: West and Adams Tract Subdivision 146.09 Acre tract of land out of Farm tract 1056, 1057, and 1058 BLK 116

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: Agriculture

Existing Land Use: Agriculture Proposed Land Use: Commercial & Industrial

Number of Lots Proposed: 20 Gross Acreage: 146.09

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: The Economic Development Corporation of Weslaco Telephone: 956-969-0838

Address: 275 S. Kansas Ave. Suite A

Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: SValdez@weslacoedc.com

ENGINEER INFORMATION

Name: SAMES, Inc. Telephone: 956-702-8880

Address: 200 S. 10th St. Suite 1500

Fax: _____

City: McAllen State: TX Zip: 78501 E-mail: nlopez@samengineering-surveying.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: North Alamo Water Supply
- ☒ YES ☐ NO Wastewater Provision: City of Weslaco
- ☒ YES ☐ NO Electric Company: Magic Valley Corporation

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD1</u>	☒ YES ☐ NO Irrigation District <u>HCCID9</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)

- X _____ **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
- X _____ **\$350.00** (one time fee for preliminary and final plat)
- X _____ One 11" X 17" reduced copy of plat
- X _____ Plat Layout
- _____ Existing & Proposed Easements
- _____ Existing & Proposed ROW
- _____ Existing & Proposed Drainage Easements

- ☐ Contours
- ☐ Flood Zones
- ☐ Adjoiners
- ☐ Existing & Proposed street names
- X ☐ Utility Layout
- ☐ Existing & Proposed Utilities
- ☐ Proposed Fire Hydrants
- ☐ Adjoiners
- ☐ Street names
- X ☐ Drainage plans and calculations with engineer's seal
- ☐ Elevations
- ☐ Flood directional arrows
- ☐ Detention areas
- ☐ Street names
- X ☐ Proof of ownership of the property
- N/A ☐ If septic tank system required, submit soil evaluation report
- ☐ Water Rights associated with the property
- X ☐ Tax Receipt for all taxing entities showing that taxes are paid in full
- X ☐ Number of fire hydrants proposed for subdivision
- X ☐ 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: Elly Mendez Date: 8/9/21

Authorized Agent Printed Name: Elly Mendez

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: _____

PROPOSED MID-VALLEY INTERNATIONAL INDUSTRIAL PARK SUBDIVISION

Weslaco, Texas

DRAINAGE REPORT

Prepared For:

**Hidalgo County Drainage District #1
902 N. Doolittle
Edinburg, Texas 78541**

Prepared By:



Reg. No. F-10602

**SAM Engineering & Surveying
200 S. 10St, Ste. 1500
McAllen, TX 78501
Tel 956.702.8880; Fax 956.702.8883**

August 2021



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SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 South 10th Street, Suite 1500, McAllen, Texas 78501
Phone: (956) 702-8880 Fax: (956) 702-8883

DRAINAGE REPORT

Mid-Valley International Industrial Park Subdivision Weslaco, Texas

1. PROJECT DESCRIPTION

A. Site Summary

The proposed Weslaco Industrial Park Subdivision is a 146.1 gross acre industrial subdivision out of Farm Tract 1056, Farm Tract 1057, and Farm Tract 1058, Adams Tract Subdivision, an addition to Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. The proposed subdivision is located at the Northeast corner of F.M. 1015 and Mile 9 Rd N and will be voluntarily annexed to be within the City Limits of Weslaco, Texas.

B. Flood plain

The subject property is located in Flood Zone "X" (Unshaded), defined as Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood according to FEMA's Flood Rate Insurance Rate Map, Community-Panel Number 480334 0450 C, map revised June 6, 2000. See attached FEMA FIRM map with project location and community panel for reference.

C. Soil Conditions

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A Soil Conservation Services, the site consists of mostly (28) Hidalgo sandy clay loam, 0-1 percent slopes (approximately 57.7% of site), (25) Hidalgo fine sandy loam, 0-1 percent slopes (approximately 19.5% of site), and (52) Raymondville clay loam, 0-1 percent (approximately 22.9% of site). Soil map units (28) Hidalgo sandy clay loam and (25) Hidalgo fine sandy loam are classified as part of Hydrologic Group 'B', while soil map unit (52) Raymondville clay loam is classified as being part of Hydrologic Group 'C'.

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Phone: (956) 702-8880 Fax: (956) 702-8883

2. SITE HYDROLOGY ANALYSIS

A. Calculation Methods

Hydrology analysis was conducted using Hydrologic Engineering Center software, HEC-HMS. This software will simulate the overall hydrologic process over the project watershed area and produce and anticipated watershed volume for a 10, 50, and 100-year frequency storm event. Various design parameters control the software output and include such information such as watershed characteristics and soil type properties, and frequency storm data. The characteristics of the project sub-basins identified to contribute a total watershed of approximately 146-acres were inputted into the HEC-HMS model and are more specifically detailed as follows:

The Soil Conservation Service (SCS) Curve Number method was selected and utilized to calculate incremental precipitation losses during a storm event. A composite curve number (CN) was determined for each sub-basin representative of its contributing soil groups. The CN is based on soil type, land use, and vegetation cover of the watershed. The CN values determined may also be adjusted for antecedent moisture conditions: dry conditions, CN(I); average conditions/calculated, CN(II); and wet conditions CN (III). In consideration of the project area and in accordance with the TxDOT Hydraulic Design Manual, CN values were adjusted for dry antecedent moisture conditions with the following equation:

$$CN(I) = \frac{4.2CN(II)}{10 - 0.058CN(II)}$$

The calculation of initial abstraction accounts for the interception of rainfall by vegetation, infiltration during storm and surface storage. Initial abstraction was estimated with the following formula:

$$Ia = 0.2S$$

$$\text{Where } S \text{ is determined by } S = z\left(\frac{100}{CN} - 1\right)$$

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Phone: (956) 702-8880 Fax: (956) 702-8883

Determination of the percentage of impervious coverage for each sub-basin was considered separately as required by the software inputs and was determined by evaluation of existing land use designation. Input specifics established for each sub-basin can be found in Table 1 below:

Table 1: Loss Method Table

LOSS METHOD TABLE				
Subbasin Identification	Existing		Proposed	
	Curve Number	Impervious Cover (%)	Curve Number	Impervious Cover (%)
Subbasin 5A	76	3	88	72
Subbasin 6A	75	0	88	72

The determination of the watershed runoff of each sub-basin is calculated within the software by the selection of transform method, specifically a unit hydrograph method – the SCS Unit Hydrograph Transform method.

The watershed was modeled in HEC-HMS with a unit hydrograph PRF value of 484 (Standard) for all sub-basins, however for each sub-basin the corresponding Lag Time was calculated using the below formula:

$$T_{lag} = \frac{L^{0.8}(S + 1)^{0.7}}{1900(\%Slope)^{0.5}}$$

Where:

T_{lag} = Lag Time (hr)

L = Length of longest drainage path (ft)

S = (1000/CN)-10

CN = Curve Number

% Slope = Average Watershed Slope (%)

SAM Engineering and Surveying



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The meteorological method utilized was the Precipitation – Frequency Storm method which models synthetic storm events from input variables such as intensity and duration for specific exceedance probability storms. As required by HCDD1, NOAA Atlas 14 was utilized for the most updated storm precipitation frequency estimates. See Table 2 below for precipitation frequency estimates obtained for a 10 and 50-year storm events. This information was input into the meteorological model, stated in inches to represent anticipated rainfall depth at various time intervals during a storm duration.

Table 2: Rainfall Depth Estimates (Inches)

RAINFALL DEPTH ESTIMATES			
YEAR STORM			
Duration	10 YR	50 YR	100 YR
15 min	1.59	2.17	2.42
60 min	2.95	4.03	4.51
2 hr	3.63	5.14	5.85
3 hr	4.03	5.84	6.72
6 hr	4.73	7.05	8.22
12 hr	5.47	8.25	9.68
24 hr	6.24	9.48	11.1

The combination of meteorological characteristics and watershed land surface conditions simulated in HEC-HMS, provided numerical results to quantify expected watershed runoff. According to the HEC-HMS output tables and the quality control reviews completed during the development of this report, SAM Engineering and Surveying determines the watershed for the project will produce peak flows as shown below in Table 3.

SAM Engineering and Surveying



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200 South 10th Street, Suite 1500, McAllen, Texas 78501
Phone: (956) 702-8880 Fax: (956) 702-8883

Table 3: Storm Event Peak Flow

STORM EVENT PEAK FLOW						
	Existing			Proposed		
	10 YR (cfs)	50 YR (cfs)	100 YR (cfs)	10 YR (cfs)	50 YR (cfs)	100 YR (cfs)
Subbasin 5A	70.9	122.2	147.2	349.7	486.1	545.9
Subbasin 6A	54.6	94.8	114.2	264.3	366.6	411.1

B. Existing Conditions

The subject project site is currently vacant and developed for agricultural use. Existing runoff is by overland flow and shallow concentrated flow in the easterly direction at a slope of approximately 0.25% to an existing drainage ditch #17, segment 0346 owned by Hidalgo and Cameron Counties Irrigation District #9 and maintained by Hidalgo County Drainage District #1. In accordance with City of Weslaco and H.C.D.D. No. 1 drainage policies, the existing 10-year pre-development storm water runoff was determined using the above-mentioned methodology. The total contributing 10-year pre-developed storm water runoff from this site is approximately 125.5 cfs (43.2 ac-ft).

C. Proposed Conditions

The proposed development will include 2 commercial (B-2) lots, 10 industrial (I) lots, and internal public access roadways. A summary of pre-developed and post-developed hydrologic conditions utilizing the HEC-HMS software is included in this report. Improvements in the form of roofs and impervious will increase the curve number from 75-76 to 88. A storm sewer system comprised of curb and gutter, storm drain inlets, and storm sewer piping will capture and convey post-development storm water runoff to a system of proposed regional linear detention areas. Ultimately, storm water runoff will discharge to drainage ditch #17, segment 0346 (owned by H.C.C.I.D. No. 9 and maintained by H.C.D.D. No. 1) located within the property at a rate not to exceed the existing pre-development 10-year storm runoff rate.

SAM Engineering and Surveying



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In accordance with the City of Weslaco and H.C.D.D. No.1, the 50-year frequency storm event was utilized to determine the peak rate of post-development runoff for this site. As per the attached calculations, the anticipated post-development peak runoff rate is **852.7 cfs (109.1 ac-ft)**, for an increase of **727.2 cfs (65.9 ac-ft)**.

Therefore, it has been determined that a total of **2,870,600 cubic-feet (65.9 Ac.-ft.)** of storm water runoff will be required to be detained for the proposed development. To accomplish this, a portion, approximately **1,912,937 cubic-feet (43.92 ac-ft)**, of the total required volume will be detained within multiple linear detention ditches and one (1) detention pond within the proposed development. In addition to providing on-site detention areas, the increased peak storm water runoff rate will be mitigated by excavating approximately **909,097 cubic-feet (20.87 ac.-ft.)** of the existing drainage ditch #17, segment 0346 from an existing ditch cross section of 65 ft. to 150 ft. (refer to Drainage Layout, Section C, F & G).

3. CONCLUSION

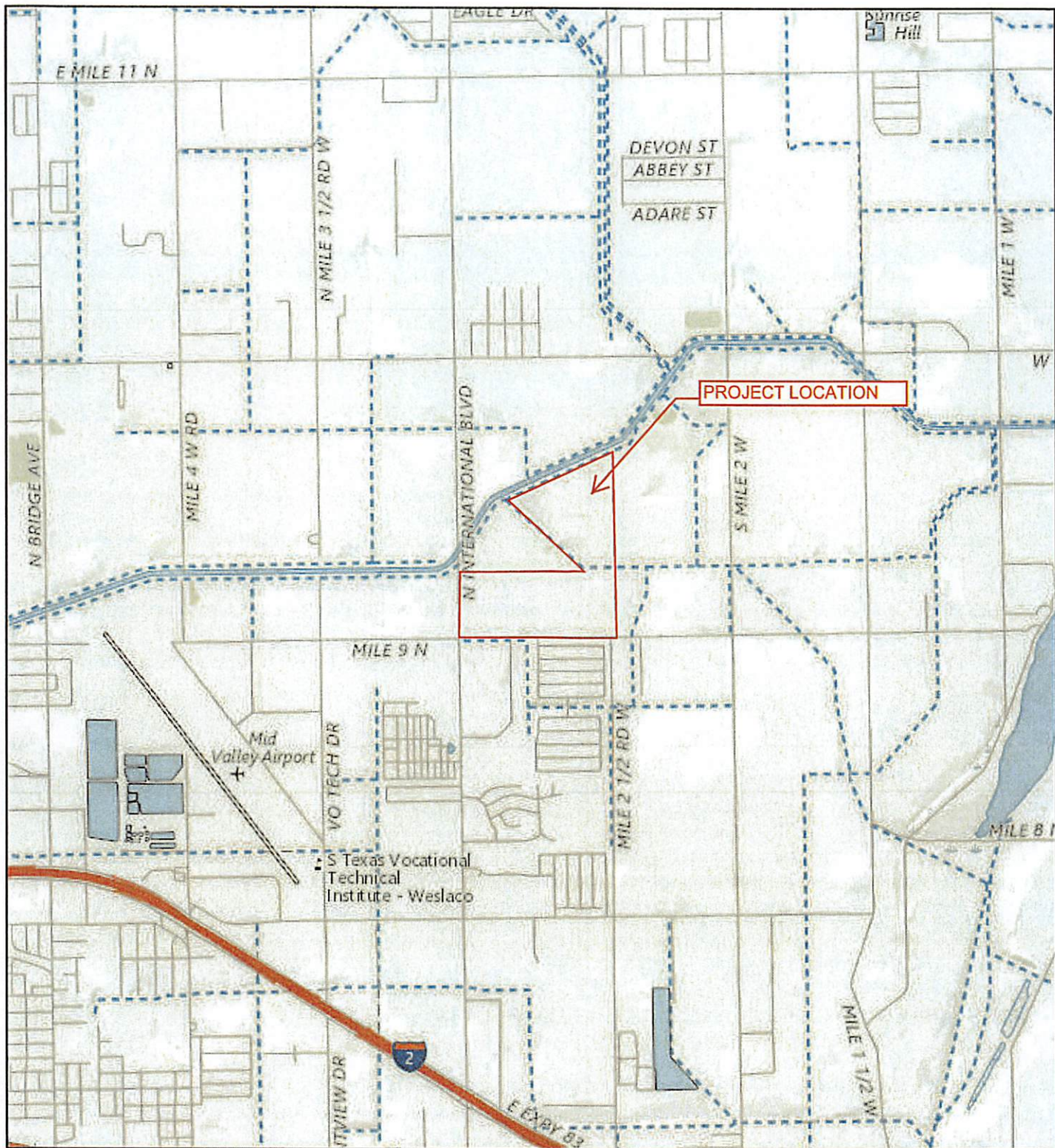
Adverse impacts were reviewed per the City of Weslaco and County of Hidalgo drainage policies. The proposed on-site detention facility will help detain flows on site to existing conditions; therefore, there will be no adverse drainage impact on the watershed downstream.

Jessica M. Maldonado, PE, PMP
SAMES, Inc.

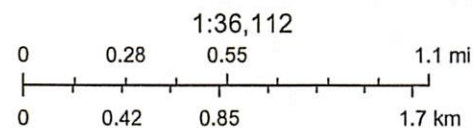


Maps

Weslaco Industrial Park - Location Map



5/25/2021, 3:21:14 PM



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census

USGS
2021 USGS

The map shows the project location in the City of Dallas, specifically at the intersection of Route 1015 and Route 1016. The project location is highlighted by a red box and labeled "PROJECT LOCATION" with a red arrow pointing to it. The map includes various zones, including Zone A and Zone X. Key roads shown are West Road, North Road, and Expressway. The map also indicates the "LIMIT OF DETAILED STUDY" and shows the "MILE" markers for the project location. The map is oriented with North at the top.

A horizontal scale bar with markings at 2000, 0, and 2000 FEET.

FIRM FLOOD INSURANCE RATE MAP

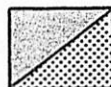
(SEE MAP INDEX FOR PANELS NOT PRINTED)

**MAP REVISED:
JUNE 6, 2000**



This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

LEGEND

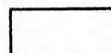


SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.

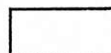


FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

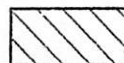
- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.



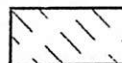
OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.
- ZONE D** Areas in which flood hazards are undetermined.

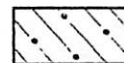
UNDEVELOPED COASTAL BARRIERS†



Identified
1983

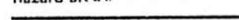


Identified
1990



Otherwise
Protected Areas

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



Floodplain Boundary



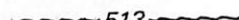
Floodway Boundary



Zone D Boundary



Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.



513

Base Flood Elevation Line; Elevation in Feet*

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:
JUNE 6, 2000



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

Drainage Calculations

Project: MV INT. INDUSTRIAL PARK Simulation Run: EXIST 10YR
Subbasin: Subbasin-5A (Phase I)

Start of Run: 29Jun2021, 00:00 Basin Model: EXIST CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 10YR
Compute Time: 09Aug2021, 15:13:12 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

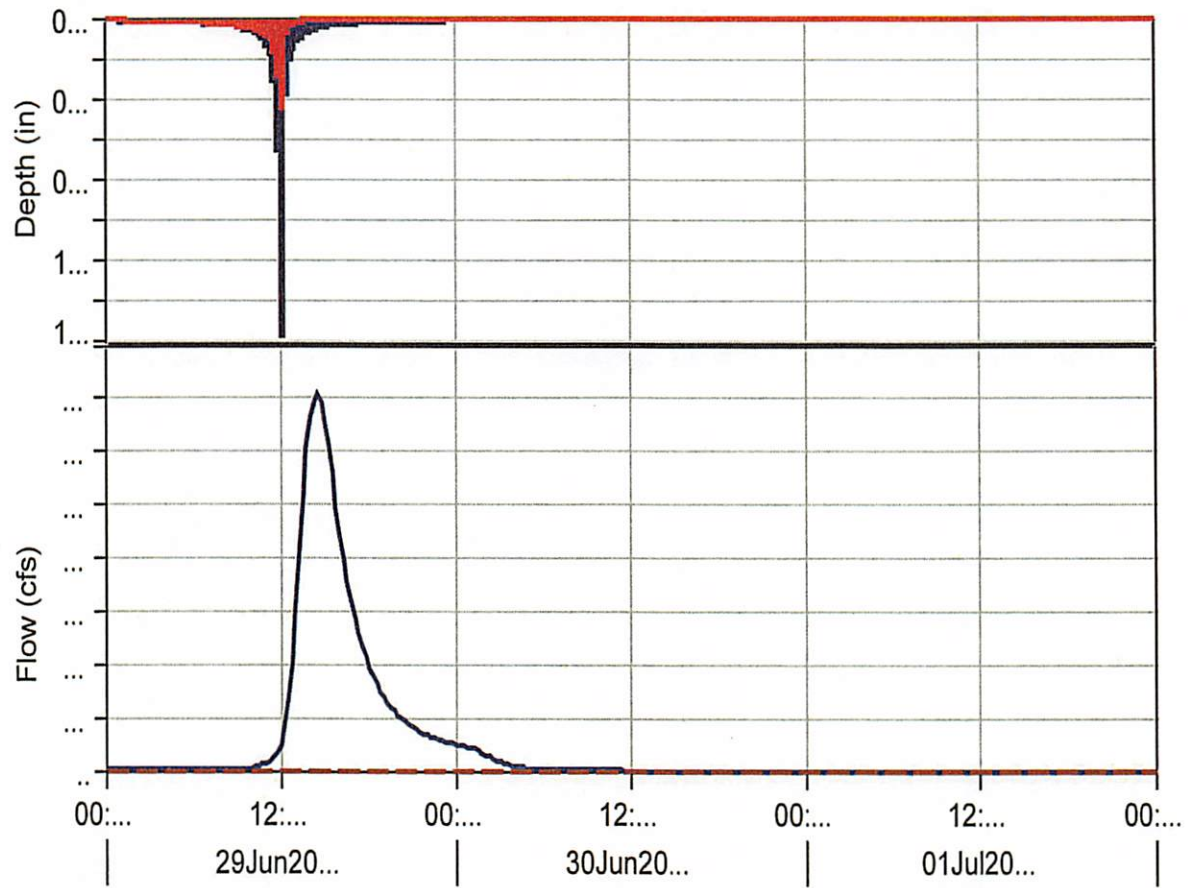
Computed Results

Peak Discharge:	70.9 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 14:30
Precipitation Volume:	45.5 (ACRE-FT)	Direct Runoff Volume:	26.7 (ACRE-FT)
Loss Volume:	18.8 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	26.7 (ACRE-FT)	Discharge Volume:	26.7 (ACRE-FT)



Jessica M
08/09/21

Subbasin "Subbasin-5A (Phase I)" Results for Run "EXIST 10...



- Run: EXIST 10YR Element: Subbasin-5A (Phase I) Result: Precipitation
- Run: EXIST 10YR Element: Subbasin-5A (Phase I) Result: Precipitation Loss
- Run: EXIST 10YR Element: Subbasin-5A (Phase I) Result: Outflow
- Run: EXIST 10YR Element: Subbasin-5A (Phase I) Result: Baseflow

Project: MV INT. INDUSTRIAL PARK Simulation Run: EXIST 10YR
Subbasin: Subbasin-6A (PHASE II)

Start of Run: 29Jun2021, 00:00 Basin Model: EXIST CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 10YR
Compute Time: 09Aug2021, 15:13:12 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

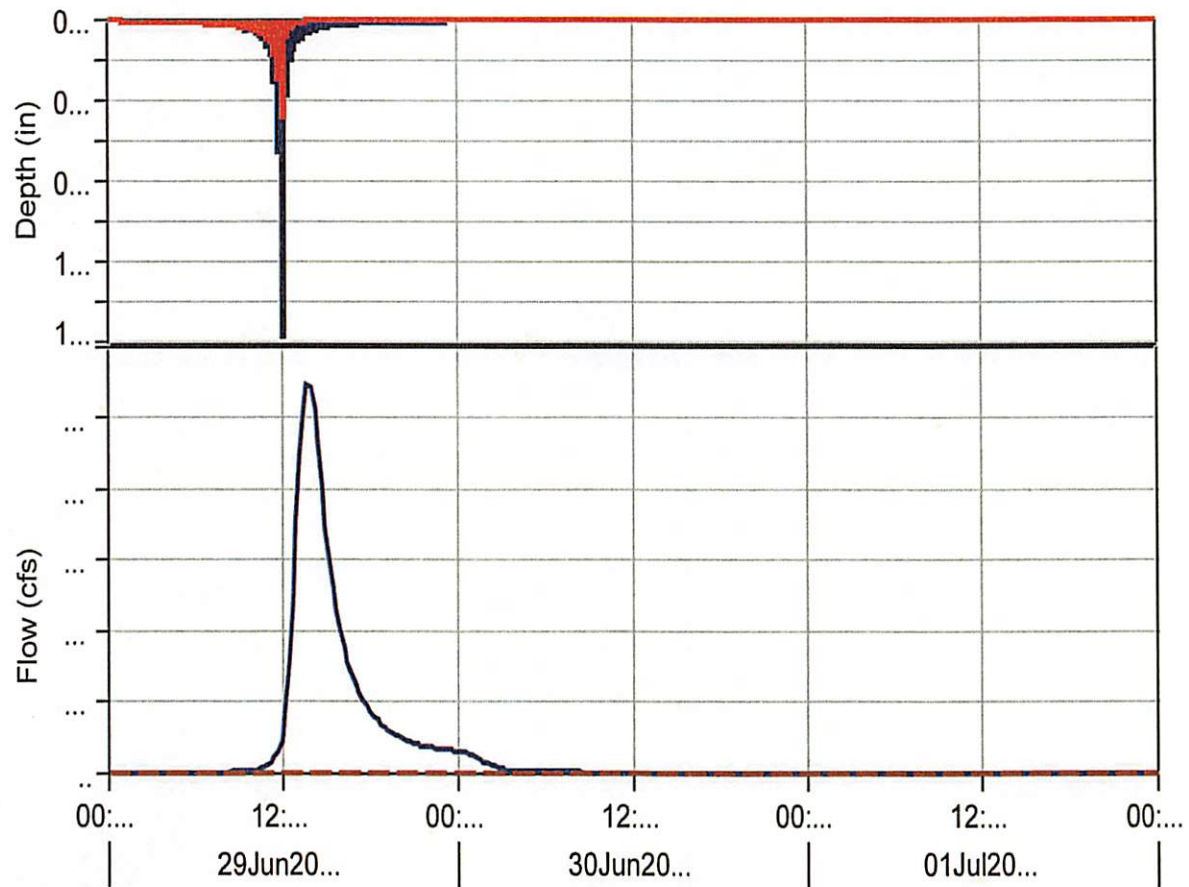
Computed Results

Peak Discharge:	54.6 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 13:45
Precipitation Volume:	29.6 (ACRE-FT)	Direct Runoff Volume:	16.5 (ACRE-FT)
Loss Volume:	13.1 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	16.5 (ACRE-FT)	Discharge Volume:	16.5 (ACRE-FT)



Jeniam
08/09/21

Subbasin "Subbasin-6A (PHASE II)" Results for Run "EXIST 10Y...



- Run:EXIST10YRElement:Subbasin-6A(PHASEII)Result:Precipitation
- Run:EXIST10YRElement:Subbasin-6A(PHASEII)Result:Precipitation Loss
- Run:EXIST10YRElement:Subbasin-6A(PHASEII)Result:Outflow
- Run:EXIST10YRElement:Subbasin-6A(PHASEII)Result:Baseflow

Project: MV INT. INDUSTRIAL PARK Simulation Run: PROP 50YR
Subbasin: Subbasin-5A (PHASE I)

Start of Run: 29Jun2021, 00:00 Basin Model: PROPOSED CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 50YR
Compute Time: 09Aug2021, 15:13:30 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

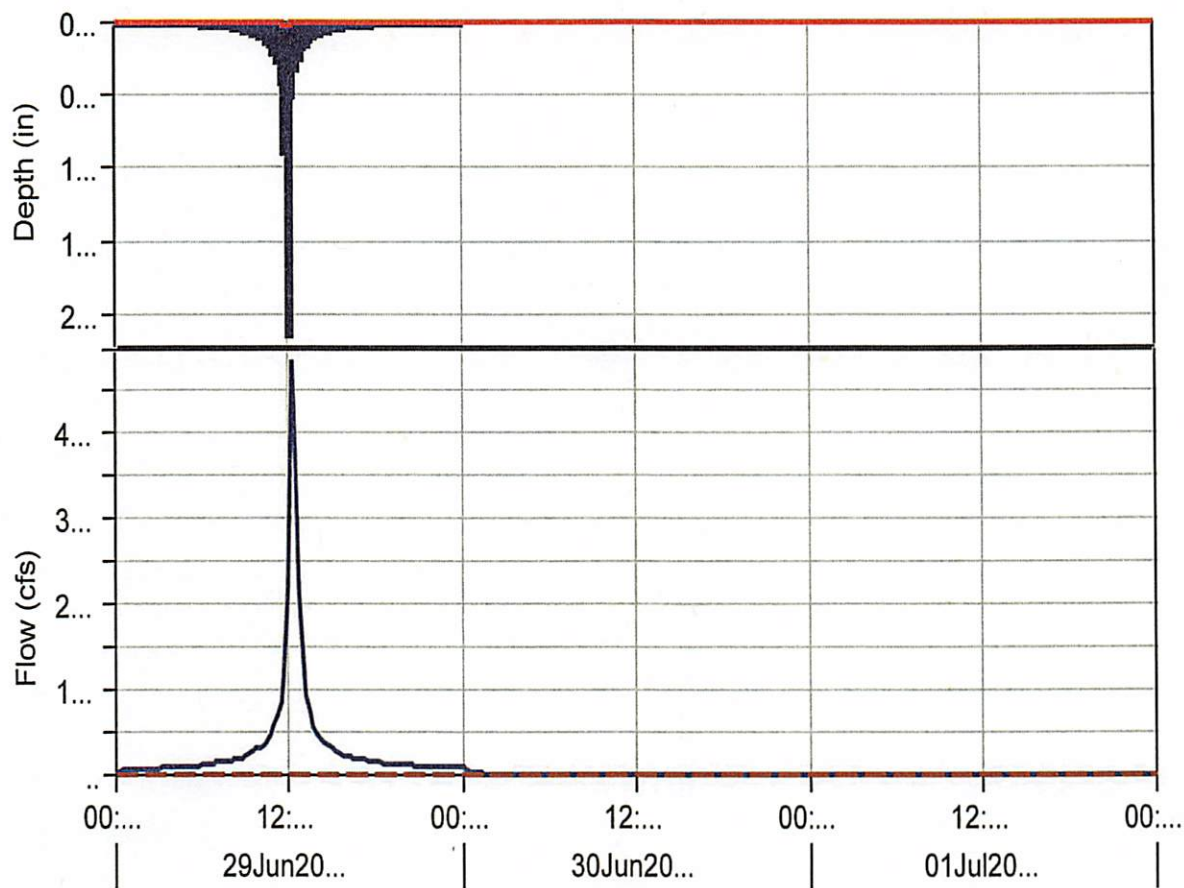
Computed Results

Peak Discharge:	486.1 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 12:15
Precipitation Volume:	69.1 (ACRE-FT)	Direct Runoff Volume:	66.1 (ACRE-FT)
Loss Volume:	3.0 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	66.1 (ACRE-FT)	Discharge Volume:	66.1 (ACRE-FT)



J. Maldonado
08/09/21

Subbasin "Subbasin-5A (PHASE I)" Results for Run "PROP 50...



- Run:PROP50YRElement:Subbasin-5A(PHASE I)Result:Precipitation
- Run:PROP50YRElement:Subbasin-5A(PHASE I)Result:Precipitation Loss
- Run:PROP50YRElement:Subbasin-5A(PHASE I)Result:Outflow
- Run:PROP50YRElement:Subbasin-5A(PHASE I)Result:Baseflow

Project: MW INT. INDUSTRIAL PARK Simulation Run: PROP 50YR
Subbasin: Subbasin-6A (PHASE II)

Start of Run: 29Jun2021, 00:00 Basin Model: PROPOSED CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 50YR
Compute Time: 09Aug2021, 15:13:30 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

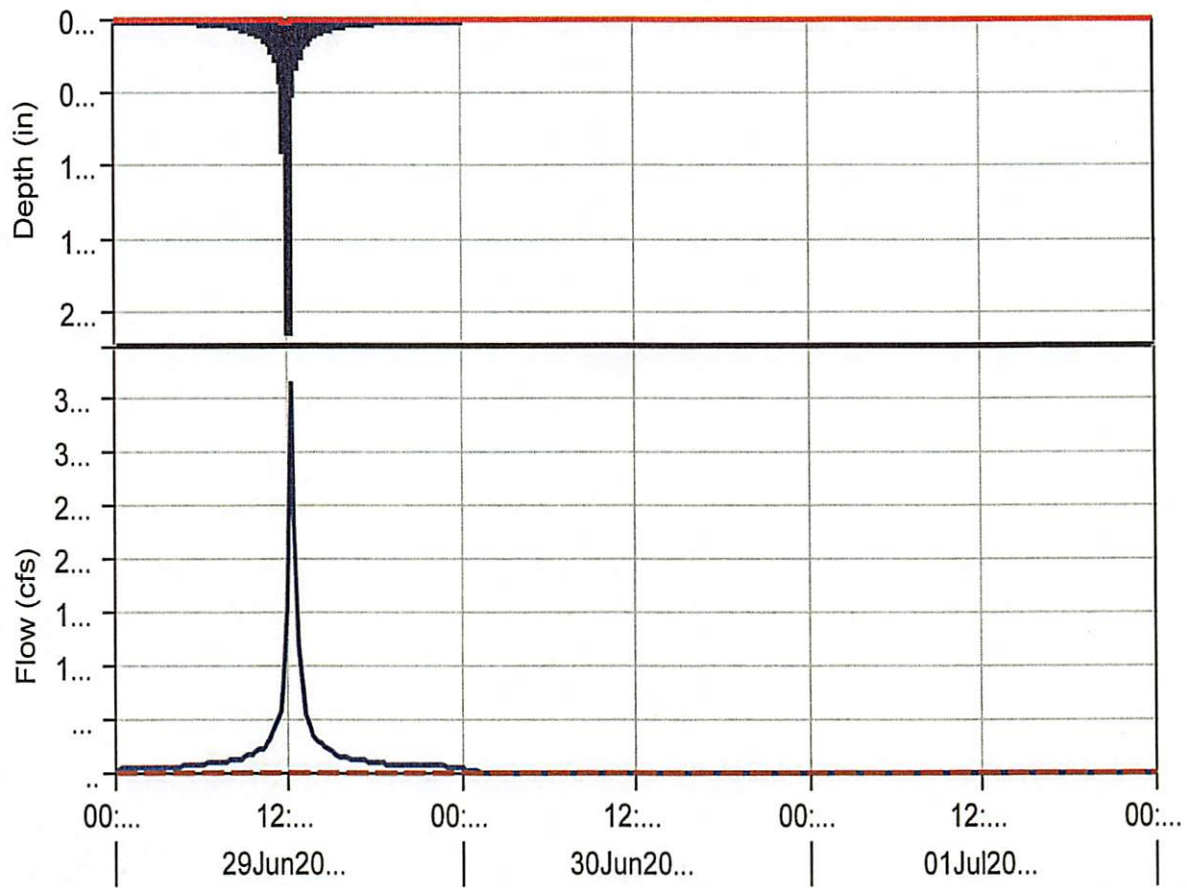
Computed Results

Peak Discharge:	366.6 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 12:15
Precipitation Volume:	44.9 (ACRE-FT)	Direct Runoff Volume:	43.0 (ACRE-FT)
Loss Volume:	1.9 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	43.0 (ACRE-FT)	Discharge Volume:	43.0 (ACRE-FT)



Jemiam
08/09/21

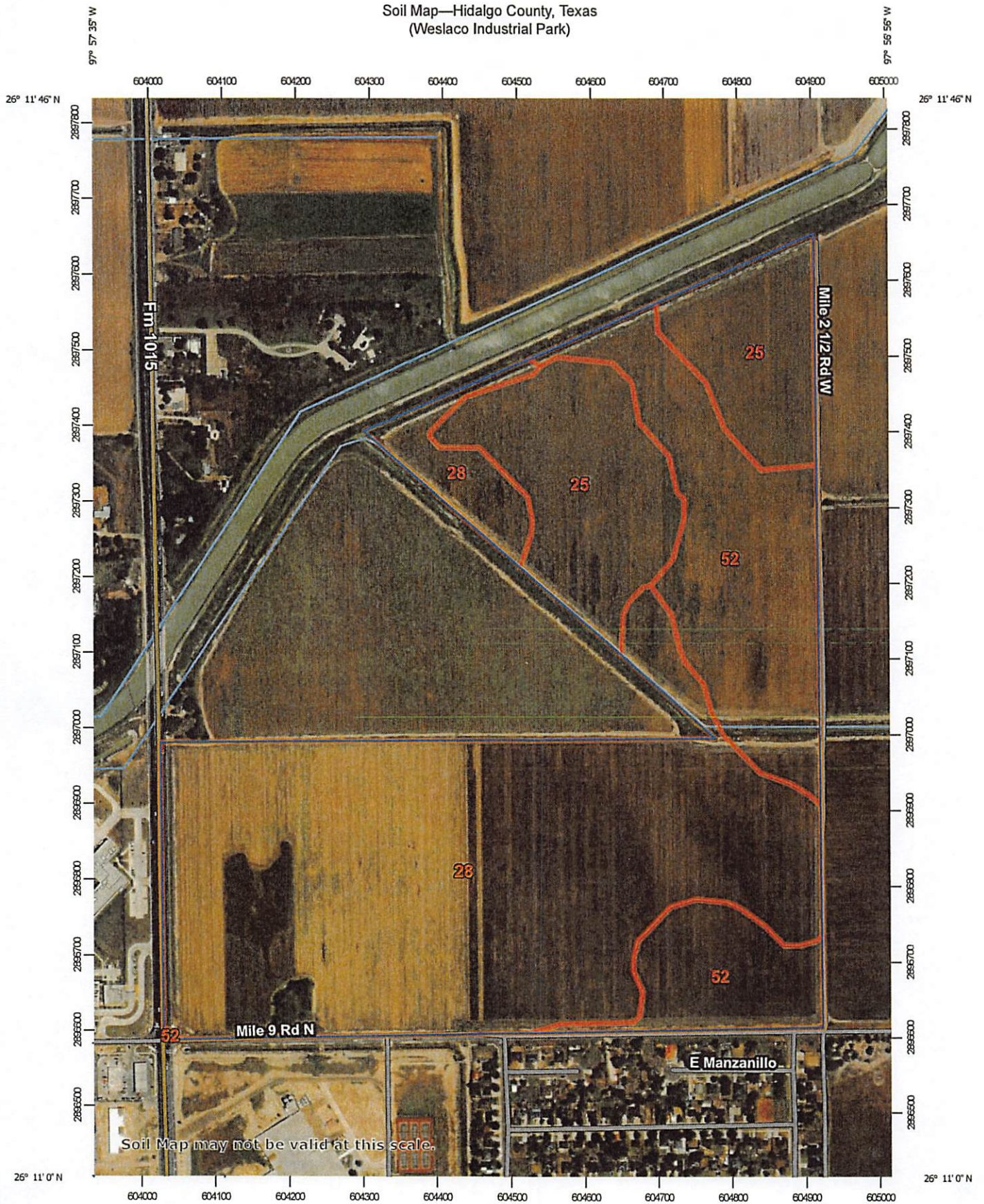
Subbasin "Subbasin-6A (PHASE II)" Results for Run "PROP 50..."



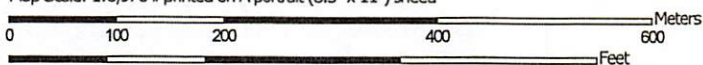
- Run:PROP50YRElement:Subbasin-6A(PHASEII)Result:Precipitation
- Run:PROP50YRElement:Subbasin-6A(PHASEII)Result:Precipitation Loss
- Run:PROP50YRElement:Subbasin-6A(PHASEII)Result:Outflow
- Run:PROP50YRElement:Subbasin-6A(PHASEII)Result:Baseflow

Soil Properties

Soil Map—Hidalgo County, Texas
(Weslaco Industrial Park)



Map Scale: 1:6,970 if printed on A portrait (8.5" x 11") sheet.



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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/25/2021
Page 1 of 3

Soil Map—Hidalgo County, Texas
(Weslaco Industrial Park)

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
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	28.0	19.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	83.1	57.7%
52	Raymondville clay loam, 0 to 1 percent slopes	32.9	22.9%
Totals for Area of Interest		144.0	100.0%

Component Text Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the selected area. The component descriptions in this report, 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 associated 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 (components) for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The "Map Unit Component Nontechnical Descriptions" report gives a brief, general description of the soil components that occur in a map unit. Descriptions of nonsoil (miscellaneous areas) and minor map unit components may or may not be included. This description is written by the local soil scientists responsible for the respective soil survey area data. A more detailed description can be generated by the "Map Unit Description" report.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Component Text Descriptions

Hidalgo County, Texas

Map Unit: 25—Hidalgo fine sandy loam, 0 to 1 percent slopes

Description Category: ES

Hidalgo: 85 percent

Gray Sandy Loam 25-35" PZ - Deep, calcareous fine sandy loam or sandy clay loam. Originally a grassland of trichloris, cottontop, sprangletop, windmillgrass, vine-mesquite, and bristleglass; with scattered shrubs like guajillo, spiny hackberry, ephedra, texas ebony, and yaupon. Forbs include legumes and orange zexmenia.

Description Category: GENSOIL

Hidalgo: 85 percent

The Hidalgo component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on terraces on relict delta plains. The parent material consists of calcareous loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R083DY019TX Gray Sandy Loam ecological site. Nonirrigated land capability classification is 2s. Irrigated land capability classification is 2s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 23 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 4 within 30 inches of the soil surface.

Description Category: PHG

Hidalgo: 85 percent

8C - LOAMY UPLAND - Moderately deep to very deep uplands with loamy surfaces and friable loamy subsoils; slopes 0 to 8 percent; medium natural fertility; medium to high water holding capacity with good plant-soil-moisture relationship; medium to high production potential.

Description Category: GENSOIL

Willacy: 10 percent

Generated brief soil descriptions are created for major soil components. The Willacy soil is a minor component.

Description Category: GENSOIL

Brennan: 5 percent

Generated brief soil descriptions are created for major soil components. The Brennan soil is a minor component.

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

Description Category: ES

Hidalgo: 85 percent

Gray Sandy Loam 20-25" PZ - Deep, calcareous fine sandy loam or sandy clay loam. Originally a grassland of trichloris, cottontop, sprangletop, windmillgrass, vine-mesquite, and bristlegrass; with scattered shrubs like guajillo, spiny hackberry, ephedra, texas ebony, and yaupon. Forbs include legumes and orange zexmenia.

Description Category: GENSOIL

Hidalgo: 85 percent

The Hidalgo component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on terraces on relict delta plains. The parent material consists of calcareous loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R083DY019TX Gray Sandy Loam ecological site. Nonirrigated land capability classification is 2c. Irrigated land capability classification is 1 This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 23 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 4 within 30 inches of the soil surface.

Description Category: PHG

Hidalgo: 85 percent

8C - LOAMY UPLAND - Moderately deep to very deep uplands with loamy surfaces and friable loamy subsoils; slopes 0 to 8 percent; medium natural fertility; medium to high water holding capacity with good plant-soil-moisture relationship; medium to high production potential.

Description Category: GENSOIL

Raymondville: 7 percent

Generated brief soil descriptions are created for major soil components. The Raymondville soil is a minor component.

Description Category: GENSOIL

Racombes: 6 percent

Generated brief soil descriptions are created for major soil components. The Racombes soil is a minor component.

Description Category: GENSOIL

Willacy: 2 percent

Generated brief soil descriptions are created for major soil components. The Willacy soil is a minor component.

Map Unit: 52—Raymondville clay loam, 0 to 1 percent slopes

Description Category: GENSOIL

Raymondville: 85 percent

The Raymondville component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on delta plains on relict delta plains. The parent material consists of calcareous clayey alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R083DY025TX Clay Loam ecological site. Nonirrigated land capability classification is 2s. Irrigated land capability classification is 2s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Description Category: GENSOIL

Unnamed: 15 percent

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020

Physical Soil Properties

This table shows estimates of some physical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Particle size is the effective diameter of a soil particle as measured by sedimentation, sieving, or micrometric methods. Particle sizes are expressed as classes with specific effective diameter class limits. The broad classes are sand, silt, and clay, ranging from the larger to the smaller.

Sand as a soil separate consists of mineral soil particles that are 0.05 millimeter to 2 millimeters in diameter. In this table, the estimated sand content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Silt as a soil separate consists of mineral soil particles that are 0.002 to 0.05 millimeter in diameter. In this table, the estimated silt content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Clay as a soil separate consists of mineral soil particles that are less than 0.002 millimeter in diameter. In this table, the estimated clay content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

The content of sand, silt, and clay affects the physical behavior of a soil. Particle size is important for engineering and agronomic interpretations, for determination of soil hydrologic qualities, and for soil classification.

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity (K_{sat}), plasticity, the ease of soil dispersion, and other soil properties. The amount and kind of clay in a soil also affect tillage and earthmoving operations.

Moist bulk density is the weight of soil (oven-dry) per unit volume. Volume is measured when the soil is at field moisture capacity, that is, the moisture content at 1/3- or 1/10-bar (33kPa or 10kPa) moisture tension. Weight is determined after the soil is dried at 105 degrees C. In the table, the estimated moist bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material that is less than 2 millimeters in diameter. Bulk density data are used to compute linear extensibility, shrink-swell potential, available water capacity, total pore space, and other soil properties. The moist bulk density of a soil indicates the pore space available for water and roots. Depending on soil texture, a bulk density of more than 1.4 can restrict water storage and root penetration. Moist bulk density is influenced by texture, kind of clay, content of organic matter, and soil structure.

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates in the table are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity (Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

Available water capacity refers to the quantity of water that the soil is capable of storing for use by plants. The capacity for water storage is given in inches of water per inch of soil for each soil layer. The capacity varies, depending on soil properties that affect retention of water. The most important properties are the content of organic matter, soil texture, bulk density, and soil structure. Available water capacity is an important factor in the choice of plants or crops to be grown and in the design and management of irrigation systems. Available water capacity is not an estimate of the quantity of water actually available to plants at any given time.

Linear extensibility refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10-bar tension (33kPa or 10kPa tension) and oven dryness. The volume change is reported in the table as percent change for the whole soil. The amount and type of clay minerals in the soil influence volume change.

Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

Organic matter is the plant and animal residue in the soil at various stages of decomposition. In this table, the estimated content of organic matter is expressed as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter. The content of organic matter in a soil can be maintained by returning crop residue to the soil.

Organic matter has a positive effect on available water capacity, water infiltration, soil organism activity, and tilth. It is a source of nitrogen and other nutrients for crops and soil organisms.

Erosion factors are shown in the table as the K factor (Kw and Kf) and the T factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and Ksat. Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

Erosion factor Kw indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Erosion factor Kf indicates the erodibility of the fine-earth fraction, or the material less than 2 millimeters in size.

Erosion factor T is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

Wind erodibility groups are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

Wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. (<http://soils.usda.gov>)

Report—Physical Soil Properties

Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	<i>In</i>	<i>Pct</i>	<i>Pct</i>	<i>Pct</i>	<i>g/cc</i>	<i>micro m/sec</i>	<i>In/In</i>	<i>Pct</i>	<i>Pct</i>					
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	0-17	53-63- 75	5-19- 35	5-18- 20	1.35-1.45 -1.65	14.00-28.00-42. 00	0.10-0.13-0. 15	0.3- 1.4- 1.7	0.5- 1.0- 1.5	.24	.24	5	3	86
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0. 18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0. 18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0. 18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			
Willacy	—	—	—	—	—	—	—	—	—					
Brennan	—	—	—	—	—	—	—	—	—					

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	<i>In</i>	<i>Pct</i>	<i>Pct</i>	<i>Pct</i>	<i>g/cc</i>	<i>micro m/sec</i>	<i>In/in</i>	<i>Pct</i>	<i>Pct</i>					
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50 -1.65	4.00-9.00-14.00	0.10-0.13-0.18	1.5- 2.7- 5.0	1.0- 1.5- 2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			
Raymondville	—	—	—	—	—	—	—	—	—					
Racombes	—	—	—	—	—	—	—	—	—					
Willacy	—	—	—	—	—	—	—	—	—					
52— Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	0-15	-31-	-33-	32-37- 42	1.20-1.33 -1.45	1.40-2.70-4.00	0.12-0.15-0.18	6.0- 7.5- 8.9	1.0- 2.0- 3.0	.28	.28	5	4	86
	15-43	-30-	-32-	35-38- 50	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0.18	6.0- 7.5- 8.9	0.5- 0.8- 1.0	.28	.28			
	43-65	-30-	-30-	35-40- 45	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0.18	6.0- 7.5- 8.9	0.1- 0.3- 0.5	.28	.28			
Unnamed	—	—	—	—	—	—	—	—	—					

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020



Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

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

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

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

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

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and plasticity index (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Fine sandy loam	CL, SM, SC-SM, SC	A-4, A-2-4	0-0-0	0-0-0	100-100-100	94-96-100	84-94-100	35-47-56	15-23-25	1-7-8
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22

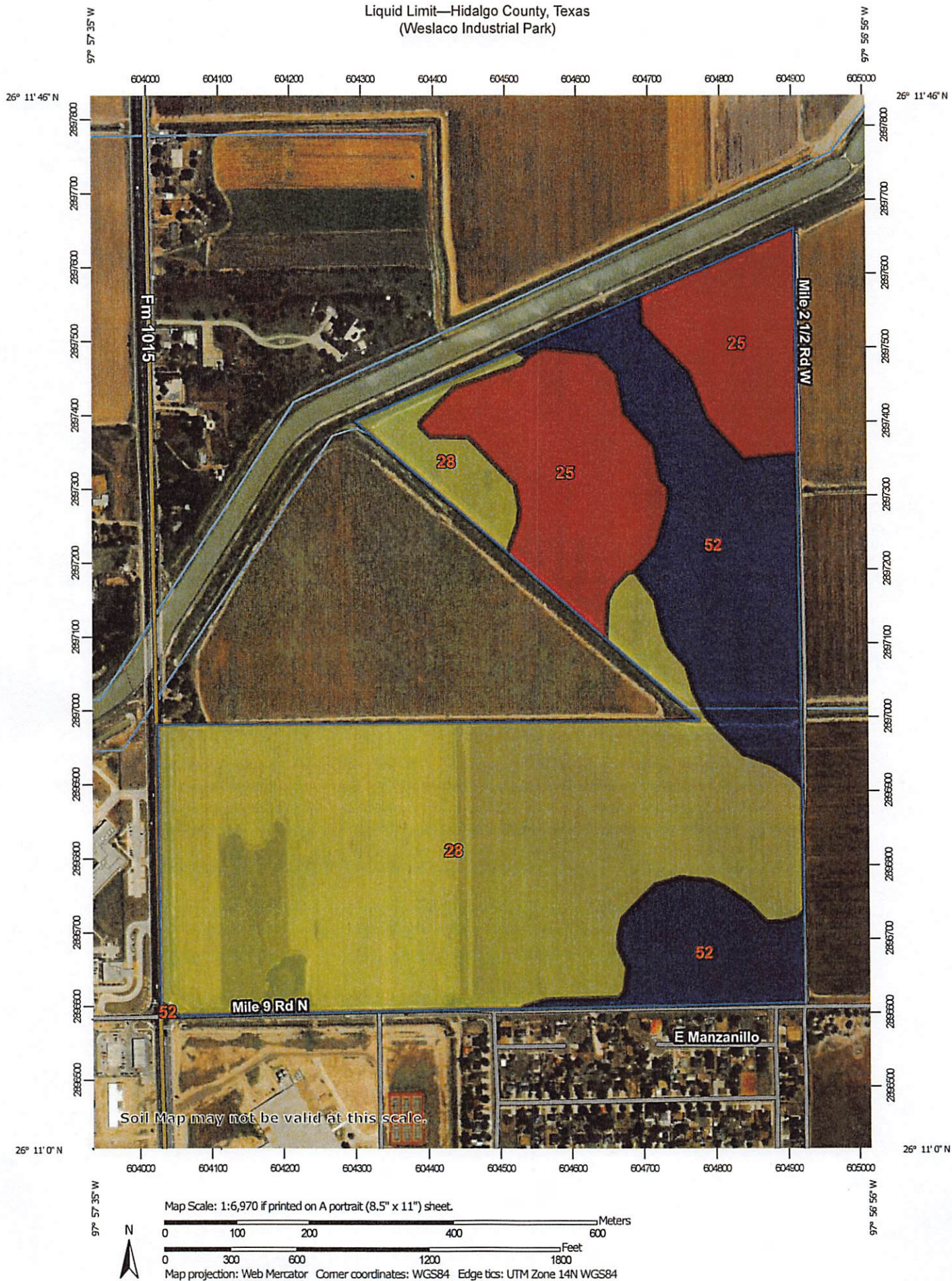
Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	85	C	0-15	Clay loam	CL	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	51-68-85	37-44-50	18-24-30
			15-43	Clay, clay loam	CH, CL	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	95-98-100	75-85-95	38-47-55	19-27-35
			43-65	Clay, clay loam	CH, CL	A-7-6	0- 0- 0	0- 0- 0	100-100-100	85-93-100	80-90-100	75-85-95	40-47-53	20-25-30

Data Source Information

Soil Survey Area: Hidalgo County, Texas
 Survey Area Data: Version 19, Jun 11, 2020



Liquid Limit—Hidalgo County, Texas
(Weslaco Industrial Park)



MAP LEGEND

Area of Interest (AOI)	Background
 Area of Interest (AOI)	 Aerial Photography
Soils	
Soil Rating Polygons	
 ≤ 34.4	
 > 34.4 and ≤ 35.9	
 > 35.9 and ≤ 45.8	
 Not rated or not available	
Soil Rating Lines	
 ≤ 34.4	
 > 34.4 and ≤ 35.9	
 > 35.9 and ≤ 45.8	
 Not rated or not available	
Soil Rating Points	
 ≤ 34.4	
 > 34.4 and ≤ 35.9	
 > 35.9 and ≤ 45.8	
 Not rated or not available	
Water Features	
 Streams and Canals	
Transportation	
 Rails	
 Interstate Highways	
 US Routes	
 Major Roads	
 Local Roads	

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.

Liquid Limit

Map unit symbol	Map unit name	Rating (percent)	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	34.4	28.0	19.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	35.9	83.1	57.7%
52	Raymondville clay loam, 0 to 1 percent slopes	45.8	32.9	22.9%
Totals for Area of Interest			144.0	100.0%

Description

Liquid limit (LL) is one of the standard Atterberg limits used to indicate the plasticity characteristics of a soil. It is the water content, on a percent by weight basis, of the soil (passing #40 sieve) at which the soil changes from a plastic to a liquid state. Generally, the amount of clay- and silt-size particles, the organic matter content, and the type of minerals determine the liquid limit. Soils that have a high liquid limit have the capacity to hold a lot of water while maintaining a plastic or semisolid state.

Liquid limit is used in classifying soils in the Unified and AASHTO classification systems.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: percent

Aggregation Method: Dominant Component

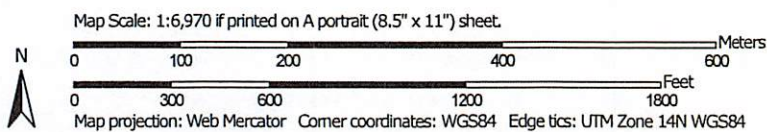
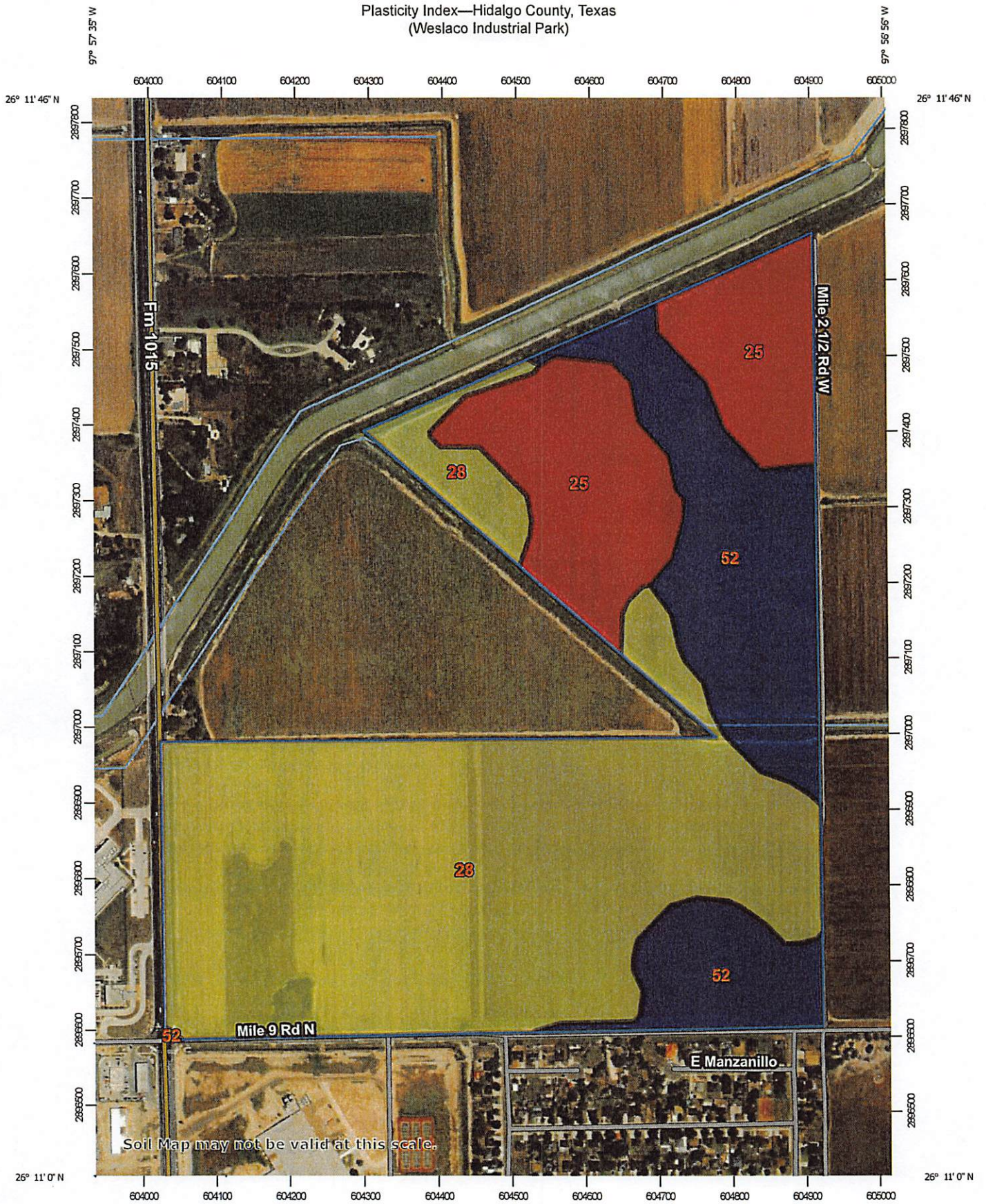
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)

Plasticity Index—Hidalgo County, Texas
(Weslaco Industrial Park)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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MAP LEGEND

Area of Interest (AOI)	Background
 Area of Interest (AOI)	 Aerial Photography
Soils	
Soil Rating Polygons	
 ≤ 14.9	
 > 14.9 and ≤ 16.6	
 > 16.6 and ≤ 25.6	
 Not rated or not available	
Soil Rating Lines	
 ≤ 14.9	
 > 14.9 and ≤ 16.6	
 > 16.6 and ≤ 25.6	
 Not rated or not available	
Soil Rating Points	
 ≤ 14.9	
 > 14.9 and ≤ 16.6	
 > 16.6 and ≤ 25.6	
 Not rated or not available	
Water Features	
 Streams and Canals	
Transportation	
 Rails	
 Interstate Highways	
 US Routes	
 Major Roads	
 Local Roads	

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.

Plasticity Index

Map unit symbol	Map unit name	Rating (percent)	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	14.9	28.0	19.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	16.6	83.1	57.7%
52	Raymondville clay loam, 0 to 1 percent slopes	25.6	32.9	22.9%
Totals for Area of Interest			144.0	100.0%

Description

Plasticity index (PI) is one of the standard Atterberg limits used to indicate the plasticity characteristics of a soil. It is defined as the numerical difference between the liquid limit and plastic limit of the soil. It is the range of water content in which a soil exhibits the characteristics of a plastic solid.

The plastic limit is the water content that corresponds to an arbitrary limit between the plastic and semisolid states of a soil. The liquid limit is the water content, on a percent by weight basis, of the soil (passing #40 sieve) at which the soil changes from a plastic to a liquid state.

Soils that have a high plasticity index have a wide range of moisture content in which the soil performs as a plastic material. Highly and moderately plastic clays have large PI values. Plasticity index is used in classifying soils in the Unified and AASHTO classification systems.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: percent

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

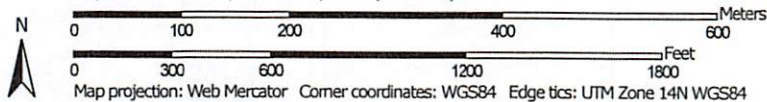
Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)

Unified Soil Classification (Surface)—Hidalgo County, Texas
(Weslaco Industrial Park - Unified Soil Classification (Surface))



Map Scale: 1:6,970 if printed on A portrait (8.5" x 11") sheet.



Natural Resources
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Unified Soil Classification (Surface)—Hidalgo County, Texas
(Weslaco Industrial Park - Unified Soil Classification (Surface))

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 CH
 CL
 CL-A (proposed)
 CL-K (proposed)
 CL-ML
 CL-O (proposed)
 CL-T (proposed)
 GC
 GC-GM
 GM
 GP
 GP-GC
 GP-GM
 GW
 GW-GC
 GW-GM
 MH
 MH-A (proposed)
 MH-K (proposed)
 MH-O (proposed)
 MH-T (proposed)
 ML

 ML-A (proposed)
 ML-K (proposed)
 ML-O (proposed)
 ML-T (proposed)
 OH
 OH-T (proposed)
 OL
 PT
 SC
 SC-SM
 SM
 SP
 SP-SC
 SP-SM
 SW
 SW-SC
 SW-SM
 Not rated or not available

Soil Rating Lines

 CH
 CL
 CL-A (proposed)
 CL-K (proposed)
 CL-ML
 CL-O (proposed)
 CL-T (proposed)
 GC
 GC-GM
 GM
 GP
 GP-GC
 GP-GM
 GW
 GW-GC
 GW-GM
 MH
 MH-A (proposed)
 MH-K (proposed)
 MH-O (proposed)
 MH-T (proposed)
 ML
 ML-A (proposed)
 ML-K (proposed)
 ML-O (proposed)
 ML-T (proposed)
 OH
 OH-T (proposed)
 OL
 PT
 SC
 SC-SM
 SM

 SP
 SP-SC
 SP-SM
 SW
 SW-SC
 SW-SM
 Not rated or not available

Soil Rating Points

 CH
 CL
 CL-A (proposed)
 CL-K (proposed)
 CL-ML
 CL-O (proposed)
 CL-T (proposed)
 GC
 GC-GM
 GM
 GP
 GP-GC
 GP-GM
 GW
 GW-GC
 GW-GM
 MH
 MH-A (proposed)
 MH-K (proposed)
 MH-O (proposed)
 MH-T (proposed)
 ML
 ML-A (proposed)
 ML-K (proposed)
 ML-O (proposed)
 ML-T (proposed)
 OH
 OH-T (proposed)
 OL
 PT
 SC
 SC-SM
 SM
 SP
 SP-SC
 SP-SM
 SW
 SW-SC
 SW-SM
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails

Unified Soil Classification (Surface)—Hidalgo County, Texas
(Weslaco Industrial Park - Unified Soil Classification (Surface))

MAP INFORMATION

-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

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.

Unified Soil Classification (Surface)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	SC-SM	28.0	19.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	CL	83.1	57.7%
52	Raymondville clay loam, 0 to 1 percent slopes	CL	32.9	22.9%
Totals for Area of Interest			144.0	100.0%

Description

The Unified soil classification system classifies mineral and organic mineral soils for engineering purposes on the basis of particle-size characteristics, liquid limit, and plasticity index. It identifies three major soil divisions: (i) coarse-grained soils having less than 50 percent, by weight, particles smaller than 0.074 mm in diameter; (ii) fine-grained soils having 50 percent or more, by weight, particles smaller than 0.074 mm in diameter; and (iii) highly organic soils that demonstrate certain organic characteristics. These divisions are further subdivided into a total of 15 basic soil groups. The major soil divisions and basic soil groups are determined on the basis of estimated or measured values for grain-size distribution and Atterberg limits. ASTM D 2487 shows the criteria chart used for classifying soil in the Unified system and the 15 basic soil groups of the system and the plasticity chart for the Unified system.

The various groupings of this classification correlate in a general way with the engineering behavior of soils. This correlation provides a useful first step in any field or laboratory investigation for engineering purposes. It can serve to make some general interpretations relating to probable performance of the soil for engineering uses.

For each soil horizon in the database one or more Unified soil classifications may be listed. One is marked as the representative or most commonly occurring. The representative classification is shown here for the surface layer of the soil.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

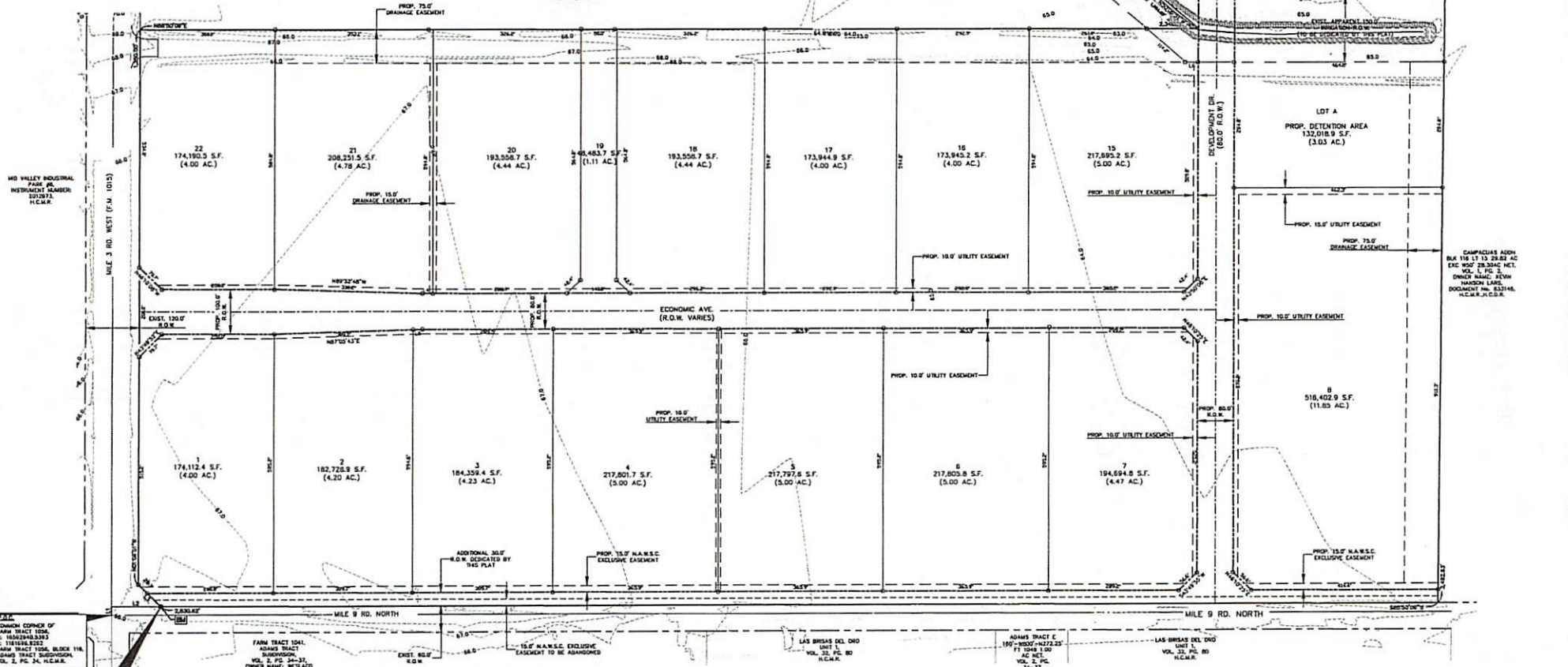
Exhibits

MID-VALLEY INTERNATIONAL INDUSTRIAL PARK SUBDIVISION



BEING A 22 - LOT SUBDIVISION CONTAINING 148.08 ACRES (6,361,882.99 SQ. FT.) GRASS TRACT OF LAND OUT OF FARM TRACT 1036, FARM TRACT 1035, AND FARM TRACT 1036, ADAMS TRACT SUBDIVISION, AN ADDITION TO HEDGES COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 34 - 37, MAP RECORDS OF HEDGES COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING NOTES AND BOUNDS:

ADAMS TRACT
34.88AC - 39.31AC FT
1985
VOL. 3, P. 24-37
OWNER NAME: RAUL
POZEE AND RAHEL
POZEE
DOCUMENT NO. 2250128
H.C.A.R./H.C.D.A.



DATA
COMMON CORNER OF
FARM TRACT 1036,
FARM TRACT 1035,
FARM TRACT 1036, BLOCK 118,
ADAMS TRACT SUBDIVISION,
VOL. 3, P. 24, H.C.A.R.

P.L.S.
FOUND 1/2" IRV, SOUTHWEST
CORNER,
M. 1829282.7828
D. 1181554.4812
FARM TRACT 1036, FARM
TRACT 1035, BLOCK 118,
ADAMS TRACT SUBDIVISION,
VOL. 3, P. 24, H.C.A.R.

FARM TRACT 1041,
ADAMS TRACT
SUBDIVISION,
VOL. 3, P. 24-37
OWNER NAME: MICHAEL
PROFFERMAN
DISTRICT
VOL. 2006, P. 694,
H.C.A.R./H.C.D.A.

LEGEND	
●	- FNG 1/2" IRON ROD
○	- SET 1/2" IRON ROD W/CAP STAMPED "TAMC"
●	- FNG 3/8" IRON ROD
△	- ON-SITE BENCHMARK
⊕	- SET CONCRETE MONUMENTS
⊖	- CENTER LINE
H.C.A.R.	- HEDGES COUNTY MAP RECORDS
H.C.D.A.	- HEDGES COUNTY OFFICIAL RECORDS
P.U.E.	- PUBLIC UTILITY EASEMENT
P.O.B.	- POINT OF BEGINNING
MON.	- MONUMENT
PROP.	- PROPOSED
ELEV.	- ELEVATION
R.O.W.	- RIGHT OF WAY
FNG.	- FOUND

CURVE DATA TABLE		
CURVE	LENGTH	RADIUS
C1	18.55	20
C2	157.21	80
C3	242.48	80
C4	18.55	20

LINE DATA TABLE		
LINE	LENGTH	DIRECTION
L1	20.00	N01°09'51"W
L2	110.00	S08°50'09"W
L3	70.71	N45°09'51"W
L4	23.09	N88°49'51"W
L5	20.26	N87°05'43"E
L6	28.08	N88°49'39"E

ADAMS TRACT E
159'-1800'-N272.25
FT 1046 1.00
AC NET
VOL. 3, P. 24-37
OWNER NAME:
ROMAN RETNA
VOL. 1786, P. 21,
H.C.A.R./H.C.D.A.

DATE OF PREPARATION: AUGUST 2021

SHEET 3 OF 7
REGISTRATION # F-10602

SAMES SAM Engineering & Surveying
200 S. 10th St. Ste. 1500 TEL: (956) 702-8880
McAllen, TEXAS 78501 FAX: (956) 702-8883

BEING A 22 - LOT SUBDIVISION CONTAINING 146.06 ACRES (8,363,687.90 SQ.FT.) GROSS, TRACT OF LAND OUT OF FARM TRACT 1030, FARM TRACT 1037, AND FARM TRACT 1038, ADAMS TRACT SUBDIVISION, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 34 - 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING WELLS AND



LINE	LENGTH	DIRECTION
L1	20.00	N01°09'51"W
L2	110.00	S88°50'09"W
L3	70.71	N46°09'51"W
L4	23.09	N88°49'51"W
L5	20.26	N87°05'43"E
L6	20.08	N88°49'39"E

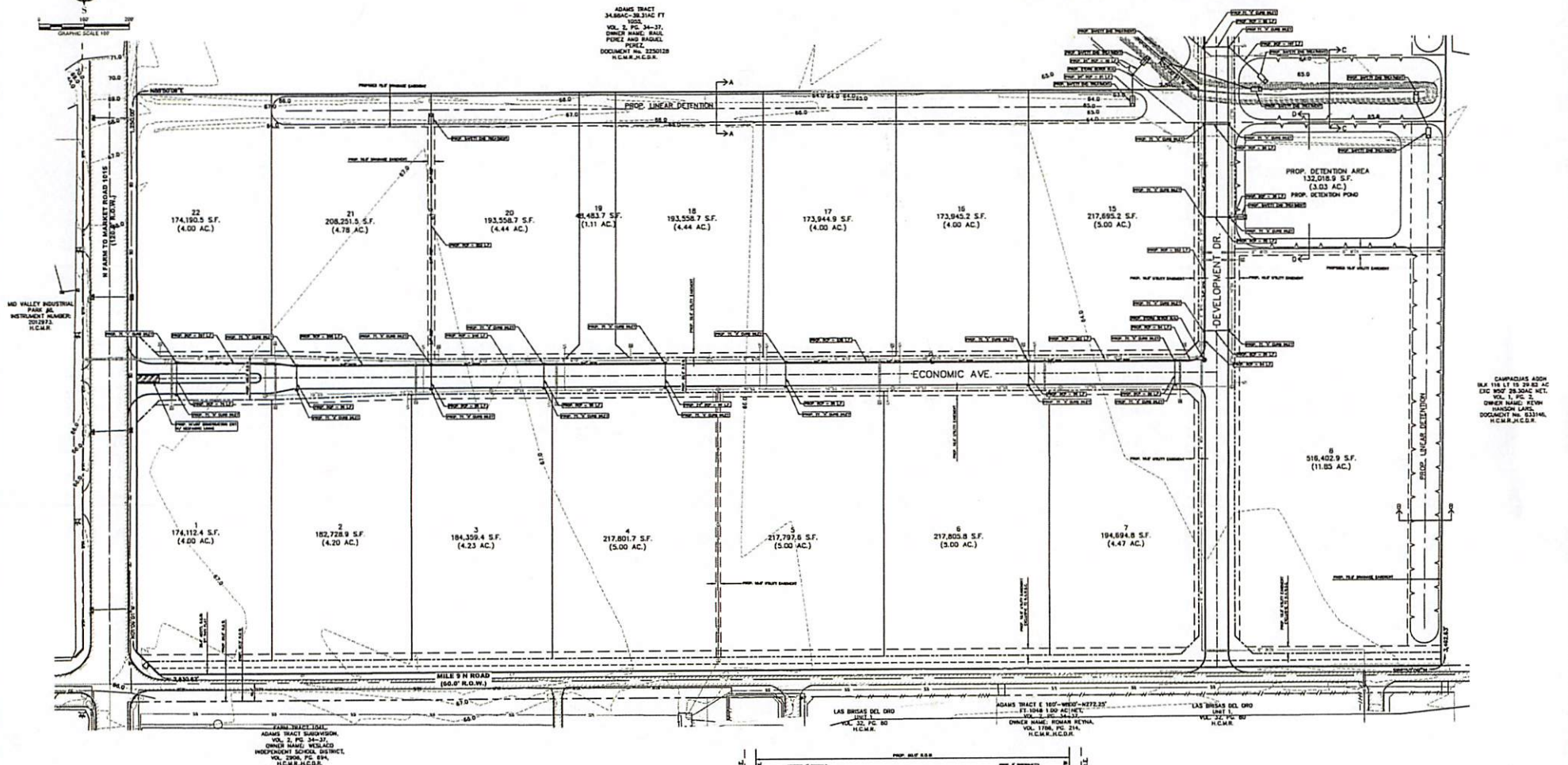
LEGEND	
●	- FND. 1/2" IRON ROD
○	- SET 1/2" IRON ROD W/CAP STAMPED "JAMES"
⊗	- FND. 3/8" IRON ROD
⊕	- OH-SITE BENCHMARK
△	- SET CONCRETE MONUMENTS
—	- CENTER LINE
H.C.M.R.	- HENNEBERRY COUNTY MAP RECORDS
H.C.O.R.	- HENNEBERRY COUNTY OFFICIAL RECORDS
P.U.C.	- PUBLIC UTILITY EASEMENT
P.O.B.	- POINT OF BEGINNING
W.H.	- WORK - VORHEIS
PROP.	- PROPOSED
ELEV.	- ELEVATION
R.O.W.	- RIGHT OF WAY
FND.	- FOUND

DATE OF PREPARATION: AUGUST 2021

REGISTRATION # F-10602

SAMES SAM Engineering & Surveying

200 S. 10th St, Ste. 1500 TEL: (956) 702-8880
McAllen, TEXAS 78501 FAX: (956) 702-8883



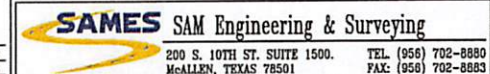
		INDEX TO SHEETS OF MELACO INDUSTRIAL PARK
SHEET 1		HEADINGS, INDEX, LOCATION MAP, AND ETLA, PRINCIPAL CONTRACTS, PLAT WITH LOT AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (OWNER'S BOUNDARY), SURVEYORS AND ENGINEER'S CERTIFICATION PLAT MAPS AND RECORDING INFORMATION, RECORDING INFORMATION, AND ATTENTION, ETLA, AND APPROVAL, CERTIFICATE, COUNTY CLERK'S CERTIFICATION, LEGAL COUNTY APPROVAL, CERTIFICATE OF PLAT APPROVAL, RECORDING INFORMATION, RECORDING INFORMATION, AND A MUNICIPALITY AND INCLINATE THE PRESENTING THE PROJECT TO BE SITUATED IN C.E.D. THE CERTIFICATION INFORMATION SUBJECT MATTER.
SHEET 2 - 3		PLAT WITH LOT AND EASEMENT DESIGNATIONS
SHEET 4 - 5		WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVING CONNECTION, REVISION, ENGINEERING REPORT, AND ETLA, PRINCIPAL CONTRACTS, PLAT WITH LOT AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (OWNER'S BOUNDARY), SURVEYORS AND ENGINEER'S CERTIFICATION, RECORDING INFORMATION, RECORDING INFORMATION, AND ATTENTION, ETLA, AND APPROVAL, CERTIFICATE, COUNTY CLERK'S CERTIFICATION, LEGAL COUNTY APPROVAL, CERTIFICATE OF PLAT APPROVAL, RECORDING INFORMATION, RECORDING INFORMATION, AND A MUNICIPALITY AND INCLINATE THE PRESENTING THE PROJECT TO BE SITUATED IN C.E.D. THE CERTIFICATION INFORMATION SUBJECT MATTER.
SHEET 6 - 7		DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND NEW IT BEYOND THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ETLA, PRINCIPAL CONTRACTS, PLAT WITH LOT AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (OWNER'S BOUNDARY), SURVEYORS AND ENGINEER'S CERTIFICATION, RECORDING INFORMATION, RECORDING INFORMATION, AND ATTENTION, ETLA, AND APPROVAL, CERTIFICATE, COUNTY CLERK'S CERTIFICATION, LEGAL COUNTY APPROVAL, CERTIFICATE OF PLAT APPROVAL, RECORDING INFORMATION, RECORDING INFORMATION, AND A MUNICIPALITY AND INCLINATE THE PRESENTING THE PROJECT TO BE SITUATED IN C.E.D. THE CERTIFICATION INFORMATION SUBJECT MATTER.

NO.	SHEET	REVISION	DATE	APPROVED

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	WESLACO EDC	272 S KANSAS AVE	WESLACO, TX 78506	(956) 969-0838	NONE
ENGINEER:	NADIA LOPEZ	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8900	(956) 702-8953
SURVEYOR:	SAMUEL D. WALDONADO, RPS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8900	(956) 702-8953

DATE OF PREPARATION: AUGUST 2021

SHEET 6 OF 7
REGISTRATION # F-10602





SUBBASIN 6A	
ACREAGE	65.88
Q 10 (CFS)	54.60
Q 50 (CFS)	366.60
VOL. 10 (AC-FT)	16.50
VOL. 50 (AC-FT)	43.00
VOL. REQUIRED	26.50

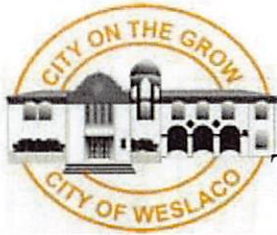
SUBBASIN 5A	
ACREAGE	80.07
Q 10 (CFS)	70.90
Q 50 (CFS)	486.10
VOL. 10 (AC-FT)	26.70
VOL. 50 (AC-FT)	66.10
VOL. REQUIRED	39.40

LEGEND

--- DRAINAGE DITCH
--- SUB-BASINS

DRAINAGE AREA MAP
SUB-BASINS

MID VALLEY INTERNATIONAL
INDUSTRIAL PARK
HIDALGO COUNTY



**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: Weslaco Industrial Park Subdivision
Location: MILE 3 RD. WEST (F.M. 1015)
Applicant: SAM Engineering & Surveying ☐ Owner ☒ Agent
Address: 200 S. 10th Street, Ste 1500, McAllen, TX Phone Number: (956) 702-8880

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			
Various	Industrial & Various	-	-	-	665	707	7,202

Comments: See Attached
Prepared by: _____ Date: _____
Address: _____ Phone Number: _____

(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#: _____

Weslaco Industrial Park Subdivision

Trip Generation Calculation

Lot	Land Use:	Average Rate:			Est. GFA (1000 SF)	Trips		
		AM Peak	PM Peak	Weekday		AM	PM	Weekday
1	Mixed Use ¹	-	-	-	-	224	243	3,157
2	130 Industrial Park	0.40	0.40	3.37	41.95	17	17	141
3	130 Industrial Park	0.40	0.40	3.37	42.32	17	17	143
4	130 Industrial Park	0.40	0.40	3.37	50.00	20	20	169
5	130 Industrial Park	0.40	0.40	3.37	50.00	20	20	168
6	130 Industrial Park	0.40	0.40	3.37	50.00	20	20	169
7	130 Industrial Park	0.40	0.40	3.37	50.00	20	20	168
8	130 Industrial Park	0.40	0.40	3.37	60.00	24	24	202
9	130 Industrial Park	0.40	0.40	3.37	30.31	12	12	102
10	130 Industrial Park	0.40	0.40	3.37	54.93	22	22	185
11	130 Industrial Park	0.40	0.40	3.37	58.61	23	23	198
12	130 Industrial Park	0.40	0.40	3.37	80.45	32	32	271
13	130 Industrial Park	0.40	0.40	3.37	149.18	60	60	503
14	130 Industrial Park	0.40	0.40	3.37	49.98	20	20	168
15	130 Industrial Park	0.40	0.40	3.37	39.93	16	16	135
16	130 Industrial Park	0.40	0.40	3.37	39.93	16	16	135
17	130 Industrial Park	0.40	0.40	3.37	50.00	20	20	168
18	130 Industrial Park	0.40	0.40	3.37	50.00	20	20	168
19	130 Industrial Park	0.40	0.40	3.37	47.81	19	19	161
20	Mixed Use ²	-	-	-	-	43	66	691
Total					995.39	665	707	7,202

Mixed Use ¹	Lot	Land Use:	AM Peak	Average Rate: PM Peak	Weekday	Est. GFA (1000 SF)	AM	Trips PM	Weekday
	1a	934 Fast-Food Restaurant with Drive-Through Window	40.19	32.67	470.95	5.10	205	167	2,402
	1b	820 Shopping Center	0.94	3.81	37.75	20.00	19	76	755
	Total						224	243	3,157

Mixed Use ²	Lot	Land Use:	AM Peak	Average Rate: PM Peak	Weekday	Est. GFA (1000 SF)	AM	Trips PM	Weekday
	2a	843 Automobile Parts Sales	2.59	4.91	55.34	9.85	26	48	545
	2b	710 General Office Building	1.16	1.15	9.74	15.00	17	17	146
	Total						43	66	691

Land Use: 130

Industrial Park

Description

An industrial park contains a number of industrial or related facilities. It is characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities—some with a large number of small businesses and others with one or two dominant industries. General light industrial (Land Use 110) and manufacturing (Land Use 140) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 2000s, and the 2010s in California, Georgia, New Jersey, New York, Ontario (CAN), and Pennsylvania.

Source Numbers

106, 162, 184, 251, 277, 422, 706, 747, 753, 937

Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

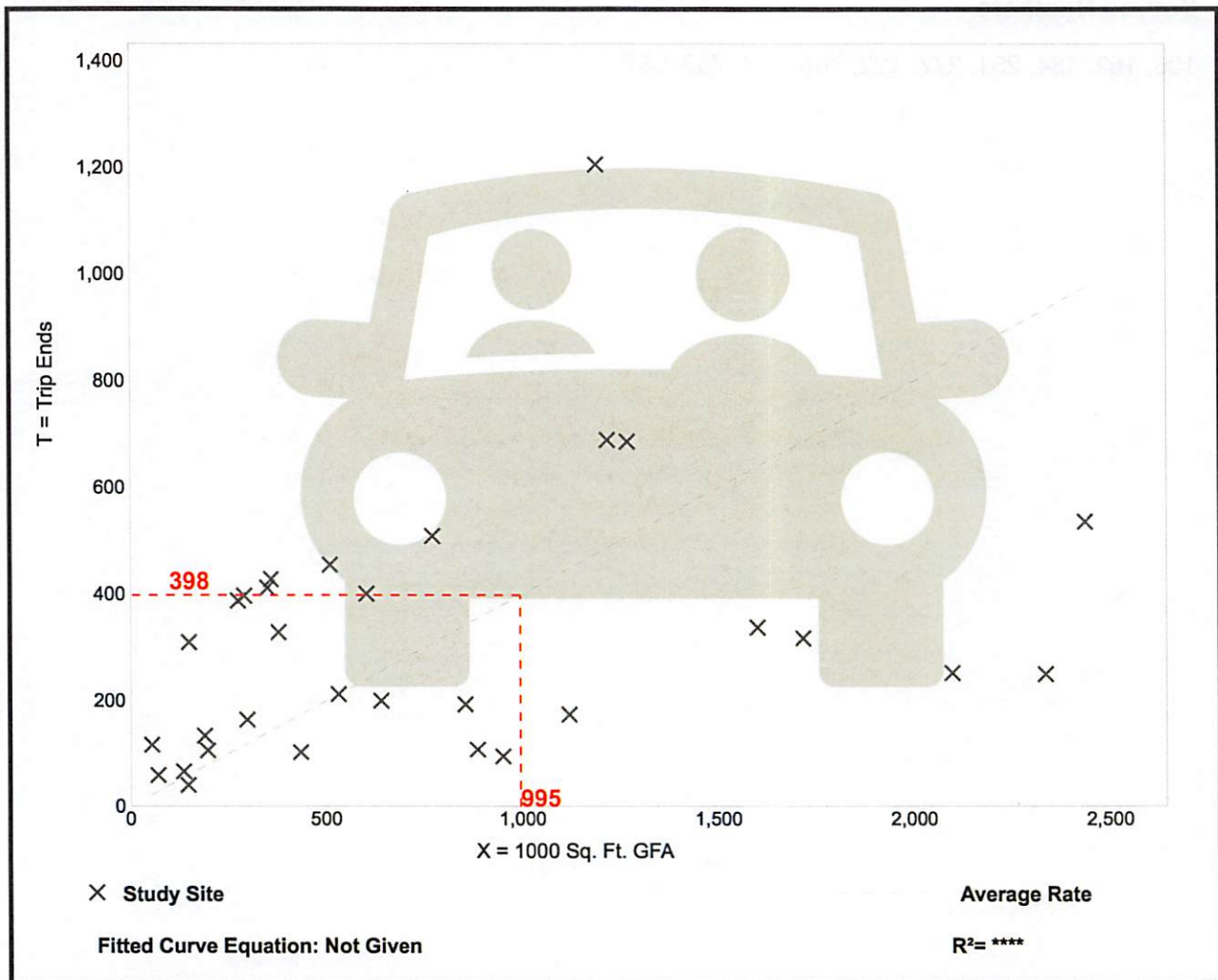
Avg. 1000 Sq. Ft. GFA: 776

Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.40	0.10 - 2.13	0.37

Data Plot and Equation



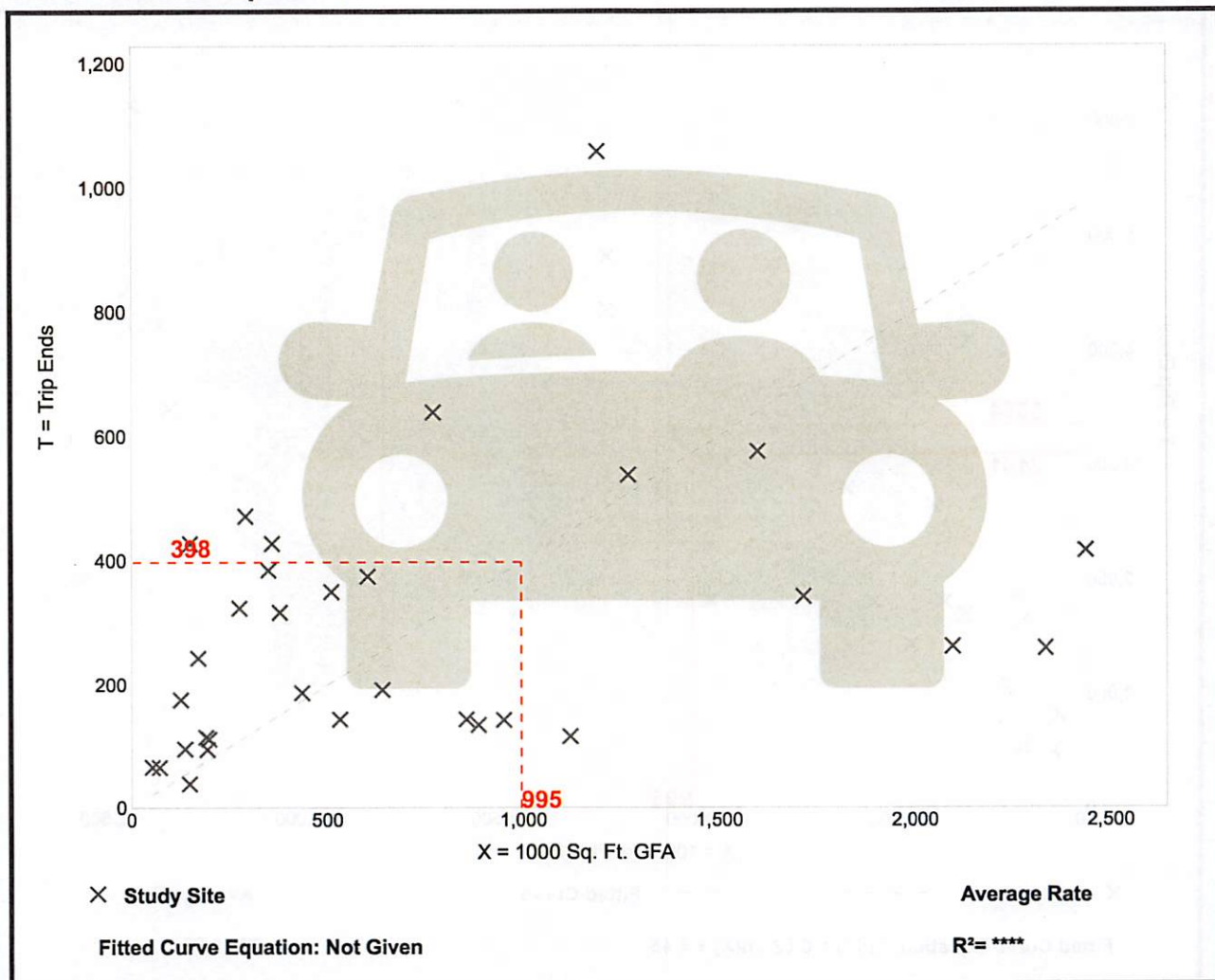
Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 32
 Avg. 1000 Sq. Ft. GFA: 720
 Directional Distribution: 21% entering, 79% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.40	0.10 - 2.85	0.41

Data Plot and Equation



Industrial Park (130)

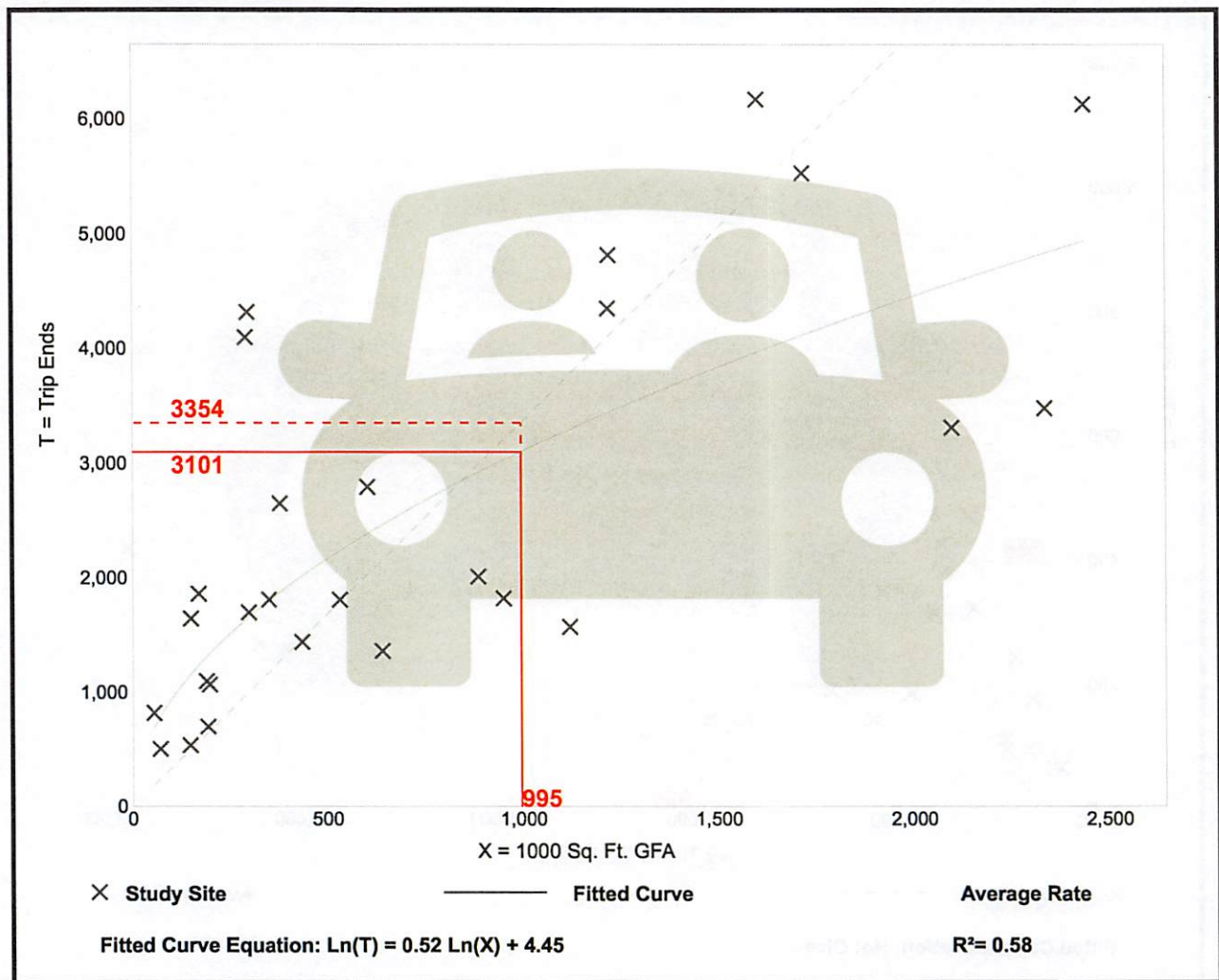
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 762
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.37	1.41 - 14.98	2.60

Data Plot and Equation



Land Use: 710

General Office Building

Description

A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities. A general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

If information is known about individual buildings, it is suggested that the general office building category be used rather than office parks when estimating trip generation for one or more office buildings in a single development. The office park category is more general and should be used when a breakdown of individual or different uses is not known. If the general office building category is used and if additional buildings, such as banks, restaurants, or retail stores are included in the development, the development should be treated as a multiuse project. On the other hand, if the office park category is used, internal trips are already reflected in the data and do not need to be considered.

When the buildings are interrelated (defined by shared parking facilities or the ability to easily walk between buildings) or house one tenant, it is suggested that the total area or employment of all the buildings be used for calculating the trip generation. When the individual buildings are isolated and not related to one another, it is suggested that trip generation be calculated for each building separately and then summed.

Additional Data

The average building occupancy varied considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 16 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 4:30 and 5:30 p.m., respectively.

For the three general urban/suburban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:45 and 9:45 a.m. and 12:45 and 1:45 p.m., respectively. For the three dense multi-use urban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:30 and 9:30 a.m. and 4:45 and 5:45 p.m., respectively. For the four center city core sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 9:00 and 10:00 a.m. and 12:45 and 1:45 p.m., respectively.

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 2.76 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.90 during Weekday, AM Peak Hour of Generator
- 2.91 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.02 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.47 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.47 during Weekday, AM Peak Hour of Generator
- 1.46 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.53 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.30 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.34 during Weekday, AM Peak Hour of Generator
- 1.32 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.41 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 418, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972

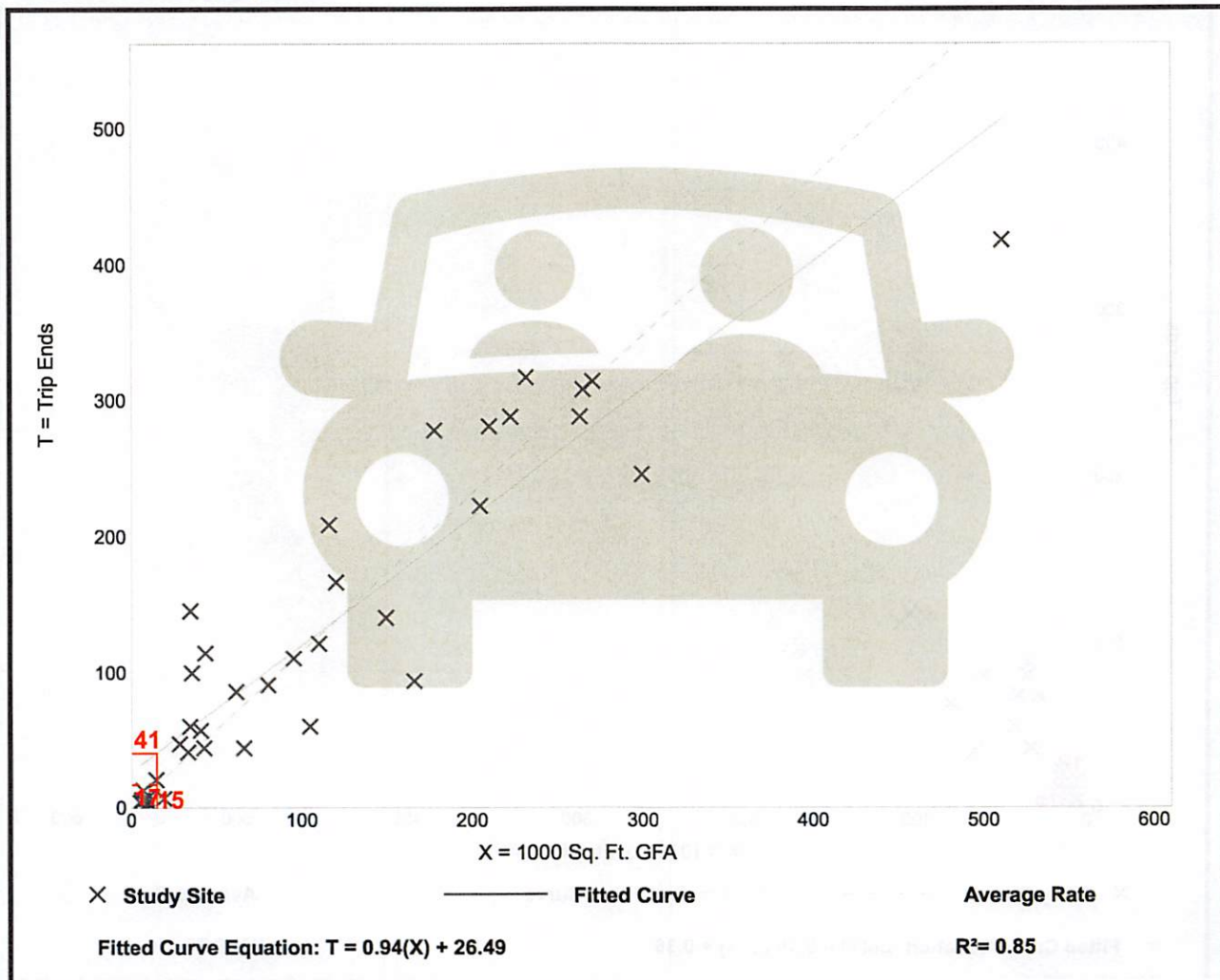
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 35
 Avg. 1000 Sq. Ft. GFA: 117
 Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



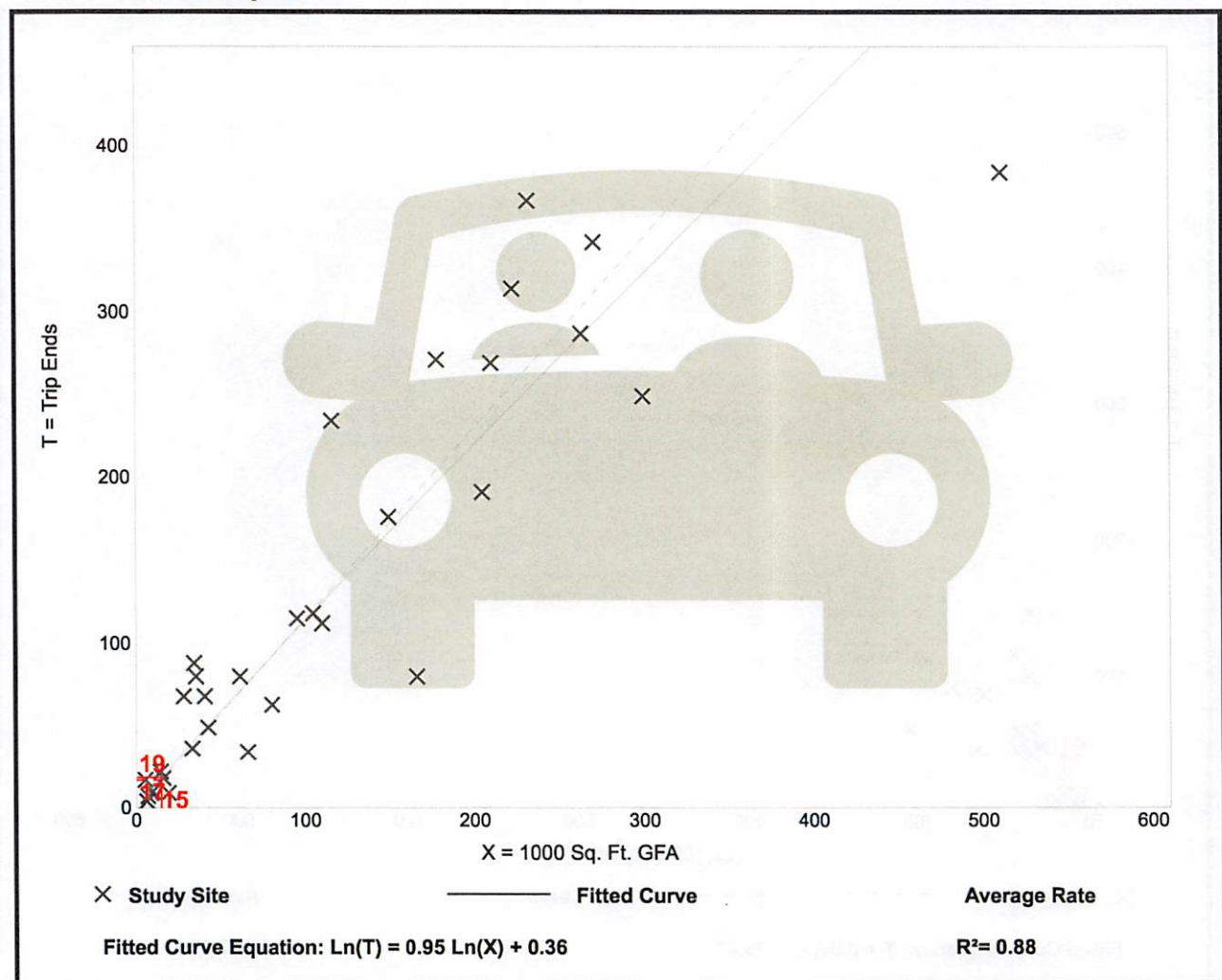
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 32
 Avg. 1000 Sq. Ft. GFA: 114
 Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



General Office Building (710)

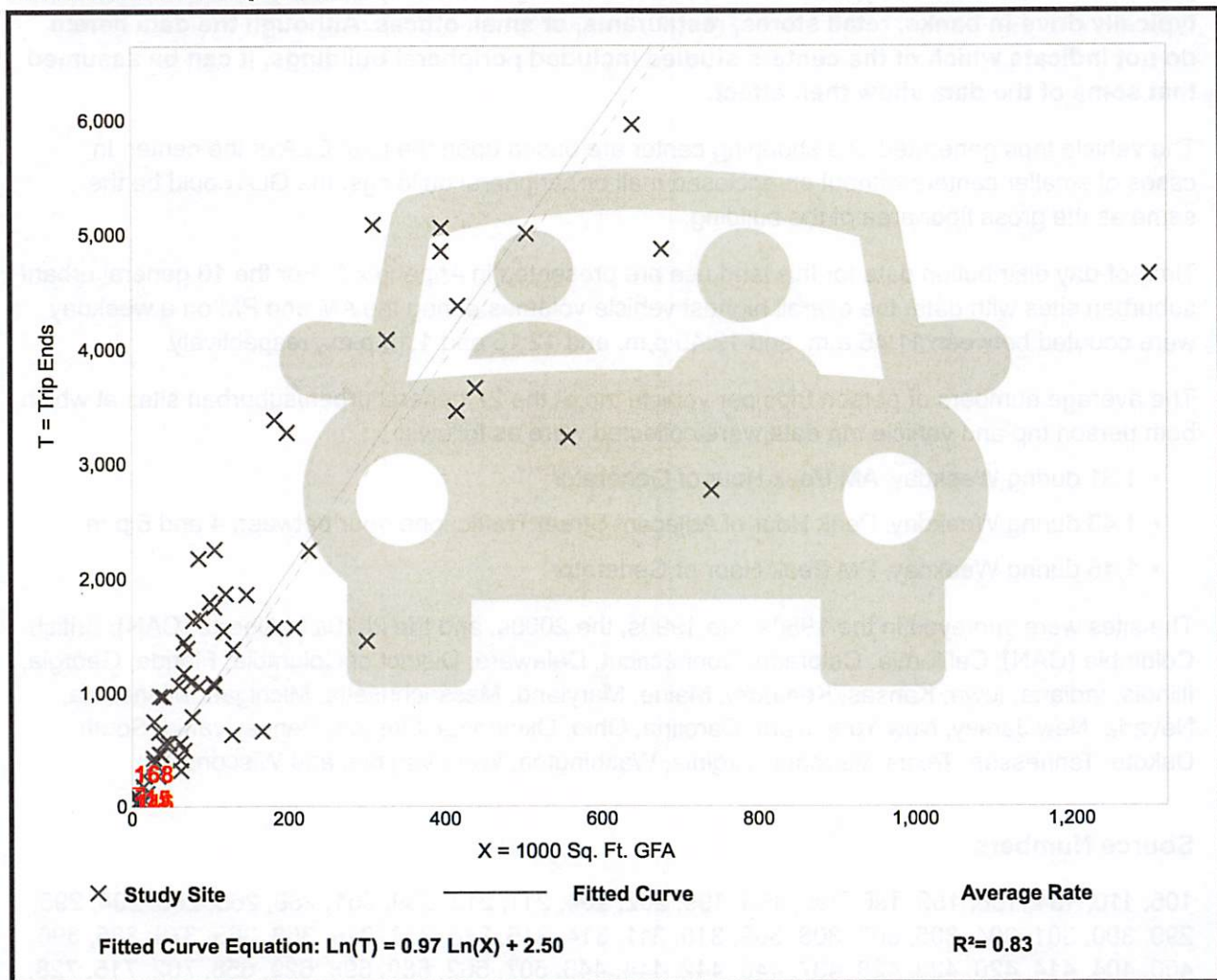
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



Land Use: 820

Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978

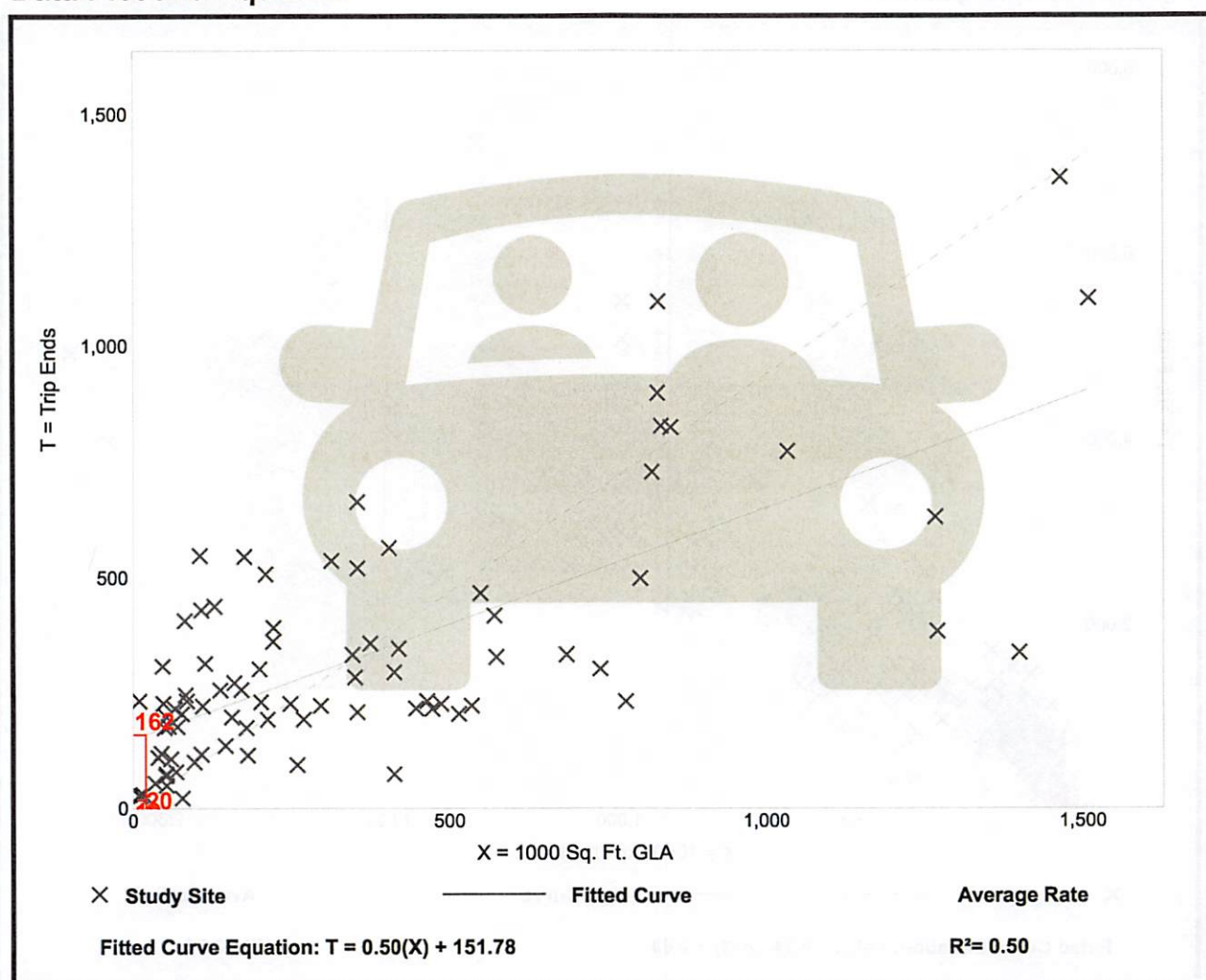
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 84
 Avg. 1000 Sq. Ft. GLA: 351
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



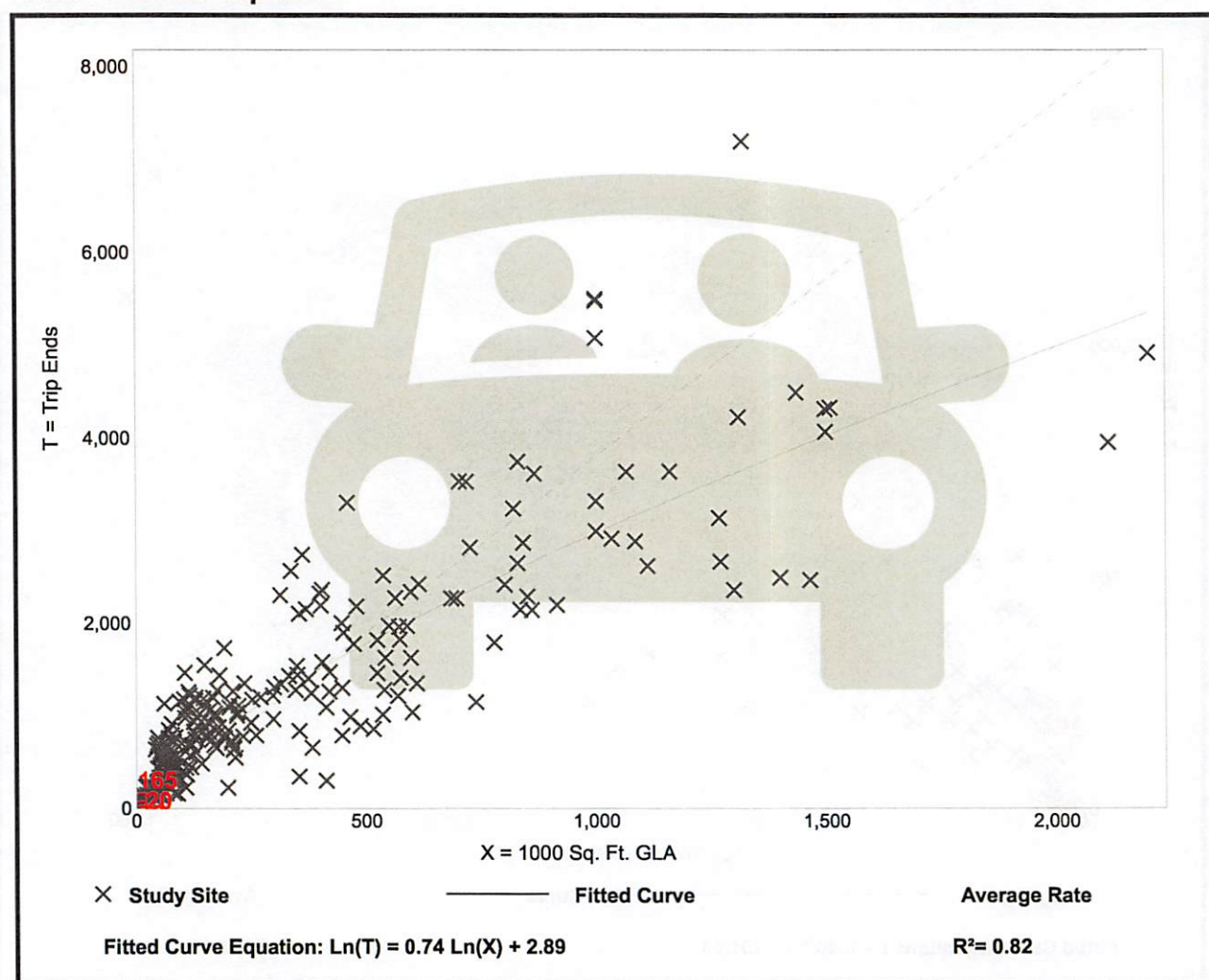
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 261
 Avg. 1000 Sq. Ft. GLA: 327
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



Shopping Center (820)

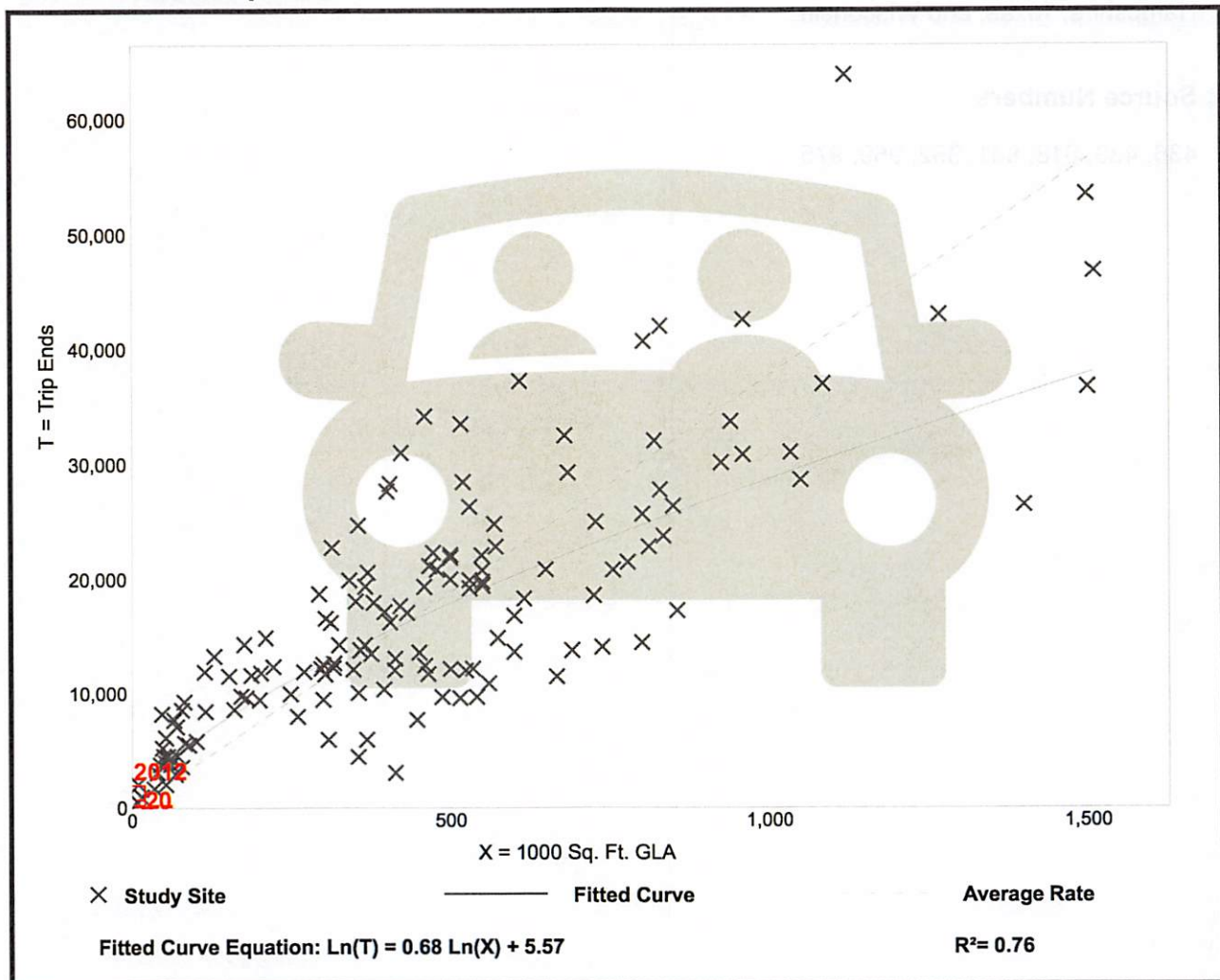
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
Avg. 1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



Land Use: 843

Automobile Parts Sales

Description

An automobile parts sales facility specializes in the sale of automobile parts for maintenance and repair. Items sold at these facilities include spark plugs, oil, batteries, and a wide range of automobile parts. These facilities are not equipped for on-site vehicle repair. Tire store (Land Use 848), tire superstore (Land Use 849), and automobile parts and service center (Land Use 943) are related uses.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the seven general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:15 a.m. and 12:15 p.m. and 12:45 and 1:45 p.m., respectively.

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Alberta (CAN), Florida, New Hampshire, Texas, and Wisconsin.

Source Numbers

436, 439, 618, 881, 882, 959, 975

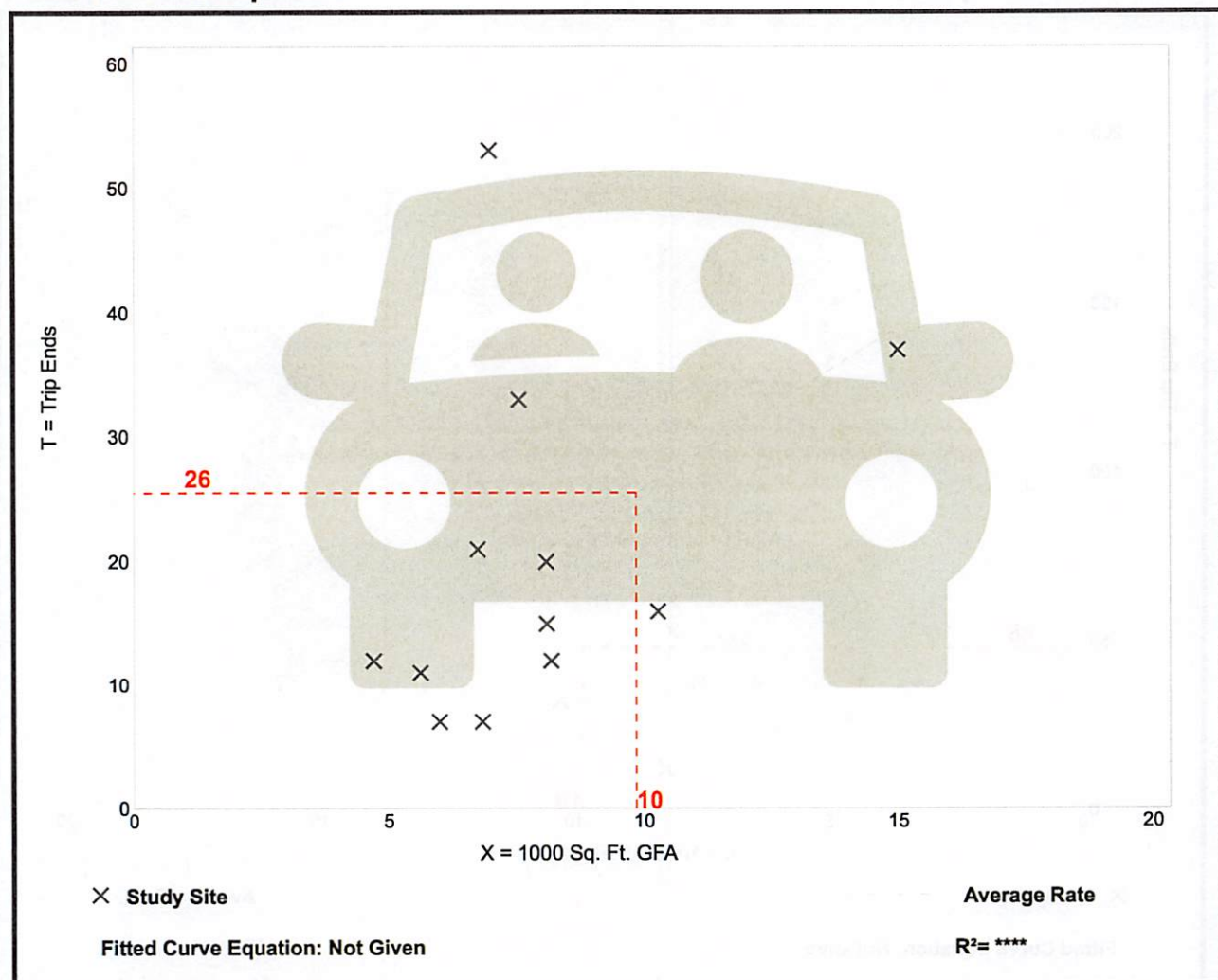
Automobile Parts Sales (843)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 12
 Avg. 1000 Sq. Ft. GFA: 8
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.59	1.02 - 7.58	1.73

Data Plot and Equation



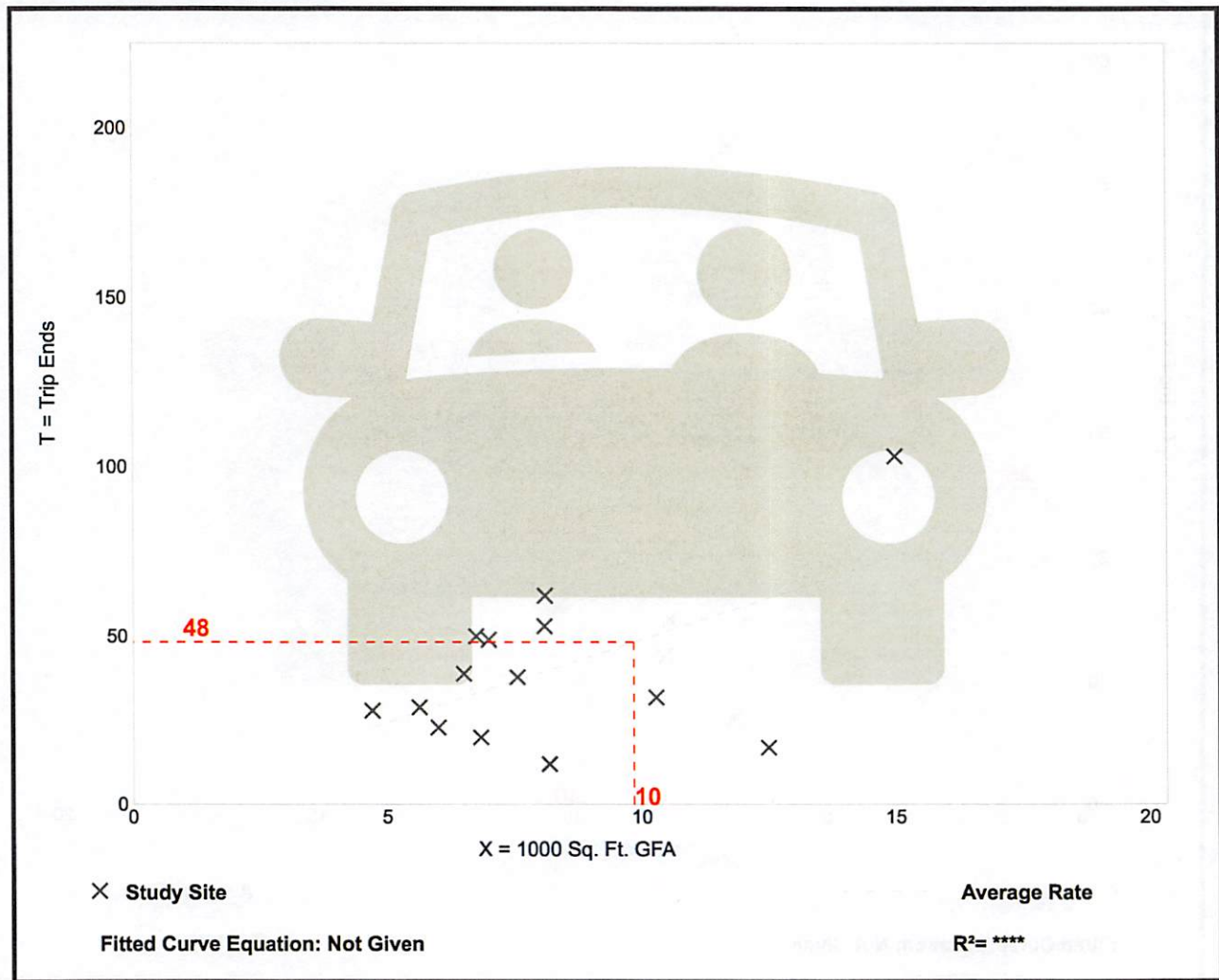
Automobile Parts Sales (843)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 14
 Avg. 1000 Sq. Ft. GFA: 8
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.91	1.36 - 7.65	2.29

Data Plot and Equation



Automobile Parts Sales (843)

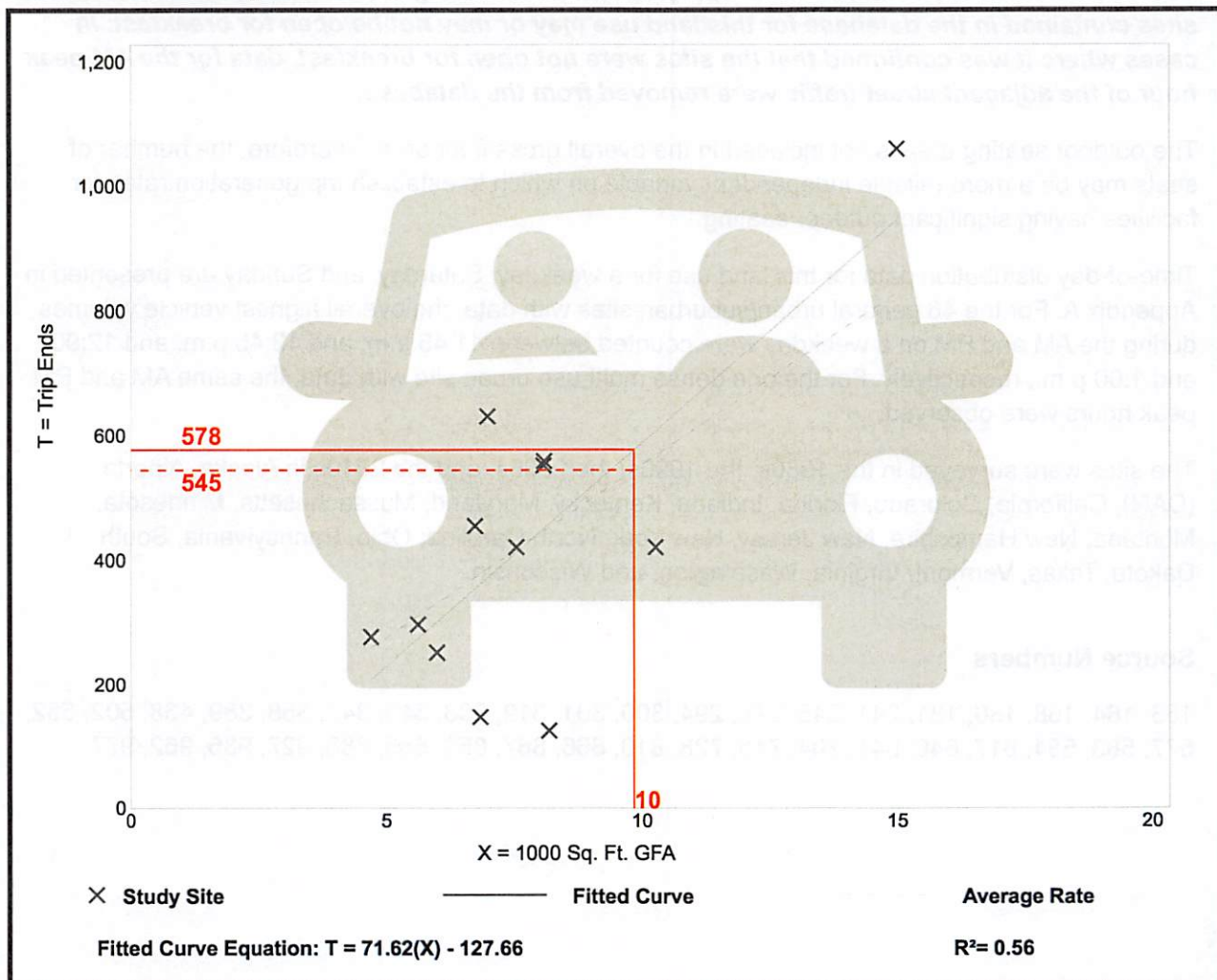
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
55.34	15.38 - 90.41	21.57

Data Plot and Equation



Land Use: 934

Fast-Food Restaurant with Drive-Through Window

Description

This category includes fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large drive-through clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Non-drive-through patrons generally order at a cash register and pay before they eat. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 46 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:00 and 1:00 p.m., respectively. For the one dense multi-use urban site with data, the same AM and PM peak hours were observed.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977

Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 111

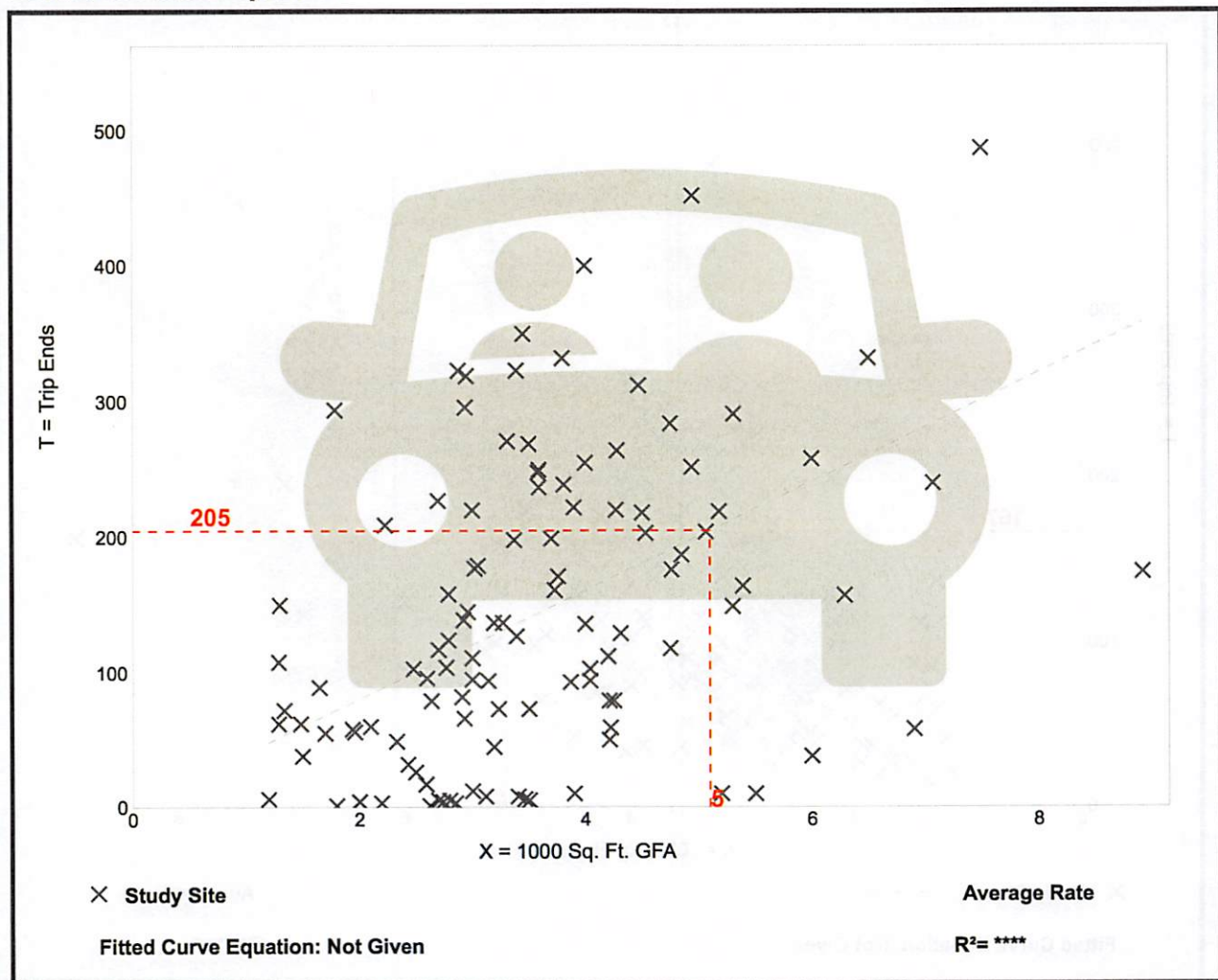
Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
40.19	0.38 - 164.25	28.78

Data Plot and Equation



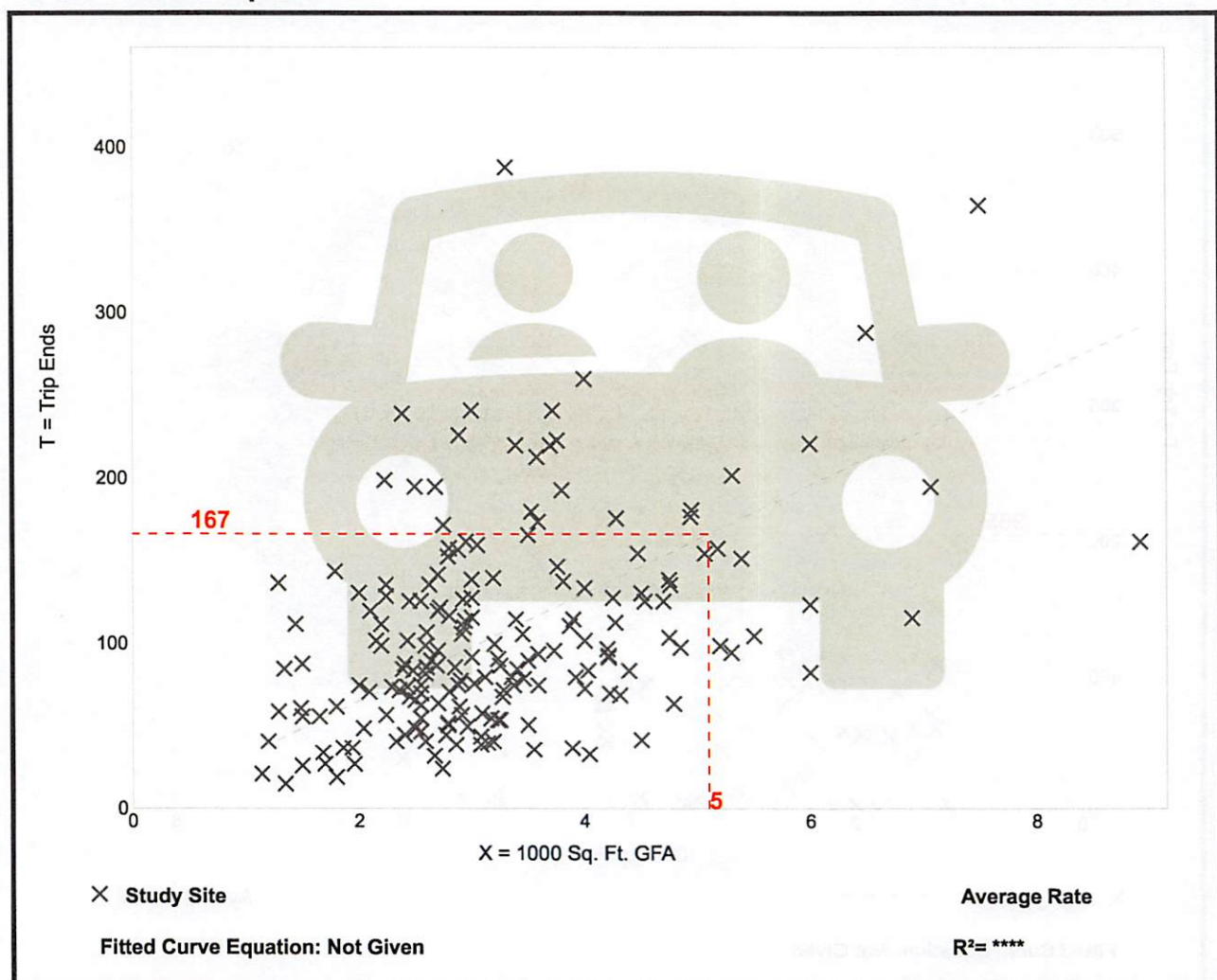
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 185
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
32.67	8.17 - 117.22	17.87

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

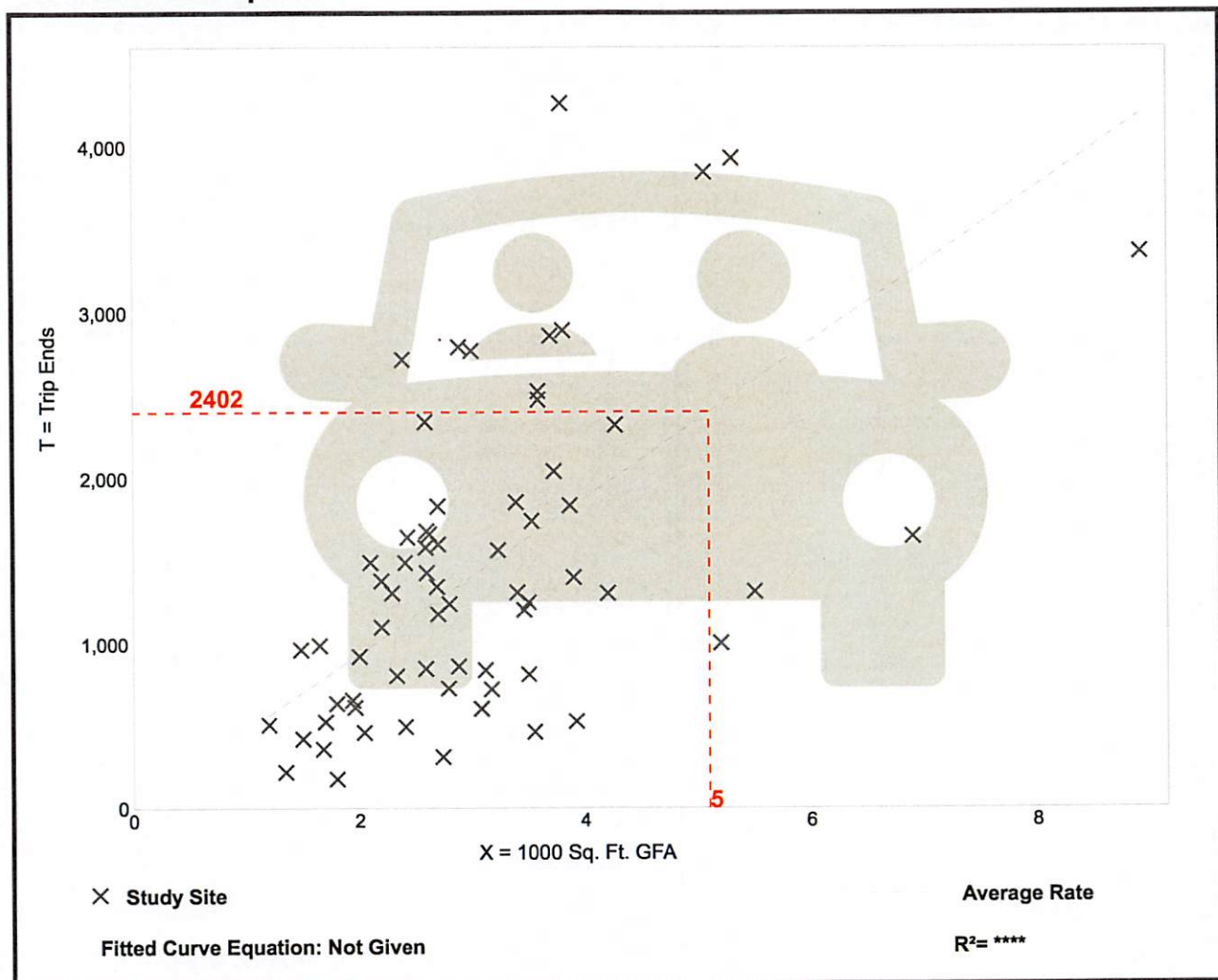
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 67
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
470.95	98.89 - 1137.66	244.44

Data Plot and Equation





Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4908	
From:			
Subject: Discussion and consideration on Ordinance 2021-52 amending Ordinance 2018-02 being the Zoning Ordinance to create a R-4 Residential one family / narrow lot zoning and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-52. Possible action. (Staffed by Planning and Code Enforcement.)			
Background: The city is seeing a growing trend in one-family residential design by creating narrow type single family lots. The proposed ordinance would require a minimum lot size of 5,000 to 5,500sq ft. Based on the proposed setbacks this would create a building lot area of 2,200 sq ft.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the amended ordinance at their regular meeting of December 1, 2021			
KAYLA AREVALO REBEKAH DE LA FUENTE ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Single Family Narrow Lot- Ordinance Memo, O2021-52 R-4 district Single Family Narrow Lots- Ordinance			
Responsibilities upon Approval: Planning staff will begin enforcement of the new zone district.			

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: R-4 Single Family/ Narrow Lot- Ordinance

DATE: December 7, 2021

The city is seeing a growing trend in one-family residential design by creating narrow type single family lots, including Texas Heights subdivision and Sugarcane Estates. The proposed ordinance would require a minimum lot size of 5,000 to 5,500 sq ft. At the recommendation of the Planning & Zoning Commission the setback for an R-4 zone district will be Front- 25 ft, cul-da-sac- 15ft, Side- 5ft and Rear- 20ft. As well as a minimum lot width of 50ft. Based on the proposed setbacks this would create a building lot area of 2,200 sq ft.

Thank you,

Rebekah de la Fuente, CFM

ORDINANCE 2021-52

AN ORDINANCE AMENDING ORDINANCE NUMBER 2018-02, THE CITY OF WESLACO ZONING ORDINANCE; CODIFIED AS CHAPTER 150 OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I.

Ordinance 2018-02 passed and approved on February 6, 2018 as the “Zoning Ordinance” and Codified as Chapter 150 of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

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

CHAPTER 150 ZONING ORDINANCE

Sec. 150-2. - Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abutting means lying adjacent or contiguous along a common border.

Accessory building and use means a subordinate building or a portion of the main building, the use of which is incidental to that of the main building or to the main use of the premises.

Alley means a public or private thoroughfare which affords only a secondary means of access to property abutting thereon.

Apartment means a room or suite of rooms in a multiple dwelling, or in a building in which more than one living unit is established above or on the same floor as nonresidential uses, which room or suite is intended or designed for use as a residence by one family and which includes culinary accommodations.

Apartment house means a building or portion thereof used or designed as a residence for three or more families living independently of each other, and doing their own cooking in said building, including apartments and apartment hotels.

Assisted living facility means a facility that provides room and board and provides 24-hour care for elderly and handicapped individuals and has the appropriate license from the state.

Bar/Lounge means an establishment where alcoholic beverages are sold for on-premise consumption. (Note: an establishment that can prove it produces more than 50% of its gross income in sales of food items may be classified as a restaurant rather than a bar/lounge.)

Bed and breakfast(homestay) means a private owners occupied residence with one to four guestrooms. The bed and breakfast is subordinate and incidental to the main residential use of the building.

Bed and Breakfast (inn) means a privately owned residence operated primarily as a business with five to twenty guestrooms, where the owner may live on the premises.

Bed and Breakfast (short term rental) means a privately owned rental of a residential dwelling unit for periods of less than 31 consecutive days.

Boardinghouse means a building, other than a hotel, where, for compensation or by prearrangement for definite periods, meals or lodging and meals are provided for three or more persons, but not exceeding 20 persons.

Building means any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels, or property.

Clinic means an office or group of offices for one or more physicians, surgeons, or dentists engaged in treating the sick or injured, but not including rooms for the abiding of patients.

Day care center means a child care facility, as defined by the Texas Administrative Code, Title 40, Part 19, which provides care for more than 12 children for less than 24 hours per day.

District means a section of the city for which regulations governing the use of buildings and premises, the height of buildings, the size of yards, and the intensity of use are uniform.

Dwelling means any building or portion thereof which is designed and used exclusively for residential purposes.

Dwelling, multiple, means a building having accommodations for and occupied exclusively by more than two families.

Dwelling, single-family, means a building having accommodations for and occupied exclusively by one family.

Dwelling, two-family or duplex, means a building having accommodations for and occupied exclusively by two families.

Family means one or more persons occupying a premise and living as a single housekeeping unit as distinguished from a group occupying a boardinghouse, lodging house, or hotel.

Filling or service station means any building or premises used for the dispensing, sale, or offering for sale at retail of any automobile fuels or oils. When the dispensing, sale, or offering for sale is incidental to the conduct of a public garage or retail store, the premises are classified as a public garage or retail store.

Frontage means all the property on one side of a street between two intersecting streets (crossing or terminating), measured along the line of the street, or, if the street is dead-ended, then all the

property abutting on one side between an intersecting street and the dead-end of the street.

Garage, private, means an accessory building or portion of the main use building, designed for or used for the housing of motor-driven vehicles which are the property of and for the private use of the occupants of the lot on which the private garage is located. Not more than one of the vehicles may be a commercial vehicle and of more than 1 ½ ton capacity.

Garage, public, means a building or portion thereof, other than a private garage, designed or used for equipping, repairing, hiring, servicing, selling, or storing motor-driven vehicles.

Grade means the following:

- (1) For buildings having walls adjoining one street only, the elevation of the sidewalk at the center of the wall adjoining the street.
- (2) For buildings having walls adjoining more than one street, the average of the elevation of the sidewalk at the center of all walls adjoining the streets.
- (3) For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building.

Any wall approximately parallel to and not more than five feet from the street line shall be considered as adjoining the street. Where no sidewalk exists, the grade shall be established by the city building inspector.

Guesthouse means an accessory building designed for the temporary occupancy of guest of the primary dwelling for which there is no remuneration. "Maids' quarters" means a portion of a dwelling unit, within the same enclosure and not a separate accessory building attached to the primary building that may contain separate sanitary facilities and must have shared utility meters, which is designed for or used for residential occupancy by an employee/relative of the primary residence.

Height of building means the vertical distance from the grade to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or the mean height level between the eaves and ridge for a gable, hip and gambrel roofs.

Home occupation means any occupation or profession engaged in by the occupants of a dwelling not involving the conduct of a retail business, and not including any occupation conducted in any building on the premises except the building which is used by the occupant as his private dwelling. Home occupations shall include, in general, personal services in an office environment such as furnished by an architect, lawyer, physician, dentist, musician, artist, and seamstress, when performed by the person occupying the building as his private dwelling, and not including a partnership or the employment of more than one assistant in the performance of such services.

Hospice facility means a facility that provides room and board and 24-hour care for terminally ill individuals and has the appropriate license from the state.

Hotel means a building in which lodging or board and lodging are provided and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. As such, it is open to the public in contradistinction to a boardinghouse or an apartment.

Improved Lots means a parcel of land that has been properly platted in accordance with City's Subdivision Ordinance and the Texas Local Government Code, the parcel of land also has access to certain basic required services (i.e. electricity, water, sanitary sewer or street access) necessary to utilize it for other purposes.

Lodging house means a building or place where lodging is provided (or which is equipped to provide lodging regularly) by prearrangement for definite periods, for compensation, for three or more persons in contradistinction to hotels open to transients.

Lot means a parcel of land occupied or intended for occupancy by a use permitted in this chapter, including one main building together with its accessory buildings, the open spaces and parking spaces required by this chapter, and having its principal frontage upon a street or upon an officially approved place.

Lot corner means a lot abutting upon two or more streets at their intersection.

Lot, depth of, means the mean horizontal distance between the front and rear lot lines.

Main building means the building or buildings on a lot which are occupied by the primary user.

Mobile home means a movable or portable dwelling constructed to be towed by a motor vehicle on its own chassis over state roads and highways under a special permit, or modular type units connected to utilities, and designed without a permanent foundation for year-round living. It may consist of one or more units that can be telescoped when towed and expanded later for additional capacity, or of two or more units separately towable but designed to be joined into one integral unit.

Mobile home subdivision means a unified development of single-family mobile home lots with or without units located on the lot for sale, lease or rental.

Nonconforming use means any building or land lawfully occupied by a use at the time of passage of the ordinance from which this article is derived or amendment thereto, which does not conform after the passage of the ordinance from which this article is derived or amendment thereto with the use regulations of the district in which it is situated. Any building or land will lose its nonconforming use if it has not been occupied for a period of six consecutive months or for a 18 months during any three-year period as determined by the planning department based on utility consumption.

Parking space means an area enclosed or unenclosed containing not less than 160 square feet, exclusive of the driveways connecting said space with a street or alley. Said parking space and connecting driveway shall be durably surfaced and so arranged to permit satisfactory ingress and egress of an

automobile.

Personal services establishment means any establishment which perform services on the premises such as: Repair shops (watches, radios, TV, shoes, etc.), tailor shops, professional offices, dry cleaners, beauty parlors or barber shops, photographic studio, massage salon, nail salon and self-service laundries; and similar uses but not including automotive repair services and armature repair services.

Recreational vehicle means any of the following, while in use as a residence:

- 1) *Travel trailer*. A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, permanently identified as a travel trailer by the manufacturer of the trailer and, when factory equipped for the road, it shall have a body width not exceeding state maximum.
- 2) *Pick-up coach*. A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation purposes.
- 3) *Motor home*. A portable, temporary dwelling to be used for travel, recreation and vacation purposes, constructed as an integral part of a self-propelled vehicle.
- 4) *Dependent trailer*. A trailer which is dependent upon a service building for toilet and lavatory facilities.
- 5) *Self-contained trailer*. A trailer which can operate independently of connections to sewer, water and electrical systems and containing a water flush toilet, lavatory, shower, and kitchen sink, all of which are connected to water storage and/or sewage holding tanks located within the trailer.

Recreational vehicle and/or mobile home park means a unified development of recreational vehicle and/or mobile home spaces arranged on a tract of land for the purpose of renting or leasing lots with or without units located on the space.

Residential one family / narrow lot -Area for development of single-family units of lots no smaller than 5,000 square feet or greater than 5,500 square feet.

Setback means the distance between the property lot line and the outermost building wall or post/column.

Story means that portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

Street means a public thoroughfare which affords the principal means of access to abutting property.

Structural alteration means any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any complete rebuilding of the roof or the exterior walls.

Structure means anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground, including, but not limited to, advertising signs, billboards, poster boards, and pergolas.

Temporary child housing means a shelter, emergency or transitional housing which provides temporary living accommodations for children. Temporary housing for children shall apply to children under the age of 13, unless they are disabled. Disabled children must be under the age of 18. The facility must be licensed, certified, or registered with the state. The facility must provide assessment, care, training, education, custody, treatment, or supervision of the children, for all or part of the 24-hour day, whether or not the facility is operated for profit or charges for the services it offers.

Tourist court, auto court motel, or motor lodge means a group of attached, semidetached, or detached buildings containing individual sleeping or living units, designed for or used temporarily by automobile tourists or transients, with garage attached or parking space conveniently located to each unit and offering to the public daily as well as other longer term rental rates, and maintaining a register of guests and/or their vehicles.

Townhouse means a single-family dwelling unit constructed in a series, or a group of units having common walls, each on a separate lot.

Townhouse condominium means a single dwelling unit, meeting townhouse construction requirements, within which designated dwelling units are conveyed fee simple title, with an undivided interest in the building's common elements, to include, but not be limited to, parking spaces, common areas, and the land upon which the building is constructed.

Unimproved lot means a parcel of land that has not been properly platted in accordance with City's Subdivision Ordinance and the Texas Local Government Code, the parcel of land does not have certain basic required services (i.e. electricity, water, sanitary sewer or street access) necessary to utilize it for other purposes.

Yard means an open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of a rear yard, the horizontal distance between the property lot line and the main building shall be used.

Yard, front, means a yard extending across the front of a lot between the side yard lines, and being the minimum horizontal distance between the property lot line and the main building or any projections thereof other than the projection of the usual steps, unenclosed balconies, or open porch.

Yard, rear, means a yard extending across the rear of a lot, measured between the side lot lines, and being the minimum horizontal distance between the rear property lot line and the rear of the main building or any projections other than steps, unenclosed balconies or unenclosed porches. On corner lots the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of a lot from the front yard.

Yard, side, means a yard between the main building and the side property lot line of the lot,

and extending from the front lot line to the rear yard line.

Sec. 150-3. - Districts.

- a) For the purpose of regulating and restricting the height and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, and other vacant spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residents, or other purposes, the city is hereby divided into districts, of which there shall be nine classes in number, and one overlay district and which shall be known as:
- 1) R-1 One-family dwelling district.
 - 2) R-2 Duplex and apartment district.
 - 3) R-3 Rural district.
 - 4) R-4 Residential one family / narrow lot
 - 5) M-1 Mobile home subdivision district.
 - 6) B-1 Neighborhood business district.
 - 7) B-2 Secondary highway business district.
 - 8) B-3 Central business district.
 - 9) B-4 Neighborhood office district.
 - 10) I Industrial district.
 - 11) Overlay Design District

Sec. 150-4 - R-1 One-family dwelling district &
R-4 Residential one family / narrow lot

The following regulations shall apply to the R-1 one-family dwelling district:

- 1) *Use regulations.* A building or premises shall be used only for the following purposes:
 - a. Single-family dwellings.
 - b. Church (except temporary revival).
 - c. School, public or private, having a curriculum equal to a public elementary, high school, or institution of higher learning, subject to the prior issuance of a conditional use permit by the city commission in accordance with the procedures established in section 150-12.
 - d. Public parks, playgrounds, golf courses (except miniature golf), public recreation, and community buildings.
 - e. Municipal buildings, nonprofit libraries or museums, police and fire stations.
 - f. Farms, nurseries, truck gardens and greenhouses, provided no sales office is maintained.
 - g. Customary home occupations.
 - h. Accessory buildings and accessory uses, customarily incident to the uses listed in this section (not involving the conduct of a business), when located on the same lot, including a private garage for one or more cars not for rent or used for commercial purposes.
 - i. Signs: Signage shall be provided consistent with the requirements of Chapter 114.
 - j. A day care center shall be a conditionally permitted use in an R-1 district, subject to the prior issuance of a conditional use permit by the city commission in accordance with the procedures established in section 150-12.
- 2) *Height regulations.* No building shall exceed 2 ½ stories or 35 feet in height except as provided in section 150-12.
- 3) *Area regulations.*
 - a. *Frontyard.* There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be 25 feet. The minimum depth of such front yard

- located along a cul-de-sac shall be 20 feet.
- b. *Side yards.* There shall be a side yard on each side of a building of not less than ten percent of the width of the lot, but such side yard shall not be less than five feet.
 - c. *Rear yard.* The depth of the rear yard shall be at least 20 percent of the depth of the lot, but such depth need not be more than 25 feet.
- 4) *Intensity of use.* Every lot or tract of land shall have an area of not less than 6,000 square feet and an average width of not less than 50 feet (cul-da-sac shall be measured at the length of the curve), except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of the ordinance from which this chapter is derived and shall not have been changed since said date, such parcel of land may be used for a single-family dwelling.
- 5) *Lot Coverage.* In no case, shall more than sixty percent (60%) of the total lot area be covered by the combined area of the principal building and all accessory building/use or any other impervious surface such as asphalt or concrete. An exemption may be granted if constructed from brick pavers with a sand base.
- 6) *Additional use, height, and area regulations.* Additional height and area regulations and exceptions shall be as specified in section 150-12.
- 7) *Recreational Vehicles.* No recreational vehicles shall be occupied either temporarily or permanently within the city limits except in designated trailer camps or trailer parks. Recreational vehicles may be stored on a residential lot provided that:
- a. It is not connected to any utility services,
 - b. Is less than 30 feet in length and in accordance with Section 134-143,
 - c. Is stored on a concrete, cement or asphalt pad
 - d. Is located behind the required front setback line

The following regulations shall apply to the R-4 Residential one family/ narrow lot

- 1) Use regulations. A building or premises shall be used only for the following purposes:
- a. Single-family dwellings.
 - b. Public parks, playgrounds, golf courses (except miniature golf), public recreation, and community buildings.
 - c. Farms, nurseries, truck gardens and greenhouses, provided no sales office is maintained.
 - d. Customary home occupations.
 - e. Signs: Signage shall be provided consistent with the requirements of Chapter 114.
- 2) Height regulations. No building shall exceed 2 ½ stories or 35 feet in height except as provided in section 150-12.
- 3) Area regulations.
- a. Front yard. There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be 25 feet. The minimum depth of such front yard located along a cul-de-sac shall be 15 feet.
 - b. Side yards. There shall be a side yard on each side of a building of not less than ten percent of the width of the lot, but such side yard shall not be less than five feet.
 - c. Rear yard. The minimum depth of the rear yard shall be 20 feet.
- 4) Intensity of use.
- a. Every lot or tract of land shall have an area of not less than 5,000 square feet and not more than 5,500 square feet.
 - b. An average width of not less than 50 feet (cul-da-sac shall be measured at the length of the curve), except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership

on the effective date of the ordinance from which this chapter is derived and shall not have been changed since said date, such parcel of land may be used for a single-family dwelling.

- 5) Additional use, height, and area regulations. Additional height and area regulations and exceptions shall be as specified in section 150-12.
- 6) Recreational Vehicles. No recreational vehicles shall be occupied either temporarily or permanently within this zoning district

Sec. 150-12. -Additional use, height, and area regulations and exceptions.

c) Area and density regulations.

3. Any building or accessory use constructed on any lot shall be located ten feet from any other building or accessory use on such lot or attached in R-1, R-3, R-4 and M-1 Districts.
5. Side yard requirements shall be as follows:
 - a) The minimum width of a side yard of a corner lot in the R-1, R-2, and R-4 districts shall be not less than ten feet, provided that if the corridor is identified on the Hidalgo County Thoroughfare Map and the street side line of a corner lot is in the same block frontage with a lot whose street line is a front of such lot, the side yard shall extend to the average alignment of the buildings along the same side of the street, unless such buildings are more than 25 feet back from the street line, in which case the side yard need not be more than 25 feet.
6. Rear yard requirements shall be as follows:
 - a. In R-1, R-2, R-4 and M-1 districts, no main use, accessory use or accessory building shall be constructed, placed or located within five feet of the rear property line on any lot.
 - b. Any accessory building or accessory use constructed on any lot in an R-1, R-2, R-4 and M-1 district shall be located ten feet from the main use building on such lot or attached and may not be more than one story in height.

PASSED AND APPROVED on first reading at a special meeting of the City Commission this 14th day of December 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: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4910	
From:			
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:			
1. 101 N. Texas Ave, Gonzales addition Blk 1 Lots 1,2,3,4 , Weslaco, Hidalgo County, Texas. Owner: Martha Nunez; 2. 1410 Clifton St. C Davenport Blk 9 Lots 6 & 7, Weslaco, Hidalgo County, Texas. Owner: Asuncion Sagredo Puente; 3. 1502 Mile 5 North St. West Tract N383.50'-E220'-W660' FT 795 1.94AC GR 1.79AC NET, Weslaco, Hidalgo County, Texas. Owner: Rogelio and Maria Olvera; 4. 514 N. Cantu St. Valle Vista #2 Blk 3 Lots 8 & 9, Weslaco, Hidalgo County, Texas. Owner: Arcelia Chavez Hernandez; 5. 422 S Utah Ave, West Tract being an irrigation tract N-416'-S435.45'-E671.78'ft 53. 3.84AC. Owner: NANDYPATY Family Limited Partnership; 6. 300 Bluebonnet, Expressway Heights Blk 3 Lots 3, 4 and 5, Weslaco, Hidalgo County, Texas. Owner: Adelia Vasquez; 7. 1507 Davenport, Subdivision C Davenport Blk 8 Lots 17 & 18, Weslaco, Hidalgo County, Texas. Owner: Ninfa Rodriguez; 8. 608 S. Illinois Ave, Weslaco Original Townsite Blk 48, all of Lot 5 and – N. ½ of Lot 6, Weslaco, Hidalgo County, Texas. Owner: Randal J. Taylor ET AL; 9. 901 Academy St. Gulf Terrace W220'-Lot 10, BLK 2, Weslaco, Hidalgo County, Texas. Owner: Weslaco ISD School District.			
and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: Items were presented to The Board Of Adjustments and Appeals to the Building Codes. See Advisory Review for all actions.			
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: Notices were published on November 22nd and 29th 2021.			

Advisory Review, if any (name of board/committee, date of action, recommendation):

The Board Of Adjustments and Appeals to the Building Codes voted on the structures as follow

1. 101 N. Texas Ave. (No Action)
2. 1410 Clifton St. (6 month extension to bring Structure to Code.)
3. 1502 Mile 5 North St. (No Action)
4. 514 N. Cantu St. (Approved to Demolish)
5. 422 S Utah Ave, (Approved 6 months extension for owner to finish demo if not City will Demo)
6. 300 Bluebonnet, (Approved 6 month extension to demo rear building and clear debris from lot)
7. 1507 Davenport, (Approved to Demolish)
8. 608 S. Illinois Ave, (Approved to Demolish)
9. 901 Academy St. (approved to Demolish)

KAYLA AREVALO

REBEKAH DE LA FUENTE

ANDREW MUNOZ

Created/Initiated

Approved

New

City Manager Comments:

Approve as recommended by staff.

Staff Recommendation:

Staff recommends that authorization be granted to demolish buildings

Attachments, if any:

Responsibilities upon Approval:



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4866
From:		
Subject: Discussion and consideration on Resolution 2021-65 to approve "Authorized Signers" for New York Life Insurance and Annuity Corporation and authorize the Mayor to execute any related documents. 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 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):		
Luz Galindo Luz Galindo ANDREW MUNOZ		Created
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: 2021-65 NYL Annuity Corp signatories		
Responsibilities upon Approval:		

RESOLUTION NO. 2021-65

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO

RESOLUTION AUTHORIZING SIGNATURES TO
NEW YORK LIFE INSURANCE AND ANNUITY
CORPORATION RETIREMENT POLICY

WHEREAS, The City of Weslaco holds ownership of the New York Life Insurance and Annuity "457 Variable Annuity" on behalf of its employees; and

WHEREAS, New York Life Insurance and Annuity serves as the account administrator of such policy.

NOW THEREFORE BE IT RESOLVED that Mayor David Suarez and Interim City Manager Andrew Munoz are hereby designated as authorized signatories for all documents with respect to retirement funds.

PASSED, APPROVED AND ADOPTED on this 14th day of December 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: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4852
From: ANTONIO LOPEZ		
Subject: Discussion and consideration on the lease purchase of 5 EKG Monitors (LP 15) for a total of \$168,080 to be paid over 5 years as approved for FY 2021-2022 Capital Outlay Improvements General Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ADELAIDA VEGA ANTONIO LOPEZ ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: CITYOFWESLACO-SFLA 10.8.21 mw, Weslaco Flex Financial Opinion10142021		
Responsibilities upon Approval:		

Flex Financial, a division of Stryker Sales, LLC
1901 Romence Road Parkway
Portage, MI 49002
t: 1-888-308-3146 f: 877-204-1332
www.stryker.com



Date: October 8, 2021

RE: Reference no: 2210135414

CITY OF WESLACO
255 S KANSAS AVE
WESLACO, Texas 78596

Thank you for choosing Stryker for your equipment needs. Enclosed please find the documents necessary to enter into the arrangement. Once all of the documents are completed, properly executed and returned to us, we will issue an order for the equipment.

PLEASE COMPLETE ALL ENCLOSED DOCUMENTS TO EXPEDITE THE SHIPMENT OF YOUR ORDER.

**Short Form Lease Agreement
Exhibit A - Detail of Equipment
Insurance Authorization and Verification
State and Local Government Rider**

****Conditions of Approval: Insurance Authorization and Verification, State and Local Government Rider. , Valid Tax Exemption Certificate**

PLEASE PROVIDE THE FOLLOWING WITH THE COMPLETED DOCUMENTS:

Federal tax ID number:	_____	AP address:	_____
Purchase order number:	_____	Contact name:	_____
Phone number:	_____	Email address:	_____

Please fax completed documents to (877) 204-1332. Return original documents to 1901 Romence Road Parkway Portage, MI 49002 (using Fed-Ex Shipping ID# 612-309469)

Your personal documentation specialist is Michelle Warren and can be reached at 269-389-1909 or by email michelle.warren@stryker.com for any questions regarding these documents.

The proposal evidenced by these documents is valid through the last business day of **October, 2021**.

Sincerely,

Flex Financial, a division of Stryker Sales, LLC

Notice: To help the government fight the funding of terrorism and money laundering activities, U.S. Federal law requires financial institutions to obtain, verify and record information that identifies each person (individuals or businesses) who opens an account. What this means for you: When you open an account or add any additional service, we will ask you for your name, address, federal employer identification number and other information that will allow us to identify you. We may also ask to see other identifying documents. For your records, the federal employer identification number for Flex Financial, a Division of Stryker Sales, LLC is 38-2902424.

Short Form Lease Agreement No. 2210135414

Owner ("we" or "us") :
Flex Financial, a division of Stryker Sales, LLC
1901 Romence Road Parkway
Portage, MI 49002

Customer name and address ("You" and "Your"): CITY OF WESLACO 255 S KANSAS AVE WESLACO, Texas 78596	Equipment location: 120 E 5TH ST 2ND FLR, WESLACO, Texas 78596 Supplier: Stryker Sales, LLC, 3800 E. Centre Avenue, Portage, MI 49002 Equipment description: (see attached Exhibit A which is a part of this Agreement.)
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Payment information

# of lease payments	Payment frequency	Lease payment	Terms of Agreement in months: 49 Equipment purchase option: \$1 Buyout Option Equipment purchase option shall be FMV unless another option is stated above.			
5	Annual	\$33,615.80 (First payment due 30 days after Agreement is commenced), (plus applicable sales/use taxes - see "Taxes" section below)	Security deposit	First period payment	Other	Total payment enclosed
			\$0.00	+ \$0.00	+ \$ 0.00	= \$ 0.00

1. Lease: You ("Customer") agree to lease from us ("Owner") the equipment (including software and/or software license fees ("Software"), if any, "Equipment") listed above and on any attached schedule in accordance with the terms of this Agreement (this "Agreement"). This Agreement starts on the day the Equipment is delivered to you ("Commencement Date") and continues for the number of months described above (the "Term"). The Lease Payments ("Payments") shall be payable beginning on the Commencement Date or any later date we designate and thereafter until all fully paid. **Your obligations under this Agreement ("Obligations") are absolute, unconditional, and are not subject to cancellation, defense, recoupment, reduction, setoff or counterclaim.** If a Payment is not made when due, you will pay us a late charge of 5% for each Payment or \$10.00, whichever is greater. We may charge you a fee of \$55.00 for any check that is returned. You authorize us to adjust the Payments at any time if taxes included in the Payments differ from our estimate. You agree that the Payments were calculated by us based, in part, on an interest rate equivalent as quoted on the Intercontinental Exchange website, at <https://www.theice.com/marketdata/reports/180>, under the USD Rates 1100 Series, that would have a repayment term equivalent to the Term (or an interpolated rate if a like-term is not available) as reasonably determined by us and in the event the Term of this Agreement starts more than 30 days after we send this Agreement to you, we may adjust the Payments once to compensate us, in good faith, for any increase in such rate. You shall be deemed to have accepted the Equipment for lease hereunder upon the date that is ten (10) days after it is shipped to you by the Supplier and, at our request, you shall confirm for us such acceptance. No acceptance of any item of Equipment may be revoked by you.

2. Title and laws: Unless you have a \$1.00 purchase option, we own the Equipment and you have the right to use the Equipment during the Term, provided you comply with the terms of this Agreement. If you have a \$1.00 purchase option or this Agreement is deemed to be a security agreement, you grant us a security interest in the Equipment and all proceeds therefrom, and authorize us to file financing statements on your behalf. You agree not to permit any lien, claim or encumbrance to be placed upon the Equipment. You shall comply with all applicable laws, rules and regulations and manufacturer's specifications and instructions concerning the operation, ownership, use and/or possession of the Equipment.

3. Equipment use, maintenance and warranties: Any assignee (as defined below) is leasing the Equipment to you "AS-IS" AND MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. You must, at your cost, keep the Equipment in good working condition. If Payments include maintenance and/or service costs, you agree that (i) no Assignee is responsible to provide the maintenance or service, (ii) you will make all maintenance and service related claims to the persons providing the maintenance, service or warranty, and (iii) any maintenance, warranty or service claims will not impact your Obligations. The Equipment cannot be moved from the location above without our prior written consent. **STRYKER SALES, LLC (INCLUDING FLEX FINANCIAL, A DIVISION OF STRYKER SALES, LLC) MAKES NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE REGARDING ANY EQUIPMENT. This Agreement will not impair any express warranties or indemnifications or other obligations of Stryker Corporation or any of its subsidiaries to you regarding the Equipment and we hereby assign all of our rights in any Equipment warranties to you.**

4. Assignment: You agree not to transfer, sell, sublease, assign, pledge or encumber the Equipment or any rights under this Agreement without our prior written consent, which consent shall not be unreasonably withheld, and if you do, even with our consent, you will still be fully responsible for all your Obligations. You shall provide us with at least 45 days' prior written notice of any change to your principal place of business, organization or incorporation. You agree that we may, without notice to you, sell, assign, or transfer ("Transfer") this Agreement to a third party (each, an "Assignee"), and each Assignee will have our Transferred rights, but none of our obligations, and such rights **will not be subject to any claims, recoupment, defenses, or setoffs that you may have against us or any supplier** even though an Assignee may continue to bill and collect all of your Obligations in the name of "Flex Financial, a division of Stryker Sales, LLC".

5. Risk of loss, insurance and reimbursement: Effective upon delivery to you and continuing until the Equipment is returned to us in accordance with the terms of this Agreement, you shall bear all risk of Equipment loss or damage. If any such loss or damage occurs you still must satisfy all of your Obligations. You will (i) keep the Equipment insured against all risks of loss or damage for an amount equal to its replacement cost, (ii) list us as the insurance sole loss payee and (iii) give us written proof of the insurance. If you do not provide such insurance, we have the right, without obligation, to obtain such insurance and add an insurance fee (which may include a profit) to the amount due from you. You will obtain and maintain comprehensive public liability insurance naming us as an additional insured with coverages and amounts acceptable to us. To the extent not expressly prohibited by applicable law, you will reimburse and defend us, including each Assignee for and against any losses, injuries, damages, liabilities, expenses, claims or legal proceedings asserted against or incurred by us, including any Assignee, relating to the Equipment and which relate to or arise out of your act or omission or the act or omission of your agents or employees or others (excluding us) with access to the Equipment. The terms of this paragraph will continue after the termination, cancellation or expiration of this Agreement.

6. Taxes: You agree to pay when due, either directly or as reimbursement to us, all taxes (i.e., sales, use and personal property) and charges in connection with ownership and use of the Equipment. We may charge you a processing fee for administering property tax filings. To the extent not expressly prohibited by applicable law, you will indemnify us on an after-tax basis, on demand, against the loss or unavailability of any of our anticipated equipment ownership tax benefits caused by your act or omission.

7. Default remedies: You are in default under this Agreement if: a) you fail to pay a Payment or any other amount when due; or b) you breach any other obligation under this Agreement or any other agreement with us; or c) your principal owner or any guarantor of this Agreement dies; d) you or any guarantor dissolves, ceases to do business as a going concern, becomes insolvent, bankrupt, merges, or is sold; or e) You or any guarantor fails to pay any other material obligation owed to us or any of our affiliates. Upon default, we may: a) declare the entire balance of unpaid Payments for the full Term immediately due and payable; b) sue you for and receive the total amount due plus the Equipment's anticipated end-of-Term fair market value ("FMV") or fixed price purchase option (the "Residual") with future Payments and Residual discounted to the date of default at the lesser of (i) a per annum interest rate equivalent to that of a U.S. Treasury constant maturity obligation (as reported by the U.S. Treasury Department) that would have a repayment term equal to the remaining Term, all as reasonably determined by us; or (ii) 3% per annum, but only to the extent permitted by law; c) charge you interest on all monies due at the rate of 18% per year from the date of default until Agreement #2210135414

Short Form Lease Agreement No. 2210135414

paid; and/or d) require you to immediately return the Equipment to us or we may peaceably repossess it. Upon default, you will also pay all expenses including but not limited to reasonable attorneys fees, legal costs, cost of storage and shipping incurred by us in the enforcement and attempted enforcement of any remedies under this Agreement. Any return or repossession will not be considered an Agreement termination or cancellation. If the Equipment is returned or repossessed we may sell or re-rent the Equipment at terms we determine, at one or more public or private sales, with or without notice to you, and apply the net proceeds (after deducting any related expenses) to your obligations. You remain liable for any deficiency with any excess being retained by us.

8. End of term: You will give us at least 90 days but not more than 180 days written notice (to our address above) before the initial Term (or any renewal term) expiration of your intention to purchase or return the Equipment, whereupon you may: a) purchase all, but not less than all, of the Equipment as indicated above or b) return all of the Equipment in good working condition at your cost how, when and where we direct. Any FMV purchase option amount will be determined by us based on the Equipment's in place value. If you don't notify us, or if you don't a) purchase or b) return the Equipment as provided herein, this Agreement will automatically renew at the same Payment amount for consecutive 60-day periods. If any Software license ("License") included hereunder passes title to you, such title shall automatically, and without further action, hereby vest in us, and you hereby agree to relinquish any subsequent Software title, purchase or use right claim. If, in connection with our Software rights, licensor's consent is required, you will assist us in obtaining such consent. If the \$1.00 Buyout is selected above, the first three sentences of this section 8 shall be void and upon expiration of the Term, you shall pay all amounts owed by you hereunder but unpaid as of such date plus \$1.00 (and any applicable taxes). Any purchase of the Equipment by you pursuant to a purchase option or \$1.00 Buyout shall be "AS IS, WHERE IS" without representation or warranty of any kind from us.

9. Miscellaneous: You acknowledge we have given you the Equipment supplier's name. We hereby notify you that you may have rights under the supplier's contract and may contact the supplier for a description of these rights. This Agreement shall be governed and construed in accordance with the laws of Michigan. You agree (i) to waive any and all rights and remedies granted to you under Uniform Commercial Code Sections 2A-508 through 2A-522, and (ii) that the Equipment will only be used for business purposes and not for personal, family or household use. This Agreement may be executed in counterparts and any facsimile, photographic or other electronic transmission and/or electronic signing of this Agreement by you and when manually countersigned by us or attached to our original signature counterpart and/or in our possession shall constitute the sole original chattel paper as defined in the UCC for all purposes and will be admissible as legal evidence thereof. No security interest in this Agreement can be perfected by possession of any counterpart other than the counterpart bearing our original signature. You agree not to raise as a defense to the enforcement of this Agreement or any related documents hereto the fact that such documents were executed by electronic means. We may inspect the Equipment during the Term. No failure to act shall be deemed a waiver of any rights hereunder. If you fail to pay (within thirty days of invoice date) any freight, sales tax or other amounts related to the Equipment which are not financed hereunder and are billed directly by us to you, such amounts shall be added to the Payments set forth above (plus interest or additional charges thereon) and you authorize us to adjust such Payments accordingly. If you are required to report the components of your payment obligations hereunder to certain state and/or federal agencies or public health coverage programs such as Medicare, Medicaid, SCHIP or others, and such amounts are not adequately disclosed in any attachment hereto, then Stryker Sales, LLC will, upon your written request, provide you with a detailed outline of the components of your payments which may include equipment, software, service and other related components. You acknowledge that you have not received any tax or accounting advice from us. You agree that you shall upon request from us, promptly provide to us a copy of your most recent annual financial statements and any of your other financial information (including interim financial statements) that we may request. You authorize us to share such information with our affiliates, subsidiaries and Assignees. **This Agreement, any schedules hereto, any attachments to this Agreement or any schedules and any express warranties made by Stryker Sales, LLC constitute the entire agreement between the parties hereto regarding the Equipment and its use and possession and supersede all prior agreements and discussions regarding the Equipment and any prior course of conduct. You waive all rights to any indirect, punitive, special or consequential damages in connection with the Equipment or this Agreement. There are no agreements, oral or written, between the parties which are contrary to the terms of this Agreement and such other documents. YOU AGREE THAT THIS IS A NON-CANCELLABLE AGREEMENT AND WAIVE TRIAL BY JURY.**

I CERTIFY THAT I AM AUTHORIZED TO SIGN THIS AGREEMENT FOR CUSTOMER

Customer signature	
Signature:	Date:
Print name:	
Title:	

Accepted by Flex Financial, a division of Stryker Sales, LLC	
Signature:	Date:
Print name:	
Title:	

Exhibit A to Short Form Lease Agreement Number 2210135414

Description of equipment

Customer name: CITY OF WESLACO

Delivery address: 120 E 5TH ST 2ND FLR, WESLACO, Texas 78596

Part I - Equipment/Service Coverage (if applicable)

Model number	Equipment description	Quantity
99577-001957	LP15,EN,SPO2CO,3L/12L,EX,NIBP,CO2,TR,VR,BT,V4	5
41577-000288	LP15 ACCRY SHIPKIT,AHA,S	5
21330-001176	BATTERY PACK-LI-ION	10
11171-000049	RAINBOW DCI ADT REUSABLESENSOR, REF 2696,ROHS	5
11171-000050	RAINBOW DCIP PED REUSABLE SENSOR, REF 2697,ROHS	5
11577-000002	KIT - CARRY BAG, MAIN BAG	5
11220-000028	TOP POUCH	5
11260-000039	KIT - CARRY BAG, REAR POUCH, 3RD EDITION	5

Total equipment: \$168,079.00

Total Amount: \$168,079.00

Customer signature		Accepted by Flex Financial, a division of Stryker Sales, LLC	
Signature:	Date:	Signature:	Date:
Print name:		Print name:	
Title:		Title:	

Insurance Authorization and Verification



Date: October 8, 2021

Short Form Lease Agreement Number 2210135414

To: CITY OF WESLACO ("Customer")
120 E 5TH ST 2ND FLR
WESLACO , Texas 78596

From: Flex Financial, a division of Stryker Sales, LLC ("Creditor")
1901 Romence Road Parkway
Portage, MI 49002

TO THE CUSTOMER: In connection with one or more financing arrangements, Creditor may require proof in the form of this document, executed by both Customer* and Customer's agent, that Customer's insurable interest in the financed property (the "Property") meets the requirements as follows, with coverage including, but not limited to, fire, extended coverage, vandalism, and theft:

Creditor, and its successors and assigns shall be covered as both **ADDITIONAL INSURED** and **LENDER'S LOSS PAYEE** with regard to all equipment financed or acquired for use by policy holder through or from Creditor.

Customer must carry **GENERAL LIABILITY** (and/or, for vehicles, Automobile Liability) in the amount of **no less than \$1,000,000.00** (one million dollars).

Customer must carry **PROPERTY Insurance** (or, for vehicles, Physical Damage Insurance) in an amount **no less than the 'Insurable Value' \$168,079.00** with deductibles **no more than \$10,000.00**.

*PLEASE PROVIDE THE INSURANCE AGENTS INFORMATION REQUESTED BELOW & SIGN WHERE INDICATED

By signing, Customer authorizes the Agent named below: 1) to complete and return this form as indicated; and 2) to endorse the policy and subsequent renewals to reflect the required coverage as outlined above.

Insurance agency:

Agent name:

Address:

Phone/fax:

Email address:

CITY OF WESLACO

Signature:

Date:

Print name:

Title:

*Customer: Creditor will fax the executed form to your insurance agency for endorsement. In Lieu of agent endorsement, Customer's agency may submit insurance certificates demonstrating compliance with all requirements. If fully executed form (or Customer-executed form plus certificates) is not provided within 15 days, we have the right but not the obligation to obtain such insurance at your expense. Should you have any questions please contact Michelle Warren at 269-389-1909.

TO THE AGENT: In lieu of providing a certificate, please execute this form in the space below and promptly fax it to Creditor at 877-204-1332 . This fully endorsed form shall serve as proof that Customer's insurance meets the above requirements.

Agent hereby verifies that the above requirements have been met in regard to the Property listed below.

Agent signature

Signature:

Date:

Print name:

Title:

Carrier name:

Carrier policy number :

Policy expiration date:

Insurable value: \$168,079.00

ATTACHED: PROPERTY DESCRIPTION FOR Short Form Lease Agreement Number 2210135414

See Exhibit A to Short Form Lease Agreement Number 2210135414

TOGETHER WITH ALL REPLACEMENTS, PARTS, REPAIRS, ADDITIONS, ACCESSIONS AND ACCESSORIES INCORPORATED THEREIN OR AFFIXED OR ATTACHED THERETO AND ANY AND ALL PROCEEDS OF THE FOREGOING, INCLUDING, WITHOUT LIMITATION, INSURANCE RECOVERIES.

Agreement #: 2210135414

State and Local Government Customer Rider

This State and Local Government Customer Rider (the "Rider") is an addition to and hereby made a part of **Short Form Lease Agreement Number 2210135414** (the "**Agreement**") between **Flex Financial**, a division of Stryker Sales, LLC ("**Owner**") and **CITY OF WESLACO** ("**Customer**") to be executed simultaneously herewith and to which this Rider is attached. Capitalized terms used but not defined in this Rider shall have the respective meanings provided in the Agreement. Owner and Customer agree as follows:

1. Customer represents and warrants to Owner that as of the date of, and throughout the Term of, the Agreement: (a) Customer is a political subdivision of the state or commonwealth in which it is located and is organized and existing under the constitution and laws of such state or commonwealth; (b) Customer has complied, and will comply, fully with all applicable laws, rules, ordinances, and regulations governing open meetings, public bidding and appropriations required in connection with the Agreement, the performance of its obligations under the Agreement and the acquisition and use of the Equipment; (c) The person(s) signing the Agreement and any other documents required to be delivered in connection with the Agreement (collectively, the "**Documents**") have the authority to do so, are acting with the full authorization of Customer's governing body, and hold the offices indicated below their signatures, each of which are genuine; (d) The Documents are and will remain valid, legal and binding agreements, and are and will remain enforceable against Customer in accordance with their terms; and (e) The Equipment is essential to the immediate performance of a governmental or proprietary function by Customer within the scope of its authority and will be used during the Term of the Agreement only by Customer and only to perform such function. Customer further represents and warrants to Owner that, as of the date each item of Equipment becomes subject to the Agreement and any applicable schedule, it has funds available to pay all Agreement payments payable thereunder until the end of Customer's then current fiscal year, and, in this regard and upon Owner's request, Customer shall deliver in a form acceptable to Owner a resolution enacted by Customer's governing body, authorizing the appropriation of funds for the payment of Customer's obligations under the Agreement during Customer's then current fiscal year.
2. To the extent permitted by applicable law, Customer agrees to take all necessary and timely action during the Agreement Term to obtain and maintain funds appropriations sufficient to satisfy its payment obligations under the Agreement (the "**Obligations**"), including, without limitation, providing for the Obligations in each budget submitted to obtain applicable appropriations, causing approval of such budget, and exhausting all available reviews and appeals if an appropriation sufficient to satisfy the Obligations is not made.
3. Notwithstanding anything to the contrary provided in the Agreement, if Customer does not appropriate funds sufficient to make all payments due during any fiscal year under the Agreement and Customer does not otherwise have funds available to lawfully pay the Agreement payments (a "**Non-Appropriation Event**"), and provided Customer is not in default of any of Customer's obligations under such Agreement as of the effective date of such termination, Customer may terminate such Agreement effective as of the end of Customer's last funded fiscal year ("**Termination Date**") without liability for future monthly charges or the early termination charge under such Agreement, if any, by giving at least 60 days' prior written notice of termination ("**Termination Notice**") to Owner.
4. If Customer terminates the Agreement prior to the expiration of the end of the Agreement's initial (primary) term, or any extension or renewal thereof, as permitted under Section 3 above, Customer shall (i) on or before the Termination Date, at its expense, pack and insure the related Equipment and send it freight prepaid to a location designated by Owner in the contiguous 48 states of the United States and all Equipment upon its return to Owner shall be in the same condition and appearance as when delivered to Customer, excepting only reasonable wear and tear from proper use and all such Equipment shall be eligible for manufacturer's maintenance, (ii) provide in the Termination Notice a certification of a responsible official that a Non-Appropriation Event has occurred, (iii) deliver to Owner, upon request by Owner, an opinion of Customer's counsel (addressed to Owner) verifying that the Non-Appropriation Event as set forth in the Termination Notice has occurred, and (iv) pay Owner all sums payable to Owner under the Agreement up to and including the Termination Date.
5. Any provisions in this Rider that are in conflict with any applicable statute, law or rule shall be deemed omitted, modified or altered to the extent required to conform thereto, but the remaining provisions hereof shall remain enforceable as written.

Customer signature	
Signature:	Date:
Print name:	
Title:	

Accepted by Flex Financial, a division of Stryker Sales, LLC	
Signature:	Date:
Print name:	
Title:	

State and Local Government Customer Rider

This State and Local Government Customer Rider (the "Rider") is an addition to and hereby made a part of **Short Form Lease Agreement Number 2210135414** (the "Agreement") between **Flex Financial**, a division of Stryker Sales, LLC ("Owner") and **CITY OF WESLACO** ("Customer") to be executed simultaneously herewith and to which this Rider is attached. Capitalized terms used but not defined in this Rider shall have the respective meanings provided in the Agreement. Owner and Customer agree as follows:

1. Customer represents and warrants to Owner that as of the date of, and throughout the Term of, the Agreement: (a) Customer is a political subdivision of the state or commonwealth in which it is located and is organized and existing under the constitution and laws of such state or commonwealth; (b) Customer has complied, and will comply, fully with all applicable laws, rules, ordinances, and regulations governing open meetings, public bidding and appropriations required in connection with the Agreement, the performance of its obligations under the Agreement and the acquisition and use of the Equipment; (c) The person(s) signing the Agreement and any other documents required to be delivered in connection with the Agreement (collectively, the "Documents") have the authority to do so, are acting with the full authorization of Customer's governing body, and hold the offices indicated below their signatures, each of which are genuine; (d) The Documents are and will remain valid, legal and binding agreements, and are and will remain enforceable against Customer in accordance with their terms; and (e) The Equipment is essential to the immediate performance of a governmental or proprietary function by Customer within the scope of its authority and will be used during the Term of the Agreement only by Customer and only to perform such function. Customer further represents and warrants to Owner that, as of the date each item of Equipment becomes subject to the Agreement and any applicable schedule, it has funds available to pay all Agreement payments payable thereunder until the end of Customer's then current fiscal year, and, in this regard and upon Owner's request, Customer shall deliver in a form acceptable to Owner a resolution enacted by Customer's governing body, authorizing the appropriation of funds for the payment of Customer's obligations under the Agreement during Customer's then current fiscal year.
2. To the extent permitted by applicable law, Customer agrees to take all necessary and timely action during the Agreement Term to obtain and maintain funds appropriations sufficient to satisfy its payment obligations under the Agreement (the "Obligations"), including, without limitation, providing for the Obligations in each budget submitted to obtain applicable appropriations, causing approval of such budget, and exhausting all available reviews and appeals if an appropriation sufficient to satisfy the Obligations is not made.
3. Notwithstanding anything to the contrary provided in the Agreement, if Customer does not appropriate funds sufficient to make all payments due during any fiscal year under the Agreement and Customer does not otherwise have funds available to lawfully pay the Agreement payments (a "Non-Appropriation Event"), and provided Customer is not in default of any of Customer's obligations under such Agreement as of the effective date of such termination, Customer may terminate such Agreement effective as of the end of Customer's last funded fiscal year ("Termination Date") without liability for future monthly charges or the early termination charge under such Agreement, if any, by giving at least 60 days' prior written notice of termination ("Termination Notice") to Owner.
4. If Customer terminates the Agreement prior to the expiration of the end of the Agreement's initial (primary) term, or any extension or renewal thereof, as permitted under Section 3 above, Customer shall (i) on or before the Termination Date, at its expense, pack and insure the related Equipment and send it freight prepaid to a location designated by Owner in the contiguous 48 states of the United States and all Equipment upon its return to Owner shall be in the same condition and appearance as when delivered to Customer, excepting only reasonable wear and tear from proper use and all such Equipment shall be eligible for manufacturer's maintenance, (ii) provide in the Termination Notice a certification of a responsible official that a Non-Appropriation Event has occurred, (iii) deliver to Owner, upon request by Owner, an opinion of Customer's counsel (addressed to Owner) verifying that the Non-Appropriation Event as set forth in the Termination Notice has occurred, and (iv) pay Owner all sums payable to Owner under the Agreement up to and including the Termination Date.
5. Any provisions in this Rider that are in conflict with any applicable statute, law or rule shall be deemed omitted, modified or altered to the extent required to conform thereto, but the remaining provisions hereof shall remain enforceable as written.

Customer signature	
Signature: 	Date: 10-14-21
Print name: Juan E. Gonzalez	
Title: City Attorney	

Accepted by Flex Financial, a division of Stryker Sales, LLC	
Signature:	Date:
Print name:	
Title:	



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4912	
From:			
Subject: Discussion and consideration on the purchase of a data storage network server for the city's library department with ARPA Funds in the amount of \$41,500.65 through vendor Insight Public Sector with Texas DIR contract # DIR-TSO-3763 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Information Technology Department.)			
Background: This appliance will replace an existing server that has reached end-of-life/end-of-support and is a critical device to keep the city's library data stable and functional			
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):			
J. Martin Vela J. Martin Vela ANDREW MUNOZ		Created	
City Manager Comments: Approve.			
Staff Recommendation: The Information Technology staff is recommending the vendor Insight Public Sector for this project.			
Attachments, if any: memo, Network Diagram_v2, Insight Quote, SHI Quote-21138571, SCW QUOTE_v2, DELL QUOTE			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Andrew Munoz, Interim City Manager

To: Mayor and City Commission

From: J. Martin Vela, Information Technology Department

Re: Discussion and consideration of approval to purchase a city's library data storage server.

Date: December 1st. 2021

We are requesting that you consider approval for the purchase a data network storage server for the city's library. This appliance will replace an existing server that has reached end-of-life/end-of-support and is a critical device to keep the city's library data stable and functional. The existing data storage server disk space is reaching its maximum capacity.

Attached you can find a proposal from vendor Insight Public Sector. The proposal includes a data storage server unit, accessories, migration of existing data to new appliance and software licenses to backup data to the cloud. The data storage server comes with three years of maintenance/support.

Information Technology staff recommends the vendor Insight Public Sector with Texas DIR contract DIR-TSO-3763 for this project.

DATA STORAGE SERVER FOR CITY LIBRARY

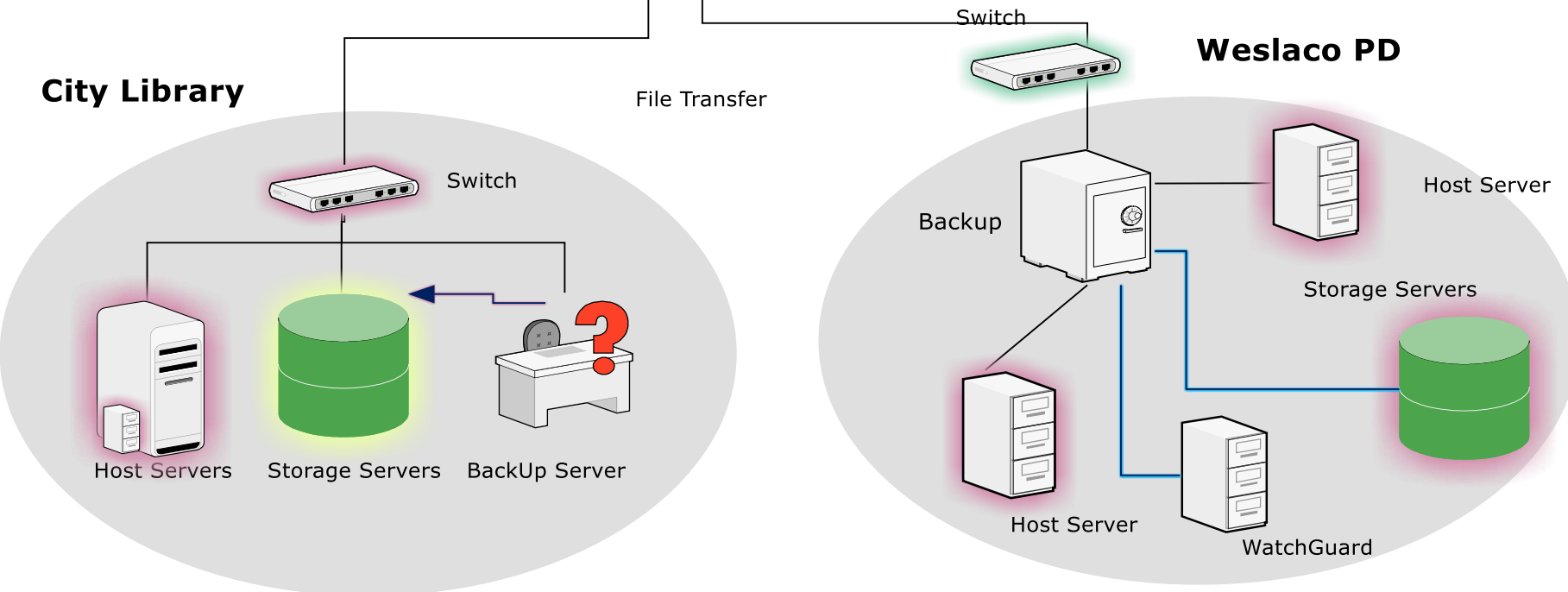
Vendor	DIR CONTRACT	PRICE	
INSIGHT PUBLIC SECTOR	DIR-TSO-3763	\$	41,500.65
SHI GOVERNMENT SOLUTIONS	DIR-TSO-3763	\$	44,662.00
DELL TECHNOLOGIES	TX DIR-TSO-3763	\$	46,734.96
SOUTHERN COMPUTER WAREHOUSE	TIPS_200105	\$	39,863.18
		INSTALLATION NOT INCLUDED	

Please contact me with questions or concerns

J. Martin Vela
Information Technology Director, City of Weslaco
Phone: 956.968.6253
Email: jvela@weslacotx.gov

Network Diagram BackUP to the Cloud

Already Purchased - FY
Will Purchased - Next FY
Requesting Approval - FY



Insight Public Sector
6820 South Harl Avenue
Tempe, AZ 85283

Sales Rep : Darak Weaver
Phone: (956) 465-8080
darak.weaver@insight.com

Design Associate: Pleshette Gales
Phone: 800-688-8695 Ext. 6829
pleshette.gales@insight.com



Sales Quote# and Date: 052921COW

Buyer: City of Weslaco
Name: Martin Vela
Phone:
Email:

DIR-TSO-3763

Part Number	Description	List Price	Discount %	Unit Price	Quantity	Extended Price
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Library Unity

\$33,820.65

210-ASKK	Unity 380 DPE 25 x 2.5 Dell FLD RCK				1	
528-CNRZ	File Level Retention=IC				1	
528-CNSB	Unity ISCSI=IC				1	
528-CNSC	Unity NFS=IC				1	
528-CNSD	File System Events Publishing=IC				1	
528-CNSE	Unity D@RE=IC				1	
528-CNSF	Unity VASA/VVols=IC				1	
528-CNSG	Unity FAST Cache=IC				1	
528-CNSH	Unity Replication=IC				1	
528-CNSI	Unity Quality of service=IC				1	
528-CNSJ	Unity ESA Adapter=IC				1	
528-CNSK	Inline Compression=IC				1	
528-CNSL	Unity EMC Proactive Assist=IC				1	
528-CNSM	Cloud Tiering				1	
528-CNSN	Unity Local Copies				1	
528-CNSO	Unity Fibre Channel=IC				1	
528-CNSP	Unity FAST VP=IC				1	
528-CNSQ	Unity Antivirus=IC				1	
528-CNSR	Unity Unisphere Central=IC				1	
528-CNSS	Operating System V4.0=IC				1	
528-CNST	Unity CIFS=IC				1	
528-CNSU	Unity Thin provisioning=IC				1	
528-CNSV	Unity Unisphere=IC				1	
528-CNSW	IP Multi-Tenancy=IC				1	
400-BGCL	Unity SYSPACK 4X1.8TGB 10K SAS 25X2.5				1	
406-BBNC	Unity CNA 4x10GbE OPT SFPs				1	
343-BBMP	Unity 380 DPE Install Kit				1	
379-BDPD	ISG Product (info)				1	
826-5398	Dell Hardware Limited Warranty Initial Year				1	
826-5407	ProSupport: Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch 1 Year				1	
826-5408	ProSupport: Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch 2 Years Extended				1	
826-5412	ProSupport Mission Critical 7x24 HW Tech Support and Assistance 3 Years				1	
955-9041	Dell Hardware Limited Warranty Plus On Site Service Extended Year				1	
989-3439	Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355				1	
826-9746	ProSupport Mission Critical, Software Support				1	
900-9997	Maintenance 3 Years				1	
400-BFXU	On-Site Installation Declined				1	
400-BFXO	D4 800GB SAS FLASH 25X2.5 SSD				6	
565-BBID	Unity 1.8TB 10K SAS 25X2.5 DRIVE				12	
450-AILB	UNITY 2X4 PORT IO 10GBASET				1	
826-9501	C13 Power Cord Pair NEMA5-15P plugs 2Mtr				1	
826-9543	ProSupport: Mission Critical 4-Hour 7x24 On-Site Hard Disk Drive Add-On, 3 Years				16	
	ProSupport: Mission Critical 4-Hour 7x24 On-Site Low Capacity SSD Add-On, 3 Years				6	

AppSync Basic - Hybrid DS - AMER

210-ASOF	AppSync Unity Hybrid				1	
658-BEIW	AppSync Bsc for Unity 300/380=IC				1	

825-0196	ProDeploy Dell EMC AppSync	1
825-0197	ProDeploy Dell EMC AppSync Deployment Verification	1
827-0391	ProSupport Mission Critical, AppSync, Hybrid, Basic, Software Support/Maintenance 3 Years	1
626-BBBG	Storage Software Info	1
929-3709	Thank you for Your Order	1
935-6720	Thank you for Your Order	1

**Dell EMC RecoverPoint for Unity XT Hybrid NVI -
AMER**

210-ATUR	RecoverPoint for Unity XT Hybrid	1
528-COYI	RP BASIC REM FOR UNITY =IC	1
528-COYJ	RP BASIC LOC FOR UNITY =IC	1
900-9997	On-Site Installation Declined	1
825-7279	ProSupport Mission Critical, RecoverPoint Basic - Hybrid, Software Support/Maintenance, 3 Years	1
626-BBBG	Storage Software Info	1
929-3709	Thank you for Your Order	1
935-6720	Thank you for Your Order	1

Install, Configure, and Deploy Data Center Stack	\$7,680.00
Architect Hours - Design and Configuration	

TOTAL	\$41,500.65
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Pricing Proposal
Quotation #: 21138571
Created On: 10/15/2021
Valid Until: 10/29/2021

City of Weslaco TX

Martin Vela

TX
United States
Phone:
Fax:
Email: jvela@weslacotx.gov

Senior Inside Account Manager

Jeff Rosen

3828 Pecana Trail
Austin, TX 78749
Phone: 800-870-6079 ext 8686150
Fax: (512)732-0232
Email: Jeff_Rosen@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	UNITY 380 DPE 25 X 2.5 DELL FLD RCK Dell - Part#: 210-ASKK Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$4,744.00	\$4,744.00
2	FILE LEVEL RETENTION=IC Dell - Part#: 528-CNRZ Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
3	UNITY ISCSI=IC Dell - Part#: 528-CNSB Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
4	UNITY NFS=IC Dell - Part#: 528-CNSC Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
5	FILE SYSTEM EVENTS PUBLISHING=IC Dell - Part#: 528-CNSD Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
6	UNITY D@RE=IC Dell - Part#: 528-CNSE Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00

7	UNITY VASA/VVOLS=IC Dell - Part#: 528-CNSF Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
8	UNITY FAST CACHE=IC Dell - Part#: 528-CNSG Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
9	UNITY REPLICATION=IC Dell - Part#: 528-CNSH Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
10	UNITY QUALITY OF SERVICE=IC Dell - Part#: 528-CNSI Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
11	UNITY ESA ADAPTER=IC Dell - Part#: 528-CNSJ Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
12	INLINE COMPRESSION=IC Dell - Part#: 528-CNSK Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
13	UNITY EMC PROACTIVE ASSIST=IC Dell - Part#: 528-CNSL Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
14	CLOUD TIERING Dell - Part#: 528-CNSM Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
15	UNITY LOCAL COPIES Dell - Part#: 528-CNSN Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
16	UNITY FIBRE CHANNEL=IC Dell - Part#: 528-CNSO Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
17	UNITY FAST VP=IC	1	\$0.00	\$0.00

Dell - Part#: 528-CNSP
Contract Name: Dell
Contract #: DIR-TSO-3763
Subcontract #: C000000181141

18	UNITY ANTIVIRUS=IC Dell - Part#: 528-CNSQ Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
19	UNITY UNISPHERE CENTRAL=IC Dell - Part#: 528-CNSR Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
20	OPERATING SYSTEM V4.0=IC Dell - Part#: 528-CNSS Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
21	UNITY CIFS=IC Dell - Part#: 528-CNST Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
22	UNITY THIN PROVISIONING=IC Dell - Part#: 528-CNSU Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
23	UNITY UNISPHERE=IC Dell - Part#: 528-CNSV Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
24	IP MULTI-TENANCY=IC Dell - Part#: 528-CNSW Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
25	UNITY SYSPACK 4X1.8TGB 10K SAS 25X2.5 Dell - Part#: 400-BGCL Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$2,309.00	\$2,309.00
26	D4 800GB SAS FLASH 25X2.5 SSD Dell - Part#: 400-BFXU Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	6	\$1,555.00	\$9,330.00
27	UNITY 1.8TB 10K SAS 25X2.5 DRIVE Dell - Part#: 400-BFXO	12	\$578.00	\$6,936.00

Contract Name: Dell
Contract #: DIR-TSO-3763
Subcontract #: C000000181141

28	UNITY CNA 4X10GBE OPT SFPS Dell - Part#: 406-BBNC Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
29	UNITY 2X4 PORT IO 10GBASET Dell - Part#: 565-BBID Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$1,008.00	\$1,008.00
30	C13 POWER CORD PAIR NEMA5-15P PLUGS 2MTR Dell - Part#: 450-AILB Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
31	UNITY 380 DPE INSTALL KIT Dell - Part#: 343-BBMP Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$129.00	\$129.00
32	ISG PRODUCT (INFO) Dell - Part#: 379-BDPD Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
33	DELL HARDWARE LIMITED WARRANTY INITIAL YEAR Dell - Part#: 826-5398 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$24.00	\$24.00
34	PROSUPPORT: MISSION CRITICAL 4-HOUR 7X24 ON-SITE SERVICE WITH EMERGENCY DISPATCH 1 YEAR Dell - Part#: 826-5407 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$31.00	\$31.00
35	PROSUPPORT: MISSION CRITICAL 4-HOUR 7X24 ON-SITE SERVICE WITH EMERGENCY DISPATCH 2 YEARS EXTENDED Dell - Part#: 826-5408 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$349.00	\$349.00
36	PROSUPPORT MISSION CRITICAL 7X24 HW TECH SUPPORT AND ASSISTANCE 3 YEARS Dell - Part#: 826-5412 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$1,339.00	\$1,339.00

37	DELL HARDWARE LIMITED WARRANTY PLUS ON SITE SERVICE EXTENDED Dell - Part#: 955-9041 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
38	Dell ProSupport Dell - Part#: 989-3439 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
39	PROSUPPORT: MISSION CRITICAL 4-HOUR 7X24 ON-SITE HARD DISK DRIVE ADD-ON, 3 YEARS Dell - Part#: 826-9501 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	16	\$295.00	\$4,720.00
40	PROSUPPORT: MISSION CRITICAL 4-HOUR 7X24 ON-SITE LOW CAPACITY SSD ADD-ON, 3 YEARS Dell - Part#: 826-9543 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	6	\$696.00	\$4,176.00
41	PROSUPPORT MISSION CRITICAL, SOFTWARE SUPPORT MAINTENANCE 3 YEARS Dell - Part#: 826-9746 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
42	PRODEPLOY FOR UNITY X80 DPE HYBRID AND ALL FLASH Dell - Part#: 825-0177 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$3,633.00	\$3,633.00
43	PRODEPLOY FOR UNITY X80 DPE HYBRID AND ALL FLASH DEPLOYMENT VERIFICATION Dell - Part#: 825-0178 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$574.00	\$574.00
44	US Order Dell - Part#: 332-1286 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
45	APPSYNC UNITY HYBRID Dell - Part#: 210-ASOF Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
46	APPSYNC BSC FOR UNITY 300/380=IC Dell - Part#: 658-BEIW Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00

47	PRODEPLOY DELL EMC APPSYNC - REMOTE Dell - Part#: 825-0196 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$5,104.00	\$5,104.00
48	PRODEPLOY DELL EMC APPSYNC DEPLOYMENT VERIFICATION - REMOTE Dell - Part#: 825-0197 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$256.00	\$256.00
49	PROSUPPORT MISSION CRITICAL, APPSYNC, HYBRID, BASIC, SOFTWARE SUPPORT/MAINTENANCE 3 YEARS Dell - Part#: 827-0391 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
50	STORAGE SOFTWARE INFO Dell - Part#: 626-BBBG Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
51	THANK YOU FOR YOUR ORDER Dell - Part#: 929-3709 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
52	THANK YOU FOR YOUR ORDER Dell - Part#: 935-6720 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
53	RECOVERPOINT FOR UNITY XT HYBRID Dell - Part#: 210-ATUR Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
54	RP BASIC REM FOR UNITY =IC Dell - Part#: 528-COYI Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
55	RP BASIC LOC FOR UNITY =IC Dell - Part#: 528-COYJ Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
56	On-Site Installation Declined Dell - Part#: 900-9997 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00

57	PROSUPPORT MISSION CRITICAL, RECOVERPOINT BASIC - HYBRID, SOFTWARE SUPPORT/MAINTENANCE, 3 YEARS Dell - Part#: 825-7279 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
58	STORAGE SOFTWARE INFO Dell - Part#: 626-BBBG Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
59	THANK YOU FOR YOUR ORDER Dell - Part#: 929-3709 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
60	THANK YOU FOR YOUR ORDER Dell - Part#: 935-6720 Contract Name: Dell Contract #: DIR-TSO-3763 Subcontract #: C000000181141	1	\$0.00	\$0.00
			Subtotal	\$44,662.00
			Shipping	\$0.00
			Total	\$44,662.00

Additional Comments

Thank you for choosing SHI-GS! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address, Quote Number, and applicable Contract Number when submitting a Purchase Order. SHI Government Solutions, Inc. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3695478; DUNS# 14-724-3096

Please note, if Emergency Connectivity Funds (ECF) will be used to pay for all or part of this quote, please let us know as we will need to ensure compliance with the funding program.

Hardware items on this quote may be updated to reflect changes due to industry wide constraints and fluctuations.

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.



Southern Computer Warehouse
1395 S. Marietta Parkway
Building 300
Marietta, Georgia 30067
United States
<http://www.scw.com>
(P) 877-GOTOSCW
(F) 770.579.8937

Quote (Open)

Date

Nov 11, 2021 10:18 AM EST

Modified Date

Nov 11, 2021 10:45 AM EST

Quote

1691394 - rev 1 of 1

Description

Dell EMC Unity XT 380

SalesRep

Reardon, Josh
(P) 770-579-8927 ext. 291

Customer Contact

Vela, Martin
(P) 956-968-6253
jvela@weslacotx.gov

Customer
City of Weslaco TX (CO7397)
Vela, Martin
255 S Kansas
Weslaco, TX 78596
United States
(P) 956-968-6253

Bill To
City of Weslaco TX
Payable, Accounts
255 S Kansas
Weslaco, TX 78596
United States
(P) 956-968-6253

Ship To
City of Weslaco TX
REF, PO
255 S Kansas

Weslaco, TX 78596
United States

Customer PO:	Terms: Undefined	Ship Via: GROUND
Special Instructions:		Carrier Account #:

#	Description	Part #	Qty	Unit Price	Total
1	Dell - Dell EMC Unity XT 380	DEL-210-ASKK-3000104774913.1-CTO	1	\$33,035.85	\$33,035.85
2	Dell - Dell EMC AppSync Software for Hybrid Arrays	DEL-210-ASOF-3000104774913.1-CTO	1	\$6,827.31	\$6,827.31
3	Dell - Dell EMC RecoverPoint for Unity XT Hybrid	DEL-210-ATUR-3000104774913.1-CTO	1	\$0.02	\$0.02

TIPS_200105 Technology Solutions Products and Services
Pricing and availability are subject to change

Non-returnable, please allow lead time.

Please allow lead time.

Subtotal:	\$39,863.18
Tax (.0000%):	\$0.00
Shipping:	\$0.00
Total:	\$39,863.18

Quote valid for 30 days unless formal bid provides different term. Promotional pricing is valid only during term of promotion and while supplies last.

All returns must be authorized and clearly marked with a valid RMA number. RMA's are subject to restock fees when applicable.

These prices may not include applicable taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above.

Please note that expedited shipping charges are estimated, and could decrease or increase when invoiced.

All prices are subject to change without notice. Supply subject to availability.



Josh Reardon <josh.reardon@scw.com>

To J. Martin Vela

You replied to this message on 11/11/2021 11:45 AM.



1691394 City Weslaco TX.pdf
102 KB



1691364 City Weslaco TX Specs.xlsx
34 KB

Quote attached, apologies for the delay.

Notes:

Config 1 Unity 380 – No onsite installation? -Unknown.

812-4019	ProDeploy Plus Training Credits 800 Redeem at education.dellemc.com Expires 1Yr from Order Date
825-0160	Prodeploy Plus for Unity X80 DPE Hybrid and All Flash
825-0161	Prodeploy Plus for Unity X80 DPE Hybrid and All Flash Deployment Verification
844-3659	Education Services-Dell EMC Unity XT Implementation and Administration Classroom Trng Expire1YR
844-7852	Education Services - Dell EMC Proven Professional Exam Voucher Expire1YR

Not included in quote/config:

Install, Configure, and Deploy Data Center Stack
Architect Hours - Design and Configuration



A quote for your consideration

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your [Premier page](#), or, if you do not have Premier, use this [Quote to Order](#).

Quote No.	3000106163822.1	Sales Rep	Marisela Hermosillo
Total	\$46,734.96	Phone	(800) 456-3355, 6179279
Customer #	87953558	Email	Marisela_Hermosillo@Dell.com
Quoted On	Nov. 23, 2021	Billing To	PURCHASING DIV
Expires by	Dec. 23, 2021		CITY OF WESLACO
Contract Name	Texas Department of Information Resources (TX DIR)		255 S KANSAS WESLACO, TX 78596
Contract Code	C000000006841		
Customer Agreement #	TX DIR-TSO-3763		
Solution ID	15269941		

Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you're ready to place an order. Thank you for shopping with Dell!

Regards,
Marisela Hermosillo

Shipping Group

Shipping To	Shipping Method	Install At
PURCHASING DIV CITY OF WESLACO 255 S KANSAS WESLACO, TX 78596-6158 (956) 968-3181	Standard Delivery	MARTIN VELA CITY OF WESLACO 255 S KANSAS AVE WESLACO, TX 78596-6285 (956) 968-6253

Solution Name:

Weslaco TX Unity 380 Hybrid (1)

Product	Unit Price	Quantity	Subtotal
Unity 380 Hybrid DPE DS - AMER	\$46,734.95	1	\$46,734.95
AppSync Basic - Hybrid DS - AMER	\$0.00	1	\$0.00
Dell EMC RecoverPoint for Unity XT Hybrid NVI - AMER	\$0.00	1	\$0.00

Dell EMC Storage M&R for Unity XT NVI - AMER	\$0.01	1	\$0.01
	Subtotal:		\$46,734.96
	Shipping:		\$0.00
	Environmental Fee:		\$0.00
	Non-Taxable Amount:		\$46,734.96
	Taxable Amount:		\$0.00
	Estimated Tax:		\$0.00
	Total:		\$46,734.96

Shipping Group Details

Shipping To

PURCHASING DIV
CITY OF WESLACO
255 S KANSAS
WESLACO, TX 78596-6158
(956) 968-3181

Shipping Method

Standard Delivery

Install At

MARTIN VELA
CITY OF WESLACO
255 S KANSAS AVE
WESLACO, TX 78596-6285
(956) 968-6253

Solution Name:

Weslaco TX Unity 380 Hybrid (1)

		Quantity		Subtotal
Unity 380 Hybrid DPE DS - AMER				
Estimated delivery if purchased today:				
Dec. 17, 2021				
Contract # C000000006841				
Customer Agreement # TX DIR-TSO-3763				
Description	SKU	Unit Price	Quantity	Subtotal
Unity 380 DPE 25 x 2.5 Dell FLD RCK LL	210-ASNO	-	1	-
File Level Retention=IC	528-CNRZ	-	1	-
Unity ISCSI=IC	528-CNSB	-	1	-
Unity NFS=IC	528-CNSC	-	1	-
File System Events Publishing=IC	528-CNSD	-	1	-
Unity D@RE=IC	528-CNSE	-	1	-
Unity VASA/vVols=IC	528-CNSF	-	1	-
Unity FAST Cache=IC	528-CNSG	-	1	-
Unity Replication=IC	528-CNSH	-	1	-
Unity Quality of service=IC	528-CNSI	-	1	-
Unity ESA Adapter=IC	528-CNSJ	-	1	-
Inline Compression=IC	528-CNSK	-	1	-
Unity EMC Proactive Assist=IC	528-CNSL	-	1	-
Cloud Tiering	528-CNSM	-	1	-
Unity Local Copies	528-CNSN	-	1	-
Unity Fibre Channel=IC	528-CNSO	-	1	-
Unity FAST VP=IC	528-CNSP	-	1	-
Unity Antivirus=IC	528-CNSQ	-	1	-
Unity Unisphere Central=IC	528-CNSR	-	1	-
Operating System V4.0=IC	528-CNSS	-	1	-
Unity CIFS=IC	528-CNST	-	1	-
Unity Thin provisioning=IC	528-CNSU	-	1	-
Unity Unisphere=IC	528-CNSV	-	1	-
IP Multi-Tenancy=IC	528-CNSW	-	1	-
Unity SYSPACK 4X1.8TGB 10K SAS 25X2.5	400-BGCL	-	1	-
Unity CNA 4x10GbE OPT SFPs	406-BBNC	-	1	-
Unity 380 DPE Install Kit	343-BBMP	-	1	-

ISG Product (info)	379-BDPD	-	1	-
Dell Hardware Limited Warranty Initial Year	826-5398	-	1	-
ProSupport: Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch 1 Year	826-5407	-	1	-
ProSupport: Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch 2 Years Extended	826-5408	-	1	-
ProSupport Mission Critical 7x24 HW Tech Support and Assistance 3 Years	826-5412	-	1	-
Dell Hardware Limited Warranty Plus On Site Service Extended Year	955-9041	-	1	-
Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355	989-3439	-	1	-
ProSupport Mission Critical, Software Support Maintenance 3 Years	826-9746	-	1	-
Certified Deployment Partner T1 or Distributors	825-8623	-	1	-
US Order	332-1286	-	1	-
D4 800GB SAS FLASH 25X2.5 SSD	400-BFXU	-	6	-
Unity 1.8TB 10K SAS 25X2.5 DRIVE	400-BFXO	-	12	-
C13 Power Cord Pair NEMA5-15P plugs 2Mtr	450-AILB	-	1	-
ProSupport: Mission Critical 4-Hour 7x24 On-Site Hard Disk Drive Add-On, 3 Years	826-9501	-	16	-
ProSupport: Mission Critical 4-Hour 7x24 On-Site Low Capacity SSD Add-On, 3 Years	826-9543	-	6	-

	Quantity	Subtotal
AppSync Basic - Hybrid DS - AMER	\$0.00	\$0.00

Estimated delivery if purchased today:

Dec. 10, 2021

Contract # C000000006841

Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
AppSync Unity Hybrid	210-ASOF	-	1	-
AppSync Bsc for Unity 300/380=IC	658-BEIW	-	1	-
On-Site Installation Declined	900-9997	-	1	-
ProSupport Mission Critical, AppSync, Hybrid, Basic, Software Support/Maintenance 3 Years	827-0391	-	1	-
Storage Software Info	626-BBBG	-	1	-
Thank you for Your Order	929-3709	-	1	-
Thank you for Your Order	935-6720	-	1	-

	Quantity	Subtotal
Dell EMC RecoverPoint for Unity XT Hybrid NVI - AMER	\$0.00	\$0.00

Estimated delivery if purchased today:

Dec. 10, 2021

Contract # C000000006841

Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
RecoverPoint for Unity XT Hybrid	210-ATUR	-	1	-
RP BASIC REM FOR UNITY =IC	528-COYI	-	1	-
RP BASIC LOC FOR UNITY =IC	528-COYJ	-	1	-
On-Site Installation Declined	900-9997	-	1	-
ProSupport Mission Critical, RecoverPoint Basic - Hybrid, Software Support/Maintenance, 3 Years	825-7279	-	1	-

Storage Software Info	626-BBBG	-	1	-
Thank you for Your Order	929-3709	-	1	-
Thank you for Your Order	935-6720	-	1	-
			Quantity	Subtotal
Dell EMC Storage M&R for Unity XT NVI - AMER		\$0.01	1	\$0.01

Estimated delivery if purchased today:
Dec. 10, 2021
Contract # C000000006841
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
Storage M&R for Unity XT	210-ATUP	-	1	-
Storage M&R for Unity XT =IC	528-BTYG	-	1	-
ProSupport Mission Critical, Storage Monitoring/Reporting, Software Support/Maintenance 3 Years	825-6775	-	1	-
On-Site Installation Declined	900-9997	-	1	-
Thank you for Your Order	929-3709	-	1	-
Thank you for Your Order	935-6720	-	1	-
Storage Software Info	626-BBBG	-	1	-

Subtotal:	\$46,734.96
Shipping:	\$0.00
Environmental Fee:	\$0.00
Estimated Tax:	\$0.00
Total:	\$46,734.96

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All product, pricing and other information is based on the latest information available and is subject to change. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dell.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringsspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4884	
From:			
Subject: Discussion and consideration to accept the 2021 FY21 COPS Office Hiring Program Solicitation award in the amount of \$500,000 with a 25% match over 36 months to advance the practice of community policing through the hire or rehire of additional career law enforcement officers and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)			
Background: The purpose of the COPS Hiring Grant is to advance the practice of community policing through the hire or rehire of additional carer law enforcement officers to increase the jurisdiction's community policing capacity to prevent and disrupt crime and violence. .			
Funding Source (budget code, if applicable): 16.710 FY21 COPS Hiring Program			
Amount: \$500,000	Term of Impact: 48	Identified in Current Budget: No	
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):			
ROBERT LOPEZ ROBERT LOPEZ ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Recommend Approval			
Attachments, if any:			
Responsibilities upon Approval: Finance is responsible for FFRs.			



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4885	
From:			
Subject: Discussion and consideration to award lowest bid for two (2) New 4x4 Backhoe loaders to Sourcewell vendor Doggett Heavy Machinery Services for an amount not to exceed \$215,000 from the Capital Outlay Improvements Water/Wastewater Funds and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: Water and Waste Water division were budget a backhoe for each division in this years budget. With price increase we are over budget by about \$3,000 for both units.			
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):			
David Arce Pete Garcia ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Approval			
Attachments, if any: PURCHASE 2 BACKHOES PW MEMO , JD BACKHOE SOURCEWELL \$107,501.58, JD BACKHOE BUYBOARD \$112,914.39, 420 Cab CAT Sourcewell \$113,680, 420 Cab CAT Buyboard \$116,000			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

Date: December 14, 2021
To: City Commission
From: David Arce, Deputy Public Works Director
Subject: PURCHASE OF 2 BACKHOES
Cc: Andrew Muñoz, Interim City Manager
Vidal Roman, Finance Director

We received 4 cooperative purchasing quotes for the 2 backhoe loaders for water and Water collections. Public Works Department is requesting approval to purchase of a 2 new backhoe from Doggett Heavy Machinery in the amount of \$107,502 with a 3-year extended warranty. Both units meet all specs as requested the water and water collection division.

Staff Recommends Approval.

310SL BACKHOE LOADER



JOHN DEERE

30-Nov-2021

City of Weslaco
255 S. Kansas
Weslaco, Texas

Source well Sales Quote
Attn: David Arce

Doggett Heavy Machinery Services, LLC.

Code	Description		
0A71T	310SL BACKHOE LOADER	1	\$138,322.00
Option Codes			
2401	English Decals with English Operator and Safety Manuals English decals installed and English operator's manual. Requires engine code 1065.	1	No Added Cost
170K	JDLink™ Includes integrated cab wiring harness, antenna, and JDLink Modem (MTG). JDLink connectivity is enabled separately through the JDLink website. Connectivity service is subject to country availability.	1	No Added Cost
3095	Mechanical Front Wheel Drive (MFWD) with Limited Slip Dif 5F/3R Autoshift Transmission. Autoshift can turned on/off in the SSM. When Autoshift if off, Backhoe will operate with Powershift transmission.	1	No Added Cost

2035	Cab	1	\$13,243.00
Isolation mounted Modular design ROPS/FOPS Level 2 (meets ISO 3449 & ISO 3471) Molded roof. Tinted safety glass. Deluxe interior trim. Headliner. Molded floor mats. Less radio (Cab includes power connector for radio and threaded bosses for mounting brackets - see radio kit installation instructions). Air Conditioning 26,000 BTU. CFC free R134a refrigerant. Heater/defrosters/pressurizer, 40,000 BTU, 10 speed. Deluxe Mechanical Suspension, Cloth, Swivel Seat with Lumbar Adjustment and Arm Rests, Fully Adjustable. Keyless Start. 3 inch Orange Seat Belt with retractor. Tilt Steering Wheel. Interior Rearview Mirror. Front 2-speed wiper with windshield washer and rear 1-speed wiper. (2) front driving/working halogen lights - 32,500 Candlepower Each (2) rear working halogen lights - 32,500 Candlepower Each (6) additional work roof lights adds 2 front, 2 rear and 1 on each side of roof (4) turn signal/flashing/rear stop/tail lights - 2 front and rear (2) rear reflector See Order As Desired codes for additional Cab options not included in standard Cab (i.e. Air Suspension Seat, Radio, Sun Visor).			
9916	Radio, Bosch Premium Package	1	\$1,356.00
AM/FM/Weather Radio, Bluetooth capable with microphone, 3.5mm auxiliary input, USB input, roof power port, roof storage compartment.			
9920	Exterior Rear View Mirrors (2)	1	\$343.00
44G6	Custom Code - Galaxy 21L 24 in. 12 PR Rear on HD Rim & 12	1	\$1,134.00
Requires axle code 3095. Rear tire chains require wheel spacers (AT347522).			
8625	Single Maintenance Free Battery	1	No Added Cost
175 Minute Reserve Capacity (950 CCA) Recommended for use in ambient temperatures ABOVE 32 degrees F (0 degrees C).			
9116	LED Light Package	1	\$1,053.00
Includes factory installed 2 LED spot lights and 8 LED flood lights in lieu of the standard halogen light package.			
6020	Extendible Dipperstick	1	\$8,365.00
Extended stabilizer legs.			
6210	No Auxiliary	1	No Added Cost

5225	Mechanical Controls, Two Lever, ISO (DEERE)	1	No Added Cost
5400	Less Coupler - Less Thumb	1	No Added Cost
	If ordering with thumb, must order option code 5401.		
5658	24" (610 mm) Wide, Severe-Duty, 7.5 Cu. Ft.(0.21 Cu. M.) Cap	1	\$1,891.00
	Bucket includes TK Teeth.		
7635	1.12 Cu. Yd. (0.86 Cu. M.) Heavy-Duty 86 in. (2.18 m) wide Bu	1	\$3,427.00
7025	Two-Function Loader Hydraulics, Single Lever	1	No Added Cost
	Single lever loader control with electric clutch disconnect and momentary MFWD.		
8455	750 Lb. (340 kg) Front Counterweight	1	\$998.00
1065	John Deere PowerTech™ EWL 4.5L (276 Cu. In.) Engine Meet	1	\$10,028.00
	Net Peak Power of 103 Hp.		
	For use only in areas where EPA Final Tier 4/EU Stage IV is required:		
	Turbocharged.		
	Wet Sleeve Cylinder Liners.		
	4 Valves / Cylinder.		
	Electronically Controlled HPCR Fuel Delivery System, B20 Biodiesel Compatible .		
	Serpentine Belt with Automatic Belt Tensioner.		
	Enclosed Safety Fan Guard.		
	Vertical Spin-On Engine Oil Filter.		
	Spin-On Fuel Filter with Water Separator.		
	Dual Safety Element Dry-Type Air Cleaner with Evacuator Valve.		
	Underhood Catalysts with Vertical Curved Exhaust Stack.		
	Passive flow-through Exhaust Aftertreatment system with Grid Heater.		
	Electronically controlled, variable-speed cooling fan.		

Field Installed Attachments

AT313592	6 inch Amber Warning Light with LED Beacon and Magnetic	1	\$267.00
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Total **\$180,427.00**

Please see attached for Source Well Sales Quote

Quote is Valid for 90 Days

Manufacturer's Suggested List Price shown. Retail prices may vary by dealer. Unless stated otherwise, taxes, freight, setup, delivery and other dealer specific charges not included in the pricing. Options/items noted with anything other than price will have additional costs. Pricing, availability, and specifications subject to change without notice. Special program pricing may be available on certain models. See dealer for details. Prices shown are in U.S. dollars and valid only in the U.S.

Total	\$ 180,427.00
Source Well Discount: 46% Doggett Source well # 032119 JDC	-\$ 82,996.42
Source Well Sales Price	\$ 97,430.58
Factory Freight	\$ 6,500.00
Pre-delivery inspection	\$ 2,750.00
36 Months or 3,000 hours of Extended Warranty	\$ 821.00
Final Sales Price	\$ 107,501.58

Thank you, for the opportunity to provide a Source Well Sales Price on a New John Deere 310SL Backhoe,

Sincerely,

Danny Jackson

Territory Sales Manager

(956)342-5228

If none in Stock Delivery from the Factory is on Average 5 to 6 Months.

Quote is Valid for 90 Days

11-30-2021

SPECIFICATIONS

Two (2) New 4x4 Backhoe Loaders

SCOPE

It is the intent of these specifications to describe a New Backhoe Loader for purchase by City of Weslaco. All parts not specifically mentioned which are necessary to provide a complete Backhoe Loader, shall be included in the bid and shall conform to the standards and quality of materials and workmanship generally provided by the industry. All specifications are considered minimum unless otherwise indicated. Backhoe Loader exceeding the minimum specifications will be considered.

Freight/Delivery

Backhoe Loader shall be quoted with delivery, to be delivered by the vendor to the City of Weslaco Public Works city shop.

CONDITION

The successful bidder shall be responsible for delivery of backhoe loader that are properly serviced, clean and in first class operating condition. Pre-delivery service, at a minimum, shall include the following:

- Fully serviced
- Complete lubrication
- Check all fluid levels to assure proper operating conditions
- Inflate tires to proper pressure
- Check operation of all mechanical features and electronic accessories, gauges, lights, etc.

WARRANTY

Warranty information to be submitted with the bids for 100 percent coverage of parts and labor and indicating length of time of warranty with the warranty starting date being the date of acceptance of the Backhoe Loader by City of Weslaco. Please state the Manufactures Standard Warranty.

DELIVERY DATE

City of Weslaco prefers that the Backhoe Loader be delivered before **May 31, 2022**. Should this not be

possible please indicated this on the price and delivery form. Being able to meet this delivery date will be a factor in the award of this bid. City of Weslaco will NOT accept any Backhoe Loader with Salvage Title. In addition to equipment specified, Backhoe Loader shall be equipped with all standard equipment as specified by the manufacturer for this model.

TOTAL COST OF OWNERSHIP WILL BE CONSIDERED

City of Weslaco will award to the lowest and most advantageous bid submitted. This will include a consideration of the total cost of ownership (maintenance, resale value, etc.) as well as delivery time.

SPECIFICATIONS

BACKHOE LOADERS

Quantity: Two (2) NEW Backhoe Loaders

Minimum Specifications:

Operators Cabin: Closed Cab with Air Condition/Heater/Defrost

Year model: 2021 or 2022 (New)

Engine: Final Tier 4 (100hp)

Drive: Four Wheel Drive

Loader Bucket: 1 yard

Backhoe Construction Bucket: 24" with 5 teeth

Brake System: Wet Multi Disc

Radio: Bluetooth connectivity

Safety Lighting: 4 LED flashing lights (2 front / 2 Rear amber/ blue)

Work Lighting: 6 LED Spotlights (2 front / 4 Rear)

Dig Depth: Minimum 14 ft Plus Extending boom

Color: Factory standard color

Tires: minimum 12 Ply

BACKHOE LOADER

Total Fixed Firm Price for (1) One unit as specified: \$ **107,501.58**_____

(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes:

1) Price is to include live demonstration of Backhoe Loader upon delivery of unit

Delivery Time days (from receipt of purchase order) **5 to 6 Months on Average**_____

Year: **2022**_____

Make and Model: **John Deere 310SL**_____

OPTIONAL ADD ON:

List warranty information **36 Months or 3,000 Hours of Extended Warranty**

Please list any exceptions or considerations taken to specification:

310SL BACKHOE LOADER



JOHN DEERE

30-Nov-2021

City of Weslaco
255 S. Kansas
Weslaco, Texas

Buy Board Sales Quote
Attn: David Arce

Doggett Heavy Machinery Services, LLC.

Code	Description		
0A71T	310SL BACKHOE LOADER	1	\$138,322.00
Option Codes			
2401	English Decals with English Operator and Safety Manuals English decals installed and English operator's manual. Requires engine code 1065.	1	No Added Cost
170K	JDLink™ Includes integrated cab wiring harness, antenna, and JDLink Modem (MTG). JDLink connectivity is enabled separately through the JDLink website. Connectivity service is subject to country availability.	1	No Added Cost
3095	Mechanical Front Wheel Drive (MFWD) with Limited Slip Dif 5F/3R Autoshift Transmission. Autoshift can turned on/off in the SSM. When Autoshift if off, Backhoe will operate with Powershift transmission.	1	No Added Cost

2035	Cab	1	\$13,243.00
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Isolation mounted Modular design ROPS/FOPS Level 2 (meets ISO 3449 & ISO 3471) Molded roof.
Tinted safety glass.
Deluxe interior trim.
Headliner.
Molded floor mats.
Less radio (Cab includes power connector for radio and threaded bosses for mounting brackets - see radio kit installation instructions).
Air Conditioning 26,000 BTU.
CFC free R134a refrigerant.
Heater/defrosters/pressurizer, 40,000 BTU, 10 speed.
Deluxe Mechanical Suspension, Cloth, Swivel Seat with Lumbar Adjustment and Arm Rests, Fully Adjustable.
Keyless Start.
3 inch Orange Seat Belt with retractor.
Tilt Steering Wheel.
Interior Rearview Mirror.
Front 2-speed wiper with windshield washer and rear 1-speed wiper.
(2) front driving/working halogen lights - 32,500 Candlepower Each
(2) rear working halogen lights - 32,500 Candlepower Each
(6) additional work roof lights adds 2 front, 2 rear and 1 on each side of roof
(4) turn signal/flashing/rear stop/tail lights - 2 front and rear
(2) rear reflector

See Order As Desired codes for additional Cab options not included in standard Cab (i.e. Air Suspension Seat, Radio, Sun Visor).

9916	Radio, Bosch Premium Package	1	\$1,356.00
	AM/FM/Weather Radio, Bluetooth capable with microphone, 3.5mm auxiliary input, USB input, roof power port, roof storage compartment.		
9920	Exterior Rear View Mirrors (2)	1	\$343.00
44G6	Custom Code - Galaxy 21L 24 in. 12 PR Rear on HD Rim & 12	1	\$1,134.00
	Requires axle code 3095. Rear tire chains require wheel spacers (AT347522).		
8625	Single Maintenance Free Battery	1	No Added Cost
	175 Minute Reserve Capacity (950 CCA) Recommended for use in ambient temperatures ABOVE 32 degrees F (0 degrees C).		
9116	LED Light Package	1	\$1,053.00
	Includes factory installed 2 LED spot lights and 8 LED flood lights in lieu of the standard halogen light package.		
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	Extended stabilizer legs.		
6210	No Auxiliary	1	No Added Cost

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5400	Less Coupler - Less Thumb	1	No Added Cost
	If ordering with thumb, must order option code 5401.		
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	Bucket includes TK Teeth.		
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7025	Two-Function Loader Hydraulics, Single Lever	1	No Added Cost
	Single lever loader control with electric clutch disconnect and momentary MFWD.		
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1065	John Deere PowerTech™ EWL 4.5L (276 Cu. In.) Engine Meet	1	\$10,028.00
	Net Peak Power of 103 Hp.		
	For use only in areas where EPA Final Tier 4/EU Stage IV is required.		
	Turbocharged.		
	Wet Sleeve Cylinder Liners.		
	4 Valves / Cylinder.		
	Electronically Controlled HPCR Fuel Delivery System, B20 Biodiesel Compatible .		
	Serpentine Belt with Automatic Belt Tensioner.		
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	Spin-On Fuel Filter with Water Separator.		
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Field Installed Attachments

AT313592	6 inch Amber Warning Light with LED Beacon and Magnetic	1	\$267.00
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Total **\$180,427.00**

Please see attached for Buy Board Sales Quote

Quote is Valid for 90 Days

Manufacturer's Suggested List Price shown. Retail prices may vary by dealer. Unless stated otherwise, taxes, freight, setup, delivery and other dealer specific charges not included in the pricing. Options/items noted with anything other than price will have additional costs. Pricing, availability, and specifications subject to change without notice. Special program pricing may be available on certain models. See dealer for details. Prices shown are in U.S. dollars and valid only in the U.S.

Total	\$ 180,427.00
Buy Board Discount : 43 % Doggett Buy Board # 597-19	-\$ 77,583.61
Buy Board Sales Price	\$ 102,843.39
Factory Freight	\$ 6,500.00
Pre-delivery inspection	\$ 2,750.00
36 Months or 3,000 hours of Extended Warranty	\$ 821.00
Final Sales Price	\$ 112,914.39

Thank you, for the opportunity to provide a Buy Board Sales Price on a New John Deere 310SL Backhoe,

Sincerely,

Danny Jackson

Territory Sales Manager

(956)342-5228

If none in Stock Delivery from the Factory is on Average 5 to 6 Months.

Quote is Valid for 90 Days

11-30-2021

SPECIFICATIONS

Two (2) New 4x4 Backhoe Loaders

SCOPE

It is the intent of these specifications to describe a New Backhoe Loader for purchase by City of Weslaco. All parts not specifically mentioned which are necessary to provide a complete Backhoe Loader, shall be included in the bid and shall conform to the standards and quality of materials and workmanship generally provided by the industry. All specifications are considered minimum unless otherwise indicated. Backhoe Loader exceeding the minimum specifications will be considered.

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Backhoe Loader shall be quoted with delivery, to be delivered by the vendor to the City of Weslaco Public Works city shop.

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- Check all fluid levels to assure proper operating conditions
- Inflate tires to proper pressure
- Check operation of all mechanical features and electronic accessories, gauges, lights, etc.

WARRANTY

Warranty information to be submitted with the bids for 100 percent coverage of parts and labor and indicating length of time of warranty with the warranty starting date being the date of acceptance of the Backhoe Loader by City of Weslaco. Please state the Manufactures Standard Warranty.

DELIVERY DATE

City of Weslaco prefers that the Backhoe Loader be delivered before **May 31, 2022**. Should this not be

possible please indicated this on the price and delivery form. Being able to meet this delivery date will be a factor in the award of this bid. City of Weslaco will NOT accept any Backhoe Loader with Salvage Title. In addition to equipment specified, Backhoe Loader shall be equipped with all standard equipment as specified by the manufacturer for this model.

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SPECIFICATIONS

BACKHOE LOADERS

Quantity: Two (2) NEW Backhoe Loaders

Minimum Specifications:

Operators Cabin: Closed Cab with Air Condition/Heater/Defrost

Year model: 2021 or 2022 (New)

Engine: Final Tier 4 (100hp)

Drive: Four Wheel Drive

Loader Bucket: 1 yard

Backhoe Construction Bucket: 24" with 5 teeth

Brake System: Wet Multi Disc

Radio: Bluetooth connectivity

Safety Lighting: 4 LED flashing lights (2 front / 2 Rear amber/ blue)

Work Lighting: 6 LED Spotlights (2 front / 4 Rear)

Dig Depth: Minimum 14 ft Plus Extending boom

Color: Factory standard color

Tires: minimum 12 Ply

BACKHOE LOADER

Total Fixed Firm Price for (1) One unit as specified: \$ **112,914.39**_____

(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes:

1) Price is to include live demonstration of Backhoe Loader upon delivery of unit

Delivery Time days (from receipt of purchase order) **5 to 6 Months on Average**_____

Year: **2022**_____

Make and Model: **John Deere 310SL**_____

OPTIONAL ADD ON:

List warranty information **36 Months or 3,000 Hours of Extended Warranty**

Please list any exceptions or considerations taken to specification:



Quote Prepared For		City of Weslaco
Sourcewell Contract Number		032119-CAT
Sourcewell Member Number		#167598
Quote Valid Through		30-Nov-21

Machine Item #	Description:	List Price
542-7992	420/C4E/QC	\$98,010
542-7780	ENGINE, 82KW, C3.6 DITA, T4F	\$12,709
544-1066	PT, 4WD/2WS, POWERSHIFT	\$10,847
544-0883	CAB, DELUXE	\$9,485
543-4284	STICK, EXTENDABLE, 14FT	\$5,450
337-7401	BUCKET-GP, 1.5 YD3, PO	\$4,175
542-7810	AIR CONDITIONER, T4F	\$2,714
379-2161	TIRES, 12.5 80/19.5L-24, GY	\$2,111
337-9696	COUNTERWEIGHT, 1015 LBS	\$1,992
247-1950	BUCKET-HD, 24", 7.3 FT3, PL	\$1,965
542-7772	HYDRAULICS, GP, 6FCN/8BNK, ST	\$1,654
582-7395	AUX READY, E-STICK	\$1,654
544-1901	COUPLER, PIN LOCK, BL F	\$1,589
573-4524	SEAT, DELUXE FABRIC	\$1,050
353-1389	GUARD, STABILIZER	\$946
573-0397	DISPLAY, SECURITY, ENABLED	\$564
9R-6007	STABILIZER PADS, FLIP-OVER	\$380
9R-5320	CUTTING EDGE, TWO PIECE,WIDE	\$342
387-6682	FAN	\$260
423-7607	PLATE GROUP - BOOM WEAR	\$243
461-6839	SHIPPING/STORAGE PROTECTION	\$230
462-1033	RUST PREVENTATIVE APPLICATOR	\$123
0P-0210	PACK, DOMESTIC TRUCK	\$0
206-1747	BELT, SEAT, 2" SUSPENSION	\$0
560-6797	PRODUCT LINK, CELLULAR, PLE643	\$0
545-8548	LOADER BUCKET PINS	\$0
567-5090	AUTO-UP STABILIZERS	\$0
559-0872	INSTRUCTIONS, ANSI	\$0
421-8926	SERIALIZED TECHNICAL MEDIA KIT	\$0
545-5047	DISPLAY, STANDARD	\$0
491-6734	WORKLIGHTS (8) HALOGEN LAMPS	\$0
0P-9003	LANE 3 ORDER	\$0
		\$0
		\$0

Machine Total		\$158,493
Sourcewell Machine Discount (%)	22%	\$ (34,868)
Caterpillar Loyalty Discount		\$ (9,945)
Machine Sub Total		\$113,680

Work Tool Item #	Description:	List Price
		\$0
Work Tool Total		\$0
Sourcewell Loose Work Tool Discount	15%	\$0
Work Tool Sub Total		\$0

Sourced Goods/Open Market Items Description:	Price
Not Applicable	\$0
Additional Items Total	\$0

Additional Required Items Not Subject To Discount Description:	Price
Machine Prep	\$0
OMM MANUAL (1)	\$0
Service Manual (1)	\$0
1 Year Unlimited Hour Total Machine Warranty	\$0
Delivery to customer location	\$0
	\$0
	\$0
Additional Items Total	\$0

LEAD TIME--7-8 MONTHS AFTER ORDER IS PLACED

Price Per Unit		Grand Total \$113,680
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DATE: November 30, 2021

QUOTE #:291581-01

**CITY OF WESLACO
255 S KANSAS AVE
WESLACO, TEXAS 78596-6216**

**Santiago Morado
956.373.0787**

David Arce

BUY BOARD QUOTE CONTRACT #597-19

One (1) New Caterpillar Inc Model: 420 Backhoe Loaders with all standard equipment in addition to the additional specifications listed below:

DATE: November 30, 2021QUOTE #: Quote 291581-01

MACHINE SPECIFICATIONS

DESCRIPTION	REF.#	PRICE
420/C4E/QC	542-7992	\$98,009.60
ENGINE, 82KW, C3.6 DITA, T4F	542-7780	\$12,708.80
PT, 4WD/2WS, POWERSHIFT	544-1066	\$10,847.20
BUCKET-GP, 1.5 YD3, PO	337-7401	\$4,174.56
COUNTERWEIGHT, 1015 LBS	337-9696	\$1,991.60
BUCKET-HD, 24", 7.3 FT3, PL	247-1950	\$1,964.56
TIRES, 12.5 80/19.5L-24, GY	379-2161	\$2,111.20
COUPLER, PIN LOCK, BL F	544-1901	\$1,589.12
GUARD, STABILIZER	353-1389	\$946.40
HYDRAULICS, GP, 6FCN/8BNK, ST	542-7772	\$1,653.60
STABILIZER PADS, FLIP-OVER	9R-6007	\$379.60
CUTTING EDGE, TWO PIECES, WIDE	9R-5320	\$342.16
FAN	387-6682	\$260.00
PLATE GROUP - BOOM WEAR	423-7607	\$243.36
INSTRUCTIONS, ANSI	559-0872	\$0.00
SERIALIZED TECHNICAL MEDIA KIT	421-8926	\$0.00
CAB, DELUXE	544-0883	\$9,484.80
AIR CONDITIONER, T4F	542-7810	\$2,714.40
DISPLAY, STANDARD	545-5047	\$0.00
WORKLIGHTS (8) HALOGEN LAMPS	491-6734	\$0.00
SEAT, DELUXE FABRIC	573-4524	\$1,050.40
BELT, SEAT, 2" SUSPENSION	206-1747	\$0.00
PRODUCT LINK, CELLULAR, PLE643	560-6797	\$0.00
STICK, EXTENDABLE, 14FT	543-4284	\$5,449.60
SHIPPING/STORAGE PROTECTION	461-6839	\$229.84

DESCRIPTION	REF.#	PRICE
RUST PREVENTATIVE APPLICATOR	462-1033	\$122.72
PACK, DOMESTIC TRUCK	0P-0210	\$0.00
AUX READY, E-STICK	582-7395	\$1,653.60
LOADER BUCKET PINS	545-8548	\$0.00
AUTO-UP STABILIZERS	567-5090	\$0.00
DISPLAY, SECURITY, ENABLED	573-0397	\$563.68

Total Machine & Attachment List Price for 1 unit \$158,491.00

Minimum Buy Board Discount 16% off list price per unit \$25,358.56

Sub Total after Buy Board Discount \$133,132.44

Holt Governmental Discount \$17,132.44

Sale price after Buy Board & Holt Discount \$116,000.00

SALE PRICE PER UNIT	\$116,000.00
TOTAL BUY BOARD PRICE FOR TWO UNITS	\$232,000.00

WARRANTY

Standard Warranty: 12 Month/Unlimited Hours Total Machine

Optional Extended Warranty—Not included in sale price

3 Year 5000 Hour Powertrain + Hydraulic Warranty \$1800.00

3 Year 5000 Hour Total Machine Warranty \$3310.00

5 Year 5000 Hour Powertrain + Hydraulic Warranty \$3225.00

5 Year 5000 Hour Total Machine Warranty \$6515.00

AVAILABILITY

****7-8 months after the order is placed****

****Machine demo & walk-around will be conducted at the City of Weslaco yard****

STANDARD EQUIPMENT

BOOMS, STICKS, AND LINKAGES -BACKHOE -- 14'4" Center pivot backhoe -4.3 Meters -- Boom and swing transport locks -- Pilot operated backhoe and -electro hydraulic stabilizer controls -- Street type stabilizer shoes -- Anti-drift hydraulics (boom, stick, -and E-stick) -- Cat Cushion Swing(tm) system -LOADER -- Single Tilt Loader -- Lift cylinder brace -- Self-leveling loader with single -lever control -- Return-to-dig -(automatic bucket positioner) -- Transmission neutralizer switch -- Bucket level indicator -

POWERTRAIN -- Water separator -- Thermal starting aid system -- Dry type axial seal air cleaner with -integral precleaner -- Automatic dust ejection system -- Filter condition indicator -- Hydraulically boosted multi-plate -wet disk brake with dual pedals & -interlock -- Differential lock -- Torque converter -- Transmission-four speed manual shift -- Neutral safety switch -- Spin-on filters for -Fuel -Engine oil -Transmission oil -- Outboard Planetary Rear Axles -- Diesel particulate filter -- Hydrostatic power steering

HYDRAULICS -- Pilot hoe and mechanical loader -controls -- Load sensing, variable flow system -with 43 gpm (162 L/min) axial piston -pump -- 6 micron hydraulic filter -- Caterpillar XT-3 hose -- Hydraulic oil cooler -- Pilot control shutoff switch -- Flow-sharing hydraulic valves -- Hydraulic suction strainer -

ELECTRICAL -- 12 volt electrical start -- Horn, front and rear -- Backup alarm -- Hazard flashers/turn signals -- Halogen head lights (2) -- Halogen rear flood lights (2) -- Stop and tail lights -- Audible system fault alarm -- Key start/stop system -- 850 CCA maintenance free battery -- Battery disconnect switch -- External Power Receptacle (12v) -- Diagnostic ports for engine and -machine Electronic Control Modules

OPERATOR ENVIRONMENT -- Interior rearview mirror -- ROPS canopy, Rear Fenders -- 2-inch (50mm) retractable seat belt -- Tilt steering column -- Steering knob -- Hand and foot throttle -- Automatic Engine Speed Control -- One Touch Low Idle -- Floor mat and Coat Strap -- Lockable storage area -- Air suspension seat -

FLUIDS -- Antifreeze - Extended Life Coolant --20F (-30C)

OTHER STANDARD EQUIPMENT -- Standard Storage Box -- Transport tie-down points -- Ground line fill fuel tank with -42.3 gal (160L) capacity & 5 gal (19L) -diesel exhaust fluid -- Rubber impact strips on radiator -guard -- CD-ROM Parts Manual -- Safety Manual -- Operations and Maintenance Manual -- Lockable hood -- Tire Valve Stem Protection

CAT® BACKHOE LOADER

MORE OF WHAT YOU ASKED FOR

415

416

420

430

YOU SPOKE, WE LISTENED

More Comfort – More Performance – More Versatility

CAT® BACKHOE LOADERS BUILT WITH CUSTOMERS INPUT.

OPERATOR EXPERIENCE

- NEW Operator Display Improves User Interface
- Effortlessly Shift Gears with the Powershift Transmission
- SAHR Parking Brake provides Peace of Mind
- Proportional Thumb Rollers on the Joysticks Improve Aux Hydraulic Control.

Building Construction Products

CONFIDENTIAL - YELLOW

Caterpillar: Confidential Green

UP TO

10%*

MORE PERFORMANCE

- NEW Cat® C3.6 provides 10%+ more Fuel Efficiency
- Up to 15% more Boom Lift Performance (420)
- Standard 4wd gets you out of any Sticky Situation

IMPROVED MACHINE UTILIZATION

IT Loader Coupler

- Change Attachments for various applications with a touch of a button
 - Pallet Forks
 - Material Handling Arms
 - Snow Pushes

CAT



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4886	
From:			
Subject: Discussion and consideration to award BuyBoard vendor Kinloch Equipment & Supply, Inc. for a TK-60XP Remote Controlled Mower, in amount not to exceed \$65,000 from FY2021-22 Capital Outlay Improvements Drainage Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: The remote controlled mower is to be used for the areas in the ditches that are complicated to access with our slope mower from the opposite side of the ditch.			
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):			
David Arce Pete Garcia ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Approval			
Attachments, if any: Remote Controlled Mower Purchase PW Memo, Weslaco RC Mower TK60 BuyBoard Proposals 10.27.21			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

Date: December 14, 2021
To: City Commission
From: David Arce, Deputy Public Works Director
Subject: PURCHASE REMOTE CONTROLLED MOWER
Cc: Andrew Muñoz, Interim City Manager
Vidal Roman, Finance Director

Public Works Department is requesting approval of the purchase of a remote controlled mower to help maintain ditches where access is limited due to lack of easement. City council approved \$60,000 in our budget unfortunately with price increases it is over budget and will cover the shortfall with savings within the budget.

Staff Recommends Approval.



Supply, Inc.

**Kinloch
Equipment &**

P.O. Box 4919
Pasadena, TX 77502
Tel: 713.473.6213 Fax: 713.473.7858
Toll Free: 800.231.6929

Proposal for One (1) New and Unused TK-60XP Remote-Controlled Mower

RC MOWERS



For the City of Weslaco



**City of
Weslaco**



Supply, Inc.

**Kinloch
Equipment &**

P.O. Box 4919
Pasadena, TX 77502
Tel: 713.473.6213 Fax: 713.473.7858
Toll Free: 800.231.6929

Thank you for the opportunity to allow us to demonstrate our RC Mowers remote controlled mower to you and your staff on June 17th, 2020.

The advantages to a remote-controlled mower centers on safety and productivity. While being able to mow slopes up to 50 degrees without an operator riding along, you eliminate the risk associated with sliding and rollovers in these steep and uneven terrain applications. The alternative to mowing these slopes is typically a gang of laborers with string trimmers. While safer than mowing, it is certainly not as productive on a cost per hour basis.

The RC Mower has the unique distinction of being an American made product. The base mower is built by Gravely with RC Mowers providing the remote-controlled skid upon which the mower is integrated. Kinloch Equipment & Supply, Inc. is a 27-year tenured supplier of municipal maintenance equipment of which we're proud to say that the City of Weslaco is a long standing customer. The combined partnership between RC Mowers and Kinloch guarantees the City a high level of after sales support.

Please see below BuyBoard proposal for requested model. BuyBoard contract # 611-20.

Outright Purchase

MODEL	BUYBOARD PRICE
TK-60XP	\$64,250.00

Note: This quote is valid until December 31, 2021



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4888	
From:			
Subject: Discussion and consideration to award BuyBoard vendor Cooper Equipment Company for a Tack Oil Wagon, an amount not to exceed \$30,000 from FY2021-22 Capital Outlay Improvements Street Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: Public Works requested a tack oil trailer to be used during paving projects. This was approved in the budget.			
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):			
David Arce Pete Garcia ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Approval			
Attachments, if any: 500 gallon Tack Wagon Purchase PW Memo, TAC WAGON QUOTE \$29,424.84, TAC WAGON PIC, Weslaco STRD 600 NCPA Proposal 10.27.21, Weslaco STRD 800 NCPA Proposal 10.27.21			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

Date: December 14, 2021
To: City Commission
From: David Arce, Deputy Public Works Director
Subject: PURCHASE TACK WAGON FOR STREETS DEPT
Cc: Andrew Muñoz, Interim City Manager
Vidal Roman, Finance Director

Public Works Department is requesting approval of the purchase of a tack oil trailer to use during paving projects. Cooper Equipment Company is a buyboard vendor. City council approved \$50,000 in streets budget, after getting a demo at city shop we are recommending the purchase of this 500 gallon Tac Wagon for \$29,425.

Staff Recommends Approval.



COOPER EQUIPMENT COMPANY

5210 N. Loop 1604 E. San Antonio, Tx. 78247

Phone: (210) 657-5151 Fax: (210) 657-5871

Date: December 1, 2021

To:
Pete Garcia
City of Weslaco
Pgarcia@weslacotx.gov

From:
Cooper Equipment
Nathaniel Jose
Natej@cooperequip.com

CO-OP BuyBoard
BuyBoard Contract #597-19



Cimline 500 Gallon K5 Tac Wagon Quotation

Make: Cimline

Model: K5

Description: New 2021 Cimline model K5 (500 gallon Tack wagon) with 50ft hand wand on reel, with propane heated Emulsion tank and 6 gallon wash out tank, electric brakes, 5 Hp Honda engine, 15 Gallon per minute material pump...

NEW Model K5 Tack Kettle, 500 Gallon, Propane Heat, Gas Engine, Trailer...	\$24,046.00
Electric Start on Honda Engine ...	\$2,459.00
Two sets of nozzles (14 total)...	\$215.04
100lb Propane bottle filled...	included
8ft folding spray bar and nozzle adjustment valves...	\$2,951.00
Steel slow moving sign...	\$301.00
Total Base Price...	\$29,972.04
BuyBoard Discount 10%...	-\$2,997.20
Net...	\$26,974.84
Freight/Pdl/ Start-Up...	\$2,450.00
Total FOB City of Weslaco	\$29,424.84

Factory 12 Month Warranty

Quoted unit in stock @ San Antonio Yard Subject to availability



Any warranties on the product sold hereby are those made by the manufacturer. The Seller, Cooper Equipment Company, hereby expressly disclaims all warranties, either express or implied, including any implied warranty of merchantability or fitness for a particular purpose, and Cooper Equipment Company neither assumes nor authorizes any other person to assume for it any liability in connection with the sale

Quotation prepared by: Nathaniel Jose, District Representative Nathaniel Jose

Quotation approved by: _____ Date: _____





MODEL STRD 600 PROPOSAL

Customer:
City of Weslaco
Attn: Mr. Arce

Date: 10/27/21
Submitted By: Rafael Castillo

Qty	Description	Unit Price	Sub Total
1	Stepp Trailer Mounted Distributor 600 gallons; Basic Unit Includes: Electric Brakes, 2 Light System, Diesel Burner, Automatic Temperature Controls, Multi-function, PLC can buss Remote Control, 100 GPM Pump with Hand Wand and 8' Spray Bar w/ Qty (2) 4' Section Operators, Engine enclosure and Recording Bitumeter	\$ 57,997.00	\$ 57,997.00

Recommended Options

1	Diesel Burner Enclosure	\$ 561.00	\$ 561.00
1	Beacon Style Strobe Light	\$ 386.00	\$ 386.00
1	Washdown System	\$ 848.00	\$ 848.00
1	Hose Reel for Washdown	\$ 635.00	\$ 635.00
1	20' Yellow Ortec Hose (0-200* materials)	\$ 167.00	\$ 167.00

Options to Consider

0	Electric Overnight Heat 220V 3000W	\$ 3,918.00	\$ -
0	Hydraulic Agitator	\$ 3,582.00	\$ -
0	Electric Agitator w/7 Day Programmable Timer	\$ 4,540.00	\$ -
0	Arrowboard	\$ 1,603.00	\$ -
0	Spare Tire w/Holder	\$ 574.00	\$ -
0	Wireless Control Package	\$ 2,620.00	\$ -
0	Hose Reel and 25'Hose	\$ 855.00	\$ -

NOTE:	CANNOT PROCESS ORDER UNTIL SPECIFIED	Subtotal	\$ 60,594.00
	PAINT:	Tax	\$ -
	LIGHT PLUG: 7 Pin RV	Freight	\$ 3,500.00
	HITCH: 3" Pintle		
	Total Price F.O.B. Weslaco, TX:		\$ 64,094.00

PROPOSAL NOTES:

- Prices quoted herein are based on NCPA Contract # 05-26
- Prices quoted herein are firm until 12/31/21.



MODEL STRD 800 PROPOSAL

Customer:
City of Weslaco
Attn: Mr. Arce

Date: 10/27/21
Submitted By: Rafael Castillo

Qty	Description	Unit Price	Sub Total
1	Stepp Trailer Mounted Distributor 800 gallons; Basic Unit Includes: Electric Brakes, 2 Light System, Diesel Burner, Automatic Temperature Controls, Multi-function, PLC can buss Remote Control, 100 GPM Pump with Hand Wand and 8' Spray Bar w/ Qty (2) 4' Section Operators, Engine enclosure and Recording Bitumeter	\$ 62,587.00	\$ 62,587.00

Recommended Options

1	Diesel Burner Enclosure	\$ 561.00	\$ 561.00
1	Beacon Style Strobe Light	\$ 386.00	\$ 386.00
1	Washdown System	\$ 848.00	\$ 848.00
1	Hose Reel for Washdown	\$ 635.00	\$ 635.00
1	20' Yellow Ortec Hose (0-200* materials)	\$ 167.00	\$ 167.00

Options to Consider

0	Electric Overnight Heat 220V 3000W	\$ 3,918.00	\$ -
0	Hydraulic Agitator	\$ 3,582.00	\$ -
0	Electric Agitator w/7 Day Programmable Timer	\$ 4,540.00	\$ -
0	Arrowboard	\$ 1,603.00	\$ -
0	Spare Tire w/Holder	\$ 574.00	\$ -
0	Wireless Control Package	\$ 2,620.00	\$ -
0	Hose Reel and 25'Hose	\$ 855.00	\$ -

NOTE:	CANNOT PROCESS ORDER UNTIL SPECIFIED	Subtotal	\$ 65,184.00
	PAINT:	Tax	\$ -
	LIGHT PLUG: 7 Pin RV	Freight	\$ 3,500.00
	HITCH: 3" Pintle		
	Total Price F.O.B. Weslaco, TX:		\$ 68,684.00

PROPOSAL NOTES:

- Prices quoted herein are based on NCPA Contract # 05-26
- Prices quoted herein are firm until 12/31/21.



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4889	
From:			
Subject: Discussion and consideration to award lowest bidder HGAC vendor Romco Equipment for the purchase of a New 2022 EC250ELR Long Reach Excavator with the trade-in of our current 1998 330BL CAT Long Reach, for an amount not to exceed \$228,282 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: Long Reach excavator is needed to clean ditches. We asked that we would get a trade in value and determine if it was worth trading in the old unit to lower the price of the new one. All quotes include a 3 year warranty, and all 3 sizes of units are comparable in specs.			
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):			
David Arce Pete Garcia ANDREW MUNOZ		Created/Initiated Approved New	
City Manager Comments:			
Staff Recommendation: Approval			
Attachments, if any: PURCHASE LONG REACH EXCAVATOR PW MEMO , VOLVO EXCAVATOR HGAC \$228,282, Volvo 250 Long Reach HGAC\$253,282, CAT 326 LRF Sourcewell \$233,000, CAT 326 SLR Spec Sheet, JD EXCAVATOR Sourcewell \$293,611, JD EXCAVATOR Buyboard \$297,515.60			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

Date: December 14, 2021
To: City Commission
From: David Arce, Deputy Public Works Director
Subject: PURCHASE LONG REACH EXCAVATOR
Cc: Andrew Muñoz, Interim City Manager
Vidal Roman, Finance Director

We received 4 cooperative purchasing quotes for the long reach excavator for drain ditch division. Public works staff is recommending the low bidder to include a trade in of the 1998 BL330 long reach excavator we currently own for \$228,282. Long reach meets all specs as requested by drain ditch division.

Staff Recommends Approval

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents be Emailed to veronica.johnson@h-gac.com. Therefore please type or print legibly.

Version 17

Buying Agency:	City of Weslaco	Contractor:	Romco Equipment Co.
Contact Person:	Deputy Public Works Director- David Arce	Prepared By:	Adrian Olvera / Don Hales
Phone:	956-973-3146	Phone:	956-565-0100
Fax:	956-447-3298	Fax:	956-565-1765
Email:	darce@weslacotx.gov	Email 1:	aolvera@romco.com
		Email 2:	Please also send order confirmations to kathy.tedone@consultant.volvoo.com

Catalog / Price Sheet Name:	EM 19-A225 Hydraulic Crawler Excavator Large Volvo Price List
General Description of Product:	Volvo Hydraulic Crawler Excavator Large Model EC250ELR

A. Catalog / Price Sheet Items being purchased - Itemize Below - Attach Additional Sheet If Necessary

Quan	Description	Unit Pr	Total
1	Volvo Model EC250ELR long reach excavator	\$239,389	\$239,389
	See next page for machine specs		
	30-60 Day Delivery from date of order Subject to Prior Sale		
Subtotal A:			\$239,389

B. Unpublished Options, Accessory or Service items - Itemize Below - Attach Additional Sheet If Necessary

(Note: Unpublished Items are any which were not submitted and priced in contractor's bid.)

Quan	Description	Unit Pr	Total
1	60" Pemberton Aquatic Cleanout Bucket	\$5,979	\$5,979
1	3yr/ 5,000 hr Powertrain, Hydraulic & Component warranty	\$3,614	\$3,614
1			\$0
1			\$0

Total From Other Sheets, If Any:

Subtotal B:	\$9,593
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Check: Total cost of Unpublished Options (B) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).

For this transaction the percentage is: 4%

C. Total Cost before any other applicable Charges, Trade-Ins, Allowances, Discounts, Etc. (A+B)	\$248,982
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D. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Transfer & Delivery Freight		\$2,500
PDI & Local Purchase		\$1,800
1998 Cat Long reach Excavator S/N: 6DR01479 Trade in allowance		-\$25,000
		\$0
Subtotal D:		-\$20,700
Delivery Date:	See above	E. Total Purchase Price (A+B+D): \$228,282

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents be Emailed to veronica.johnson@h-gac.com. Therefore please type or print legibly.

Version 17

Buying Agency:	City of Weslaco	Contractor:	Romco Equipment Co.
Contact Person:	Deputy Public Works Director- David Arce	Prepared By:	Adrian Olvera / Don Hales
Phone:	956-973-3146	Phone:	956-565-0100
Fax:	956-447-3298	Fax:	956-565-1765
Email:	darce@weslacotx.gov	Email 1:	aolvera@romco.com
		Email 2:	Please also send order confirmations to kathy.tedone@consultant.volvoo.com
Catalog / Price Sheet Name:	EM 19-A225 Hydraulic Crawler Excavator Large Volvo Price List		
General Description of Product:	Volvo Hydraulic Crawler Excavator Large Model EC250ELR		

A. Catalog / Price Sheet Items being purchased - Itemize Below - Attach Additional Sheet If Necessary

Quan	Description	Unit Pr	Total
1	Volvo Model EC250ELR long reach excavator	\$239,389	\$239,389
	See next page for machine specs		
		Subtotal A:	\$239,389

B. Unpublished Options, Accessory or Service items - Itemize Below - Attach Additional Sheet If Necessary
(Note: Unpublished Items are any which were not submitted and priced in contractor's bid.)

(Note: Unpublished Items are any which were not submitted and priced in contractor's bid.)

Quan	Description	Unit Pr	Total
1	60" Pemberton Aquatic Cleanout Bucket	\$5,979	\$5,979
1	3yr/ 5000 hr Powertrain, Hydraulic & Component warranty	\$3,614	\$3,614
1			\$0
1			\$0
Total From Other Sheets, If Any:			
Subtotal B:			\$9,593

Check: Total cost of Unpublished Options (B) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).

For this transaction the percentage is:

4%

C. Total Cost before any other applicable Charges, Trade-Ins, Allowances, Discounts, Etc. (A+B)

\$248,982

D. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Transfer & Delivery Freight		\$2,500
PDI & Local Purchase		\$1,800
		\$0
		\$0
Subtotal D:		\$4,300
Delivery Date:	E. Total Purchase Price (A+B+D): \$253,282	



E. Total Purchase Price (A+B+D):

Description	Part #
Volvo EC250ELR Crawler Excavator	EC250ELR
Boom, 33' 6" (10.2m), LR	XC10126
Arm, 25' 9" (7.85m), LR	XC10229
Decal Kit NA	XC10503
Track Pads, 36" Triple Grouser	XC20107
Roller guard STD	XC20201
Lower frame - foldable steps	XC20302
Belly Cover STD, 4.5mm	XC20401
Engine NA MDE8	XC30112
Standard fan drive	XC30801
Air precleaner, Cyclone	XC30401
Delayed engine Shutdown	XC30902
Anti-vandal mounting brackets on cab	XC40112
CareCab w/ Opening Hatch	XC40103
Seat, Air suspension w/Heater & X-Isolator	XC40203
Seat Belt, 3 inch Retractable	XC41204
Joystick, 4 Switches	XC40405
Air conditioning, ACC (automatic climate control)	XC40502
Universal key	XC40602
Radio with MP3, USB port & Bluetooth	XC40708
Guardrail	XC50801
Handrail, Foldable	XC50803
Work lights on deck & boom, LED	XC50001
Travel alarm	XC50102
Rear view camera	XC50108
Side view camera	XC50119
Battery switch protector	XC50132
CareTrack, GSM/Satellite	XC50402
CareTrack Connectivity 4 yr Subscription	XC50404
De-activate SAT	XC50406
Hydraulic oil ISO VG46	XC60102
Straight travel pedal	XC60904
Boom float function, w/o hose rupture valve	XC60907
Pattern change	XC60914
Manual, English	XC70302
CWT 6200kg, Fabrication	XC80191
Under cover HD, 4.5mm superstructure	XC80202
Less Bucket With Pins	XC8281357
Extra work lights cab front/rear, CWT, boom & RH side, LED	XC50150
Pre-setting for hyd. pressure (piping not installed for long reach boom and arm)	XC61301

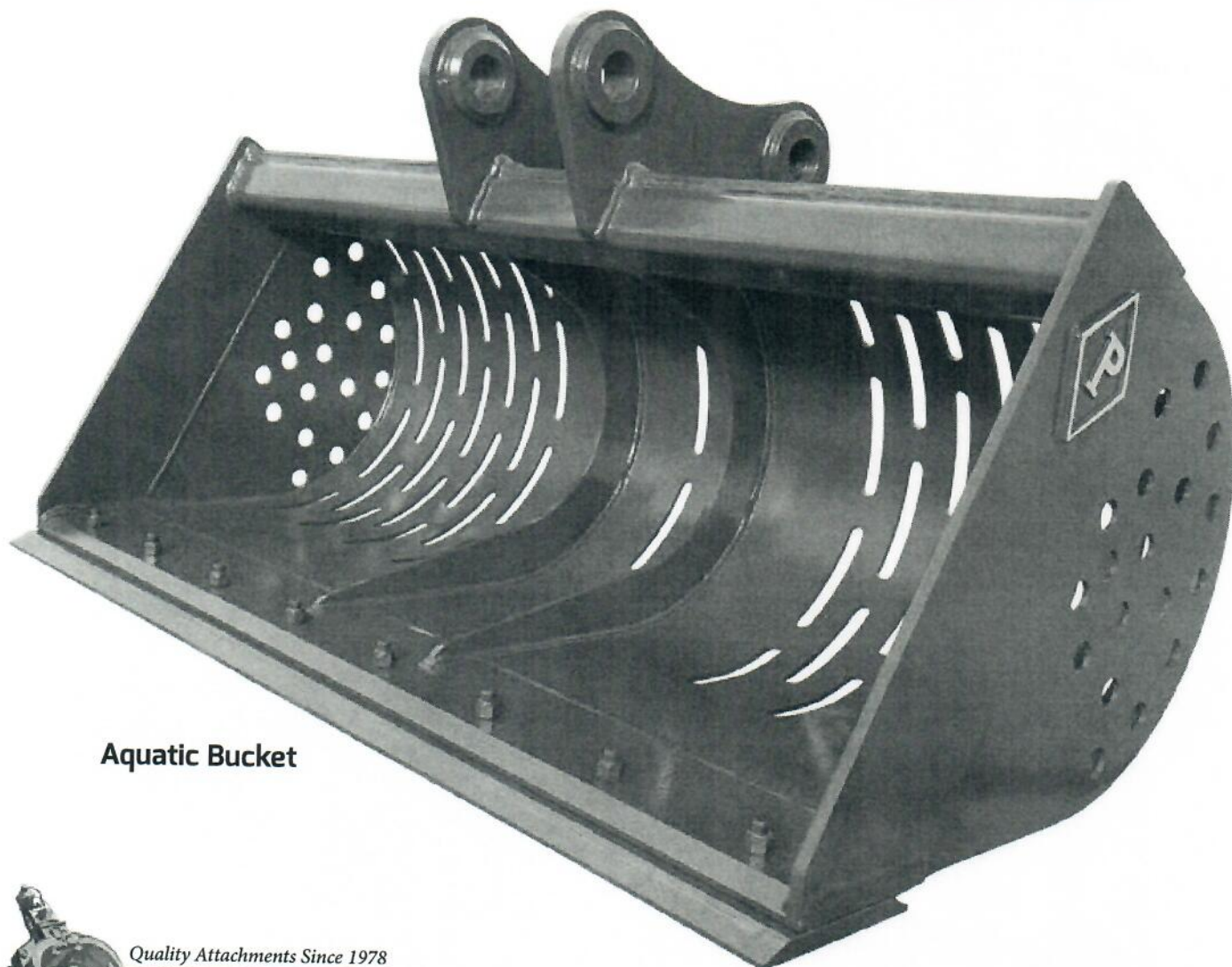
Features At-A-Glance

- Ideal for the cleaning of waterways, canals and drainage areas (water vegetation, weeds, etc.).
- Available in 48" - 96" widths.
- NEW design eliminates expanded metal shell, yielding a stronger bucket.
- Optional bolt-on edges available.
- Available in pin-on and various coupler hookups.

Ditch Bucket



Aquatic Bucket





Volvo Construction Equipment

EC250E, EC300E

VOLVO CRAWLER EXCAVATOR



Main Features and Benefits

- Features Volvo D8J Tier 4 final engine with integrated cooling system and automatic idling system
- New electro-hydraulic control system and unique ECO mode for high performance with efficiency
- Ergonomic design and ideally placed controls and switches for comfortable, efficient operation all day long
- 6-Year Free CareTrack telematics subscription
- Lifetime Frame & Structure Warranty - Frame, Boom, Arm*
- Fuel Efficiency Guarantee*

*terms and conditions apply

Basic Specifications

EC250E

Engine: Volvo D8J Tier 4 Final
Net Power: 213 hp (159 kW)
Max Torque: 819 lbs (1110 Nm)
Operating Weight: 60,590 lbs (27,480 kg)
Digging Force (SAE J1179)
Bucket: 37,290 lbs (166 kN)
Arm: 28,180 lbs (125 kN)
Max. Dig Depth: 23' 2" (7.0 m)
Max. Dig Reach: 34' 0" (10.3 m)

EC300E

Engine: Volvo D8J Tier 4 Final
Net Power: 240 hp (179 kW)
Max Torque: 913 lbs (1238 Nm)
Operating Weight: 68,330 lbs (30,990 kg)
Digging Force (SAE J1179)
Bucket: 40,970 lbs (182 kN)
Arm: 32,170 lbs (143 kN)
Max. Dig Depth: 24' 1" (7.3 m)
Max. Dig Reach: 35' 2" (10.7 m)

EC250E, EC300E

VOLVO CRAWLER EXCAVATOR

AVAILABLE EQUIPMENT (not all equipment listed)

Engine

Volvo D8J Tier 4 Final, turbocharged, 4 stroke diesel engine with water cooling, direct injection and charged air cooler

Air filter with indicator

Air intake heater

Cyclone pre-cleaner

Electric engine shut-off

Fuel filter and water separator

Fuel filler pump: 50 l/min (13.2 gal/min), with automatic shut-off

Alternator

Block heater

Oil bath pre-cleaner

Diesel coolant heater

Master electrical disconnect switch

Electric/Electronic control system

Contronics

Advanced mode control system

Self-diagnostic system

Engine speed sensing power control

Automatic idling system

One-touch power boost

Batteries, 2 x 12 V / 200 Ah

Anti-theft system

Rotating warning beacon

Extra work lights (halogen/LED)

Safety stop/start function

Hydraulic system

Automatic sensing hydraulic system

Boom, arm and bucket regeneration valves

Multi-stage filtering system

Cylinder cushioning

Automatic two-speed travel motors

Long life hydraulic oil

Work tool management system with up to 20 programmable memory settings

Variable flow and pressure pre-setting

Frame

Access way with handrail

Punched metal anti-slip plates

Tool storage area

Volvo Care Cab and interior

All-weather, sound suppressed

ROPS (ISO12117-2) certified cab

Silicon oil and rubber mounts with spring

Travel pedals and hand levers

Hydraulic safety lock lever

AM/FM stereo with MP3, USB and bluetooth

Rear view camera

Control joysticks with 4 switches each

Heater & air-conditioner, automatic

Safety glass

Undercarriage

Heavy-duty undercover

Hydraulic track adjusters

Greased and sealed track link

Track guard

Track shoes: 24" (600 mm) with triple grousers

Digging equipment

EC250E

Boom: 19' 8" (6.0 m) HD

Supporting your success the Volvo Way

Volvo Certified Technicians care about your uptime.

Genuine Volvo Parts are designed for your machine and delivers premium quality and long life.

Volvo Customer Support Agreements ensure top performance: increase your production time, lower your maintenance costs, and help you get expert advice.



Equipment financing that works for you

As part of the Volvo Group, Volvo Financial Services understands your industry and Volvo products better than anyone else.

Whether you need to finance your next purchase or lease it, we'll make it easy to get your equipment working for you.

For more information contact your local Volvo dealer or visit www.vfsc.com.



VOLVO

Volvo Construction Equipment

www.volvoce.com/na



Quote Prepared For		City of Weslaco
Sourcewell Contract Number		032119-CAT
Sourcewell Member Number		#167598
Quote Valid Through		1-Dec-21

Machine Item #	Description:	List Price
612-5017	326 07C HEX AM-N CFG1B	\$256,420
527-2206	BOOM, SUPER LONG REACH	\$21,100
578-1163	STICK, SUPER LONG REACH	\$12,350
578-8140	COUNTERWEIGHT, 14,770LBS	\$4,990
216-6605	CYLINDER, STICK SLR	\$4,775
527-5575	TRACK, 31" TG	\$4,285
521-2393	LINKAGE, BKT W/EYE	\$2,680
418-9085	CYLINDER, BKT SLR	\$2,215
576-9456	GUARD, BOTTOM HD	\$1,945
346-7149	GUARD, TRACK GUIDING SEGMENTED	\$1,655
0G-4234	EXP.PKG, SLR BOOM/STK DISM	\$1,465
528-6835	JOYSTICKS, VERTICAL SLIDER	\$1,315
597-3153	HYDRAULIC PKG, NO TOOL W/O HL	\$1,075
593-4954	CAMERA, REAR + RH VIEW	\$835
506-5013	BATTERIES, 2	\$635
577-3853	LIGHTS, CAB, W/O 360	\$337
581-0687	LIGHTS PKG, REACH & SLR BOOM	\$334
484-8022	WIPER, RADIAL W/LOWER	\$321
0G-4126	STORAGE PROTECTION (EXPORT)	\$298
580-8628	MIRROR, CAB, W/O GUARD	\$118
0P-7563	STORAGE PROTECTION (EXPORT)	\$44
578-2910	DECALS, EXTERIOR, ANSI	\$0
555-7286	NETWORK MANAGER, STD	\$0
573-4351	DECALS, CAB, ANSI	\$0
528-4738	FILM, EMC	\$0
567-3815	DECALS, STICK WARNING, ANSI	\$0
573-4768	FILM, ROPS	\$0
0P-3380	INSTRUCTIONS, ENGLISH	\$0
577-6541	LIGHT, REACH & SLR BOOM LH	\$0
577-6542	LIGHT, REACH & SLR BOOM RH	\$0
594-9052	PROD LINK, PLE643/PLE743 RADIO	\$0
589-1744	RADIO MODULE, PL243 CELLULAR	\$0
594-2025	WIRING, PRODUCT LINK ELITE	\$0
516-7670	LINES, DRAIN, STD	\$0

Machine Total		\$319,192
Sourcewell Machine Discount (%)	15%	\$ (47,879)
Caterpillar Loyalty Discount		\$ (7,313)
Machine Sub Total		\$264,000

Work Tool Item #	Description:	List Price
		\$0
Work Tool Total		\$0
Sourcewell Loose Work Tool Discount	15%	\$0
Work Tool Sub Total		\$0

Sourced Goods/Open Market Items Description:	Price
Not Applicable	\$0
Additional Items Total	\$0

Additional Required Items Not Subject To Discount Description:	Price
Machine Prep	\$0
OMM MANUAL (1)	\$0
Service Manual (1)	\$0
3 Year 5000 Hour Total Machine Warranty	\$0
Delivery to customer location	\$0
	\$0
****Trade In on 330BL*****	-\$31,000
Additional Items Total	-\$31,000

LEAD TIME--4-5 MONTHS AFTER ORDER IS PLACED

	Grand Total	\$233,000
--	--------------------	------------------

SUPER LONG REACH & LONG REACH EXCAVATION

EXCAVATORS



320 SLR / 323 SLR / 326 SLR / 330 SLR
340 LRE / 352 LRE



GO THE DISTANCE

CAT® SUPER LONG REACH AND LONG REACH EXCAVATION EXCAVATORS

Whether cleaning ditches, canals, and waterways, or doing heavier-duty work like dredging and long-distance excavation, count on Cat® Next Generation Super Long Reach and Long Reach Excavation Excavators to expand how you work.



Work at greater distances with better fuel economy, more comfort, and improved efficiency with Cat Next Generation Super Long Reach (SLR) and Long Reach Excavation (LRE) Excavators.

SUPER LONG REACH EXCAVATORS

- + 320
- + 323
- + 326
- + 330

LONG REACH EXCAVATION EXCAVATORS

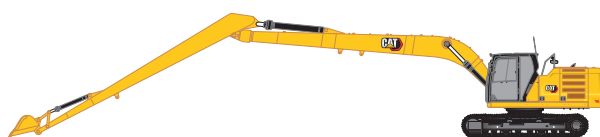
- + 340
- + 352

MADE TO MATCH YOUR WORK

When your work is a little farther away, reach for Cat Super Long Reach and Long Reach Excavators. They are specialized machines designed to perform despite the unique challenges of working at distance.

Super long reach excavators excel in applications with ditch cleaning buckets.

Long reach excavation excavators excel at heavier-duty work that requires more digging force and lift capacity.



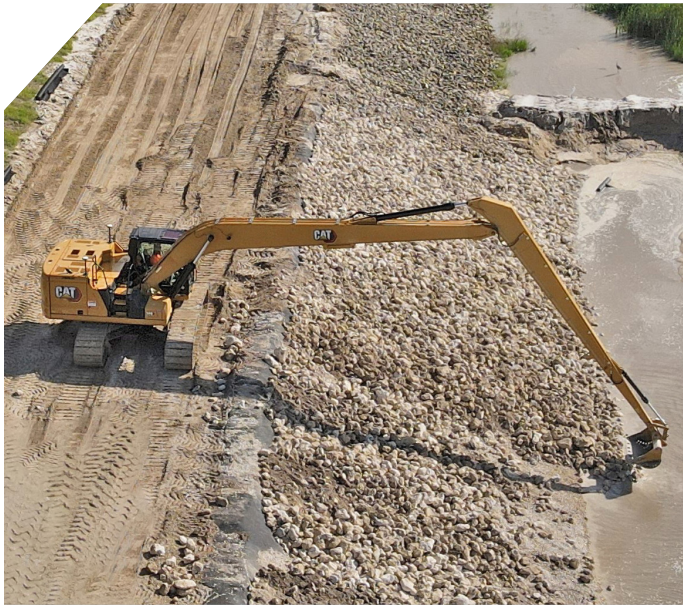
TYPE	SUPER LONG REACH	LONG REACH EXCAVATION
Models	320, 323, 326, 330	340, 352
Application	– Ditch cleaning – Slope finishing – Settling pond clean out – Waterway and canal maintenance – Vegetation control	– General excavation – Dredging – Ditch cleaning – Settling pond clean out – Waterway and canal maintenance – Vegetation control with mulcher attachment – Loose material transfer
Work tools	– Ditch cleaning buckets – Skeleton buckets	– Excavation buckets – Ditch cleaning buckets – Ditch cleaning tilt buckets – Quick couplers – Mulcher heads – Skeleton buckets
Front linkage family	Cat A linkage	Cat B linkage
Undercarriage	Long	Heavy duty, high wide
Additional counterweight	Yes	Yes
Digging force compared to reach configuration	Approximately 40%	Approximately 66%

SUPER LONG REACH

NEXT GENERATION EXCAVATORS

Cat Super Long Reach Excavators are a great fit for lighter-duty, long-distance applications, including:

- Ditch cleaning
- Slope finishing
- Settling pond clean out
- Waterway and canal maintenance
- Vegetation control



NEARLY 40% MORE REACH

Cat Medium Excavators with super long reach front linkage extend nearly 40% farther than those with the standard reach configuration with approximately 40% of the digging force.¹

NEXT GENERATION FEATURES

Take advantage of Cat Next Generation Excavator features, including improved operator comfort, reduced maintenance costs, and better fuel economy. Super long reach excavators are compatible with Next Generation Excavator technologies.

EQUIPPED FOR PERFORMANCE

The 323 and 330 provide similar reach and dig depth as the 320 and 326, respectively. However, you will get greater stability and performance with the 323 or 330. All super long reach excavators use a heavier counterweight than equivalent standard reach excavators.

SUPER LONG REACH EXCAVATORS

For detailed specifications, consult Technical Specifications document available on www.cat.com or your from your Cat dealer.

	Max Digging Depth	Max Reach at Ground Level	Bucket Digging Force (ISO)*	Stick Digging Force (ISO)*	Bucket Size Range "A" Family Linkage**
320 (SLR)	11 540 mm 37'10"	15 570 mm 51'1"	62 kN 13,841 lbf	49 kN 10,966 lbf	DC: .57 m ³ (.75 yd ³) GD: .53 m ³ (.69 yd ³)
323 (SLR)	11 540 mm 37'10"	15 570 mm 51'1"	62 kN 13,841 lbf	49 kN 10,966 lbf	DC: .57 m ³ (.75 yd ³) GD: .53 m ³ (.69 yd ³)
326 (SLR)	14 580 mm 47'10"	18 280 mm 60'0"	61 kN 13,710 lbf	45 kN 10,120 lbf	DC: .57-.74 m ³ (.74-.97 yd ³)
330 (SLR)	14 610 mm 47'11"	18 290 mm 60'0"	60 kN 13,490 lbf	45 kN 10,120 lbf	DC: .57-.74 m ³ (.74-.97 yd ³) GD: .53 m ³ (.69 yd ³)

*With ditch cleaning bucket

**Not all buckets available in all regions. Consult your Cat dealer.

DC = Ditch Cleaning Bucket; GD = General Duty Bucket

¹ Reach comparison made at ground level. Regional configurations vary. Consult the Technical Specifications document available on www.cat.com for details specific for your region.

LONG REACH EXCAVATION

NEXT GENERATION EXCAVATORS

When your job calls for heavier work at a distance, call on Cat Long Reach Excavation Excavators. They excel in long-distance applications, including:

- General excavation
- Dredging
- Ditch cleaning
- Settling pond clean out
- Waterway and canal maintenance
- Vegetation control with mulcher attachment
- Loose material transfer



NEARLY 35% MORE REACH

Cat Long Reach Excavation Excavators reach nearly 35% farther than those with the standard reach configuration with approximately 66% of the digging force.¹

A STABLE FOUNDATION

The heavy-duty, high wide undercarriage provides a stable, rugged platform for long reach digging and loading applications with high ground clearance. The variable gauge undercarriage on the 352 LRE can be retracted, making transportation easier.

DESIGNED TO DIG

Reinforcements in the front linkage and frame allow digging power at a distance without sacrificing durability. A heavier counterweight than equivalent standard reach excavators provides greater stability. Get added versatility with optional tool control for select hydro-mechanical tools.

NEXT GENERATION FEATURES

Take advantage of Cat Next Generation Excavator features including improved operator comfort, reduced maintenance costs, and better fuel economy. Long reach excavation excavators are compatible with Next Generation Excavator technologies.²

LONG REACH EXCAVATION EXCAVATORS

For detailed specifications, consult Technical Specifications document available on www.cat.com or from your Cat dealer.

	Max Digging Depth	Max Reach at Ground Level	Bucket Digging Force (ISO)	Stick Digging Force (ISO)	Bucket Size Range "B" Family Linkage*
340 (LRE)	13 050 mm 42'10"	18 080 mm 59'4"	141 kN 31,590 lbf	92 kN 20,750 lbf	DC: .86-1.50 m ³ (1.12-1.96 yd ³) DCT: .90-1.23 m ³ (1.18-1.61 yd ³) GD: .46-1.00 m ³ (.61-1.31 yd ³) HD: 1.00 m ³ (1.31 yd ³)
352 (LRE)	13 040 mm 42'9"	19 640 mm 64'5"	141 kN 31,700 lbf	104 kN 23,380 lbf	DC: .86-1.50 m ³ (1.12-1.96 yd ³) DCT: .90-1.23 m ³ (1.18-1.61 yd ³) GD: .46-1.00 m ³ (.61-1.31 yd ³) HD: 1.00-1.38 m ³ (1.31-1.80 yd ³)

*Not all buckets available in all regions. Consult your Cat dealer.

DC = Ditch Cleaning Bucket; DCT = Ditch Cleaning Tilt Bucket; GD = General Duty Bucket; HD = Heavy Duty Bucket

¹ Reach comparison made at ground level. Regional configurations vary. Consult the Technical Specifications document available on www.cat.com for details specific for your region.

² Cat Assist technologies available on the 340 only.



NEXT GENERATION EXCAVATORS

LOWER YOUR COSTS

Cat Next Generation Excavators are ready to help you make your business stronger by giving you new ways to get the most work done at the lowest cost – so you can put more money in your pocket.

FUEL SAVINGS FEATURES

Next Generation Excavators help you lower fuel costs.

Key fuel-savings features include:

- The electrohydraulic system's main control valve and large hydraulic pump allow the engine to run at a lower engine speed without impacting production.
- Smart mode (one of three power mode settings) automatically adjusts engine and hydraulic power for the highest fuel efficiency – providing more when it is required and less when it isn't.
- Cat Grade technologies can improve operator efficiency by up to 45%, reducing the time it takes you to complete a job.

LOWER MAINTENANCE COSTS

Don't let maintenance costs eat into your business.

Key maintenance cost-lowering features include:

- Extended and synchronized maintenance intervals reduce downtime for routine maintenance.
- The new air intake filter with precleaner has double the dirt holding capacity of the previous air intake filter.
- Hydraulic and fuel tank filters have increased capacity and longer life.
- Many maintenance points are accessible from the ground, making service not only easy, but safe.

NEXT GENERATION OPERATOR STATION

WORK IN COMFORT

Next Generation Excavator cabs keep you comfortable and productive.

SAFE AND CONVENIENT

Cabs on super long reach excavators and the 340 LRE have ISO-certified ROPS. All cabs are sound suppressed and sealed. Convenience features include automatic climate control, Bluetooth integrated radio, USB ports for charging and phone connectivity, 12V DC outlets and AUX port, storage in rear, overhead, and console compartments, and cup and bottle holders.



ALL-AROUND VISIBILITY

When working at distance, visibility is everything. The cab windows and lower front profile of the machine give outstanding visibility to the work area without the strain of constantly leaning forward.

Standard rear- and side-view cameras keep you aware of your surroundings at all times. An optional 360° visibility feature is also available.



TOUCHSCREEN MONITOR

Most machine settings can be controlled through the high-resolution touchscreen monitor. It offers 42 languages and is easy to reach from the seat – no twisting or turning.

Joystick functions can be customized through the monitor. Joystick pattern as well as response can be set to match operator preference. All preferences are saved with the Operator ID and restored at login.



TECHNOLOGY THAT GETS WORK DONE

INCREASE EFFICIENCY UP TO 45%

Boost productivity up to 45% versus traditional grading with standard Cat Grade and Assist technologies. Cat Grade and Assist technologies keep you on grade when visibility is impaired.

CAT TECHNOLOGY	SLR MODELS	LRE MODELS
Cat Product Link™	●	●
Cat Grade with 2D	○	●
Cat Grade with Advanced 2D	○	○
Cat Grade with 3D	○	○
Cat Assist – Boom Assist – Bucket Assist – Swing Assist – Grade Assist – Lift Assist	○	● ¹
2D E-Fence – E-ceiling – E-floor – E-swing – E-wall – E-cab avoidance	○	●
Cat Payload – Static weigh – Semiautomatic calibration – Payload information	○	●
Remote Service capability	●	●

● Standard ○ Optional

¹ Cat Assist only available on 340 LRE.

WORK UNDER WATER

Standard waterproof technology provides precision excavation down to 4.5 m (14'9") on long reach excavators and 2.5m (8'2") on super long reach excavators. An optional submarine solution allows you to work down to 20 m (65'8") on either configuration.

	SLR MODELS	LRE MODELS
Waterproof depth of factory installed technology sensors	2.5 m 8'2"	4.5 m 14'9"
Waterproof depth of dealer installed dredging kit	20 m 65'8"	20 m 65'8"



CAT COMMAND

Cat Command is a remote control system featuring onboard electronics, vision systems, and offboard controls that help users achieve consistent quality in their work. Jobs become safer, more comfortable, and more precise – without sacrificing control, feel, or accuracy.

Easy-to-install Command kits include indicator lights and vision systems. A ground level switch toggles between manual and remote operation.



INCREASE YOUR PRODUCTIVITY AND PROFIT WITH CAT ATTACHMENTS¹

SUPER LONG REACH EXCAVATORS

DITCH CLEANING BUCKETS



SKELETON BUCKETS



LONG REACH EXCAVATION EXCAVATORS

COUPLERS



DITCH CLEANING BUCKETS



DITCH CLEANING
TILT BUCKETS²



EXCAVATION BUCKETS



MULCHERS



SKELETON BUCKETS



¹Not all attachments available in all regions. Contact your Cat dealer for more information.

²Some Cat technology solutions are not supported with ditch cleaning tilt buckets. Contact your Cat dealer for more information.

SPECIFICATIONS & FEATURES SUMMARY

Specifications may vary due to regional configuration differences. Consult the Technical Specifications document available on www.cat.com or from your Cat dealer for detailed specifications for machines in your region.

SPECIFICATIONS	SUPER LONG REACH (SLR)				LONG REACH EXCAVATION (LRE)	
	320 (SLR)	323 (SLR)	326 (SLR)	330 (SLR)	340 (LRE)	352 (LRE)
Operating Weight*	23 900 kg 52,700 lb	25 100 kg 55,345 lb	29 200 kg 64,300 lb	30 900 kg 68,200 lb	43 900 kg 96,700 lb	58 400 kg 128,800 lb
Engine Model	Cat C7.1	Cat C7.1	Cat C7.1	Cat C7.1	Cat C9.3B	Cat C13
Engine Power – ISO 14396:2002	122 kW 164 hp	129 kW 174 hp	151 kW 202 hp	205 kW 275 hp	234 kW 314 hp	317 kW 425 hp
Undercarriage Type	Long	Long	Long	Long	HDHW	Variable Gauge HDHW
Counterweight	4.7 mt 10,400 lb	5.4 mt 11,900 lb	6.7 mt 14,770 lb	6.7 mt 14,770 lb	10.35 mt 22,800 lb	12.0 mt 26,455 lb
Boom	8.85 m 29'0"	8.85 m 29'0"	10.2 m 33'6"	10.2 m 33'6"	10.6 m 34'9"	11.5 m 37'9"
Stick	6.28 m 20'7"	6.28 m 20'7"	7.85 m 25'9"	7.85 m 25'9"	7.1 m 23'4"	8.5 m 27'11"
Maximum Digging Depth	11 540 mm 37'10"	11 540 mm 37'10"	14 580 mm 47'10"	14 610 mm 47'11"	13 050 mm 42'10"	13 040 mm 42'9"
Maximum Reach at Ground Level	15 570 mm 51'1"	15 570 mm 51'1"	18 280 mm 60'0"	18 280 mm 60'0"	18 080 mm 59'4"	19 640 mm 64'5"
Bucket Digging Force (ISO)	62 kN 13,841 lbf	62 kN 13,841 lbf	61 kN 13,710 lbf	45 kN 10,120 lbf	141 kN 31,590 lbf	141 kN 31,700 lbf
Stick Digging Force (ISO)	49 kN 10,966 lbf	49 kN 10,966 lbf	60 kN 13,490 lbf	45 kN 10,120 lbf	92 kN 20,750 lbf	104 kN 23,380 lbf

*Weight is typical configuration, 90% fuel, operator, and bucket.

FEATURES	SUPER LONG REACH (SLR)				LONG REACH EXCAVATION (LRE)	
	320 (SLR)	323 (SLR)	326 (SLR)	330 (SLR)	340 (LRE)	352 (LRE)
ROPS	●	●	●	●	●	x
Power modes, including Smart mode	●	●	●	●	●	●
Rear- and side-view cameras	●	●	●	●	●	●
360° visibility	○	○	○	○	○	○
Extended and synchronized maintenance intervals	●	●	●	●	●	●
Tool control for hydromechanical attachments	x	x	x	x	○	○
Medium pressure circuit	x	x	x	x	○	○
Quick coupler hydraulic circuit	x	x	x	x	○	○
Cat Product Link	●	●	●	●	●	●
Work tool recognition	●	●	●	●	●	●
Cat Grade with 2D	○	○	○	○	●	●
Cat Grade with 3D	○	○	○	○	○	○
Cat Assist	○	○	○	○	●	x
2D E-Fence	○	○	○	○	●	●
Cat Payload	○	○	○	○	●	●
Remote Flash	●	●	●	●	●	●
Remote Troubleshoot	●	●	●	●	●	●
Submarine kit	○	○	○	○	○	○

● Standard ○ Optional x not available

For more complete information on Cat products, dealer services and industry solutions, visit us on the web at www.cat.com.

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Materials and specifications are subject to change without notice. Featured machines in photos may include additional equipment. See your Cat dealer for available options.

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www.cat.com www.caterpillar.com

AEXQ3108-00
(N Am, Eur)



250G LC FT4 EXCAVATOR



30-Nov-2021
City of Weslaco
255 S. Kansas
Weslaco, Texas

Source Well Sales Quote
Attn : David Arce

Doggett Heavy machinery Services, LLC.

Code	Description		
0BG0FF	250G LC FT4 EXCAVATOR	1	\$277,276.00
	F.O.B Kernersville, North Carolina for Complete Machine. See DEALER-INSTALLED ATTACHMENT section for additional source notes.		
	Option Codes		
1095	Engine Stage IV Emissions	1	\$26,796.00
	John Deere PowerTech PVS 6.8L 188 Net Rated hp (ISO 9249) Turbocharger Charge Air Cooler Electronic Engine Control Unit Auto-Idle System Cool on Demand Hydraulic Driven Fan Antifreeze Protection to -34F (-37C) Enclosed Fan Guard Dual Element Dry-type Air Filter with Restriction Indicator Full Flow Oil Filter Double Fuel Filter Water Separator Underhood Diesel Particulate Filter with Curved Exhaust Automatic Belt Tension Device Glow Plug Start Aid Heavy Duty, Low Maintenance Batteries 100-Amp Alternator - 24 Volt 500 Hour Engine Oil Change Interval 70% (35 degrees) Off Level Capability Engine Oil Sampling Valve		
1600	English Customer Delivery Packet	1	No Added Cost
	English Decals and Customer Delivery Packet		
170K	JDLink™	1	No Added Cost
	Includes integrated cab wiring harness, antenna, and JDLink™ Modem (MTG). JDLink™ connectivity is enabled separately through the JDLink™ website. Connectivity service is subject to country availability.		

3350	Triple Semi-Grouser Shoes	1	No Added Cost
	800 mm (32 In.)		
	Recommended for extremely soft terrain.		
4125	Seat, Standard Mechanical	1	No Added Cost
6801	Less Boom	1	No Added Cost
	Excludes Arm Cylinder, Boom Cylinders and Plumbing on Boom. Includes Pin Connecting Boom to Mainframe and the Two Boom Cylinder Pins. Requires code 7001, "Less Arm". The "Hydraulic Filter Restriction Indicator" in DEALER-INSTALLED ATTACHMENTS is recommended		
7901	Less Grade Reference Ready Mounts	1	No Added Cost
7001	Less Arm, Bucket Cylinder, Bucket Linkage and All Attaching	1	No Added Cost
	Hydraulic Filter Indicator Recommended. Requires code 8001, Less Buckets.		
7401	Less Auxiliary Hydraulics	1	No Added Cost
8001	Less Bucket	1	No Added Cost
	Includes bucket mounting pins.		

Total	\$304,072.00
Source well Discount : 35 % Doggett Source well # 032119-JDC	- \$ 106,425.20
Source Well Sales Price	\$ 197,646.80

*** If None in Stock Delivery from the Factory is on Average of 5 to 6 Months.**

Quote is Valid for 90 Days

Manufacturer's Suggested List Price shown. Retail prices may vary by dealer. Unless stated otherwise, taxes, freight, setup, delivery and other dealer specific charges not included in the pricing. Options/items noted with anything other than price will have additional costs. Pricing, availability, and specifications subject to change without notice. Special program pricing may be available on certain models. See dealer for details. Prices shown are in U.S. dollars and valid only in the U.S.

SUPER LONG FRONT FOR 250G LC



JOHN DEERE

30-Nov-2021

City of Weslaco
255 S. Kansas
Weslaco, Texas

Source well Sales Quote
Attn : David Arce

Doggett Heavy Machinery Services, LLC.

Code	Description		
9230FF	SUPER LONG FRONT FOR 250G LC	1	\$83,808.00
	HEAVY-DUTY, SUPER LONG FRONT W/ 60FT. (18.2 M) REACH		
	Base machine not included, must be ordered separately.		
	Requires Base Machine codes 6801, 7001, and 9010.		
	Requires additional parts (lift chart, operational label, maintenance chart, and boom labels)--		
	See Installation Instructions T227768		
	Requires an additional additional 2250 lbs. (1020 kg) counterweight. See referral attachment section.		
	Includes bucket linkage and pins.		
	Does not include a bucket.		
	FOB US Port of Entry.		

Field Installed Attachments

AT339152	60 In (1524 mm), 0.83 yd3 (0.63 M3) Ditching Bucket	1	\$2,580.00
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Total	\$86,388.00
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Source well Discount : 35 % Source well # 032119-JDC	- \$ 30,235.80
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Source well Sales Price	\$ 56,152.20
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*** If None in Stock Delivery from the Factory is on Average 5 to 6 Months.**

Quote is Valid for 90 Days

Manufacturer's Suggested List Price shown. Retail prices may vary by dealer. Unless stated otherwise, taxes, freight, setup, delivery and other dealer specific charges not included in the pricing. Options/items noted with anything other than price will have additional costs. Pricing, availability, and specifications subject to change without notice. Special program pricing may be available on certain models. See dealer for details. Prices shown are in U.S. dollars and valid only in the U.S.

Source well Sales price for 250G Excavator	\$ 197,646.80
Source well Sales price for 60' Boom and Bucket	\$ 56,152.20
Total Source well Sales Price	\$ 253,799.00
Factory Freight for Excavator	\$ 17,750.00
Factory Freight for Boom	\$ 9,975.00
Pre-Delivery Inspection and assembly	\$ 9,850.00
36 Months or 3,000 Hours of Extended Warranty	\$ 2,237.00
Final Source well Sales Price	\$ 293,611.00

Thank you, for the opportunity to provide you a Source well Sales Price on a New John Deere Long Reach Excavator,

Sincerely,

Danny Jackson

Territory Sales Manager

(956)342-5228

If none in stock, Delivery from the Factory is 5 to 6 Months.

Quote is Valid for 90 Days

11-30-2021

250G LC FT4 EXCAVATOR

**JOHN DEERE**

30-Nov-2021

**City of Weslaco
255 S. Kansas
Weslaco, Texas****Buy Board Sales Quote
Attn : David Arce****Doggett Heavy machinery Services, LLC.**

Code	Description		
OBG0FF	250G LC FT4 EXCAVATOR	1	\$277,276.00
	F.O.B Kernersville, North Carolina for Complete Machine. See DEALER-INSTALLED ATTACHMENT section for additional source notes.		
	Option Codes		
1095	Engine Stage IV Emissions	1	\$26,796.00
	John Deere PowerTech PVS 6.8L 188 Net Rated hp (ISO 9249) Turbocharger Charge Air Cooler Electronic Engine Control Unit Auto-Idle System Cool on Demand Hydraulic Driven Fan Antifreeze Protection to -34F (-37C) Enclosed Fan Guard Dual Element Dry-type Air Filter with Restriction Indicator Full Flow Oil Filter Double Fuel Filter Water Separator Underhood Diesel Particulate Filter with Curved Exhaust Automatic Belt Tension Device Glow Plug Start Aid Heavy Duty, Low Maintenance Batteries 100-Amp Alternator - 24 Volt 500 Hour Engine Oil Change Interval 70% (35 degrees) Off Level Capability Engine Oil Sampling Valve		
1600	English Customer Delivery Packet	1	No Added Cost
	English Decals and Customer Delivery Packet		
170K	JDLink™	1	No Added Cost
	Includes integrated cab wiring harness, antenna, and JDLink™ Modem (MTG). JDLink™ connectivity is enabled separately through the JDLink™ website. Connectivity service is subject to country availability.		

3350	Triple Semi-Grouser Shoes	1	No Added Cost
	800 mm (32 In.)		
	Recommended for extremely soft terrain.		
4125	Seat, Standard Mechanical	1	No Added Cost
6801	Less Boom	1	No Added Cost
	Excludes Arm Cylinder, Boom Cylinders and Plumbing on Boom. Includes Pin Connecting Boom to Mainframe and the Two Boom Cylinder Pins. Requires code 7001, "Less Arm". The "Hydraulic Filter Restriction Indicator" in DEALER-INSTALLED ATTACHMENTS is recommended		
7901	Less Grade Reference Ready Mounts	1	No Added Cost
7001	Less Arm, Bucket Cylinder, Bucket Linkage and All Attaching	1	No Added Cost
	Hydraulic Filter Indicator Recommended. Requires code 8001, Less Buckets.		
7401	Less Auxiliary Hydraulics	1	No Added Cost
8001	Less Bucket	1	No Added Cost
	Includes bucket mounting pins.		

Total	\$304,072.00
Buy Board Discount : 34 % Doggett Buy Board # 597-19	- \$ 103,384.48
Buy Board Sales Price	\$ 200,687.52

*** If None in Stock Delivery from the Factory is on Average of 5 to 6 Months.**

Quote is Valid for 90 Days

Manufacturer's Suggested List Price shown. Retail prices may vary by dealer. Unless stated otherwise, taxes, freight, setup, delivery and other dealer specific charges not included in the pricing. Options/items noted with anything other than price will have additional costs. Pricing, availability, and specifications subject to change without notice. Special program pricing may be available on certain models. See dealer for details. Prices shown are in U.S. dollars and valid only in the U.S.

SUPER LONG FRONT FOR 250G LC



30-Nov-2021
City of Weslaco
255 S. Kansas
Weslaco, Texas

Buy Board Sales Quote
Attn : David Arce

Doggett Heavy Machinery Services, LLC.

Code	Description		
9230FF	SUPER LONG FRONT FOR 250G LC	1	\$83,808.00
	HEAVY-DUTY, SUPER LONG FRONT W/ 60FT. (18.2 M) REACH		
	Base machine not included, must be ordered separately.		
	Requires Base Machine codes 6801, 7001, and 9010.		
	Requires additional parts (lift chart, operational label, maintenance chart, and boom labels)--		
	See Installation Instructions T227768		
	Requires an additional additional 2250 lbs. (1020 kg) counterweight. See referral attachment section.		
	Includes bucket linkage and pins.		
	Does not include a bucket.		
	FOB US Port of Entry.		

Field Installed Attachments

AT339152	60 In (1524 mm), 0.83 yd3 (0.63 M3) Ditching Bucket	1	\$2,580.00
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Total	\$86,388.00
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Buy Board Discount : 34 % Doggett Buy Board # 597-19	- \$ 29,317.92
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Buy Board Sales Price	\$ 57,016.08
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*** If None in Stock Delivery from the Factory is on Average 5 to 6 Months.**

Quote is Valid for 90 Days

Manufacturer's Suggested List Price shown. Retail prices may vary by dealer. Unless stated otherwise, taxes, freight, setup, delivery and other dealer specific charges not included in the pricing. Options/items noted with anything other than price will have additional costs. Pricing, availability, and specifications subject to change without notice. Special program pricing may be available on certain models. See dealer for details. Prices shown are in U.S. dollars and valid only in the U.S.

Buy Board Sales price for 250G Excavator	\$ 200,687.52
Buy Board Sales price for 60' Boom and Bucket	\$ 57,016.08
Total Buy Board Sales Price	\$ 257,703.60
Factory Freight for Excavator	\$ 17,750.00
Factory Freight for Boom	\$ 9,975.00
Pre-Delivery Inspection and assembly	\$ 9,850.00
36 Months or 3,000 Hours of Extended Warranty	\$ 2,237.00
Final Buy Board Sales Price	\$ 297,515.60

Thank you, for the opportunity to provide you a Buy Board Sales Price on a New John Deere Long Reach Excavator,

Sincerely,

Danny Jackson

Territory Sales Manager

(956)342-5228

If none in stock, Delivery from the Factory is 5 to 6 Months.

Quote is Valid for 90 Days

11-30-2021



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4890
From:		
Subject: Discussion and review of the FY 2021-2022 Streets Improvement Listing to include newly budgeted paving projects, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)		
Background: Public works will continue the approved budgeted listing to also include City Park and the Solid Waste Collection Building.		
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):		
David Arce Pete Garcia ANDREW MUNOZ		Created/Initiated Approved New
City Manager Comments: Approve.		
Staff Recommendation: Approval		
Attachments, if any: APPROVAL OF FY 2021.2022 STREETS IMPROVEMENT LISTING Memo, PROPOSED STREET IMPROVEMENT PROJECTS LISTING FOR FY 21.22		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

Date: December 14, 2021

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: APPROVAL OF FY 2021/2022 STREETS IMPROVEMENT LISTING

Cc: Andrew Muñoz, Interim City Manager
Vidal Roman, Finance Director

Public Works Department is requesting approval for FY 2021/2022 Streets Improvement Listing, these streets were part of the FY 2020/2021 listing that were not completed. Also approved for paving is the Solid Waste Transfer Station on South Border and overlay at the Pablo Pena Park.

Please note on the listing the paving of Westgate Dr. was extended approximately .75 mile(s) all the way to 6th St.

Staff Recommends Approval.

CITY OF WESLACO
PUBLIC WORKS DEPARTMENT
 PROPOSED STREET IMPROVEMENT PROJECTS LISTING FOR FY 2021/2022

Estimated Re-Construction/Overlay Cost

	Street	From	To	District	Type of Repair	Linear Miles	Sq. Ft.	Hot Mix (Tons)	Cost \$66.73	Caliche (Tons)	Cost \$13.00	MC30 Oil (Gal)	Cost \$5.00	Total Cost	Date Completed
1	Vo-Tech Dr.	Pike Blvd.	Frontage Rd.	6	Overlay	0.11	17,025	236	\$ 15,748.28	0	\$ -	255	\$ 1,275.00	\$ 17,023.28	02/10/21
2	Pike Blvd.	Texas Blvd.	Republic St.	4	Reconstruction	0.25	49,970	1041	\$ 69,465.93	1402	\$ 18,226.00	500	\$ 2,500.00	\$ 90,191.93	04/08/21
3	Palmas St.	Llano Grande St.	Agostadero St.	3,5	Reconstruction	0.13	19,460	270	\$ 18,017.10	546	\$ 7,098.00	292	\$ 1,460.00	\$ 26,575.10	
4	Spicewood Dr.	Tanglewood	Wildwood	1	Overlay	0.15	30,020	417	\$ 27,826.41	0	\$ -	450	\$ 2,250.00	\$ 30,076.41	03/04/21
5	2nd St.	Illinois Ave.	Texas Blvd.	2	Overlay	0.12	18,510	257	\$ 17,149.61	0	\$ -	278	\$ 1,390.00	\$ 18,539.61	02/04/21
6	Meadow Wood Dr.	Woodland Dr.	Tanglewood Ln.	1	Overlay	0.21	30,520	424	\$ 28,293.52	0	\$ -	458	\$ 2,290.00	\$ 30,583.52	03/01/21
7	Clifford Dr.	Stone St.	6th St.	3	Overlay	0.06	9,000	125	\$ 8,341.25	0	\$ -	135	\$ 675.00	\$ 9,016.25	03/10/21
8	Point Dr.	Thicket St.	Brush St.	4	Overlay	0.12	18,560	258	\$ 17,216.34	0	\$ -	278	\$ 1,390.00	\$ 18,606.34	
9	Oklahoma Ave.	Business 83	4th St.	3	Overlay	0.15	20,540	285	\$ 19,018.05	0	\$ -	308	\$ 1,540.00	\$ 20,558.05	03/25/21
10	Tanglewood Ln.	Meadow Wood Dr.	Woodland Dr.	1	Overlay	0.12	17,360	241	\$ 16,081.93	0	\$ -	260	\$ 1,300.00	\$ 17,381.93	03/01/21
11	2nd St.	Garza Ave.	Bridge Ave.	2	Overlay	0.23	34,580	480	\$ 32,030.40	0	\$ -	519	\$ 2,595.00	\$ 34,625.40	07/01/21
12	Pike Blvd.	Milanos Rd.	Midway Rd.	4	Overlay	0.44	46,300	643	\$ 42,907.39	0	\$ -	695	\$ 3,475.00	\$ 46,382.39	04/28/21
13	7th St.	Bougainvillea Ave.	Border Ave.	1	Overlay	0.10	15,120	210	\$ 14,013.30	0	\$ -	227	\$ 1,135.00	\$ 15,148.30	07/15/21
14	8th St.	Texas Blvd.	Iowa Ave.	2	Overlay	0.18	27,020	375	\$ 25,023.75	0	\$ -	405	\$ 2,025.00	\$ 27,048.75	06/12/21
15	Bridge Ave.	Frontage Rd.	WIC Clinic	5	Overlay	0.38	80,160	1113	\$ 74,270.49	0	\$ -	1202	\$ 6,010.00	\$ 80,280.49	
16	Florida Ave.	8th St.	10th St.	2	Overlay	0.10	15,148	210	\$ 14,013.30	0	\$ -	227	\$ 1,135.00	\$ 15,148.30	08/03/21
17	De Leon Ave.	Victory Dr.	Drain St.	2	Overlay	0.06	8,596	119	\$ 7,940.87	0	\$ -	129	\$ 645.00	\$ 8,585.87	
18	Villas Del Norte	Border Ave.	Dead End	4	Overlay	0.35	49,329	685	\$ 45,710.05	0	\$ -	740	\$ 3,700.00	\$ 49,410.05	
19	Bougainvillea Ave.	Hackberry St.	Ash Dr.	1	Overlay	0.10	14,202	197	\$ 13,145.81	0	\$ -	213	\$ 1,065.00	\$ 14,210.81	07/15/21
20	Stauffer St.	Nevada Ave.	Airport Dr.	5	Overlay	0.12	23,865	331	\$ 22,087.63	0	\$ -	358	\$ 1,790.00	\$ 23,877.63	
21	Sapphire	Opal St.	Jade St.	6	Overlay	0.19	28,855	401	\$ 26,758.73	0	\$ -	433	\$ 2,165.00	\$ 28,923.73	
22	Cactus St.	Covey Dr.	Point Dr.	4	Reconstruction	0.14	21,025	438	\$ 29,227.74	590	\$ 7,670.00	210	\$ 1,050.00	\$ 37,947.74	
23	Las Brisas	Mile 9	Steffy Dr.	6	Overlay	0.22	36,480	507	\$ 33,832.11	0	\$ -	547	\$ 2,735.00	\$ 36,567.11	
24	James St.	8th St.	11th St.	2	Overlay	0.20	39,900	554	\$ 36,968.42	0	\$ -	599	\$ 2,995.00	\$ 39,963.42	
25	Clifton St.	Nevada Ave.	Airport Dr.	5	Overlay	0.12	17,550	244	\$ 16,282.12	0	\$ -	263	\$ 1,315.00	\$ 17,597.12	
26	1st St.	Tio St.	Airport Dr.	5	Overlay	0.06	8,370	116	\$ 7,740.68	0	\$ -	126	\$ 630.00	\$ 8,370.68	
27	Mills Ave.	6th St.	Stone St.	1,3	Overlay	0.05	7,700	107	\$ 7,140.11	0	\$ -	116	\$ 580.00	\$ 7,720.11	
28	Edgewood Ln.	Wildwood Dr.	Woodland Dr.	1	Overlay	0.10	15,344	213	\$ 14,213.49	0	\$ -	230	\$ 1,150.00	\$ 15,363.49	
29	Steffy Dr.	Las Brisas	Del Oro Dr.	6	Overlay	0.25	42,400	589	\$ 39,303.97	0	\$ -	636	\$ 3,180.00	\$ 42,483.97	
30	4th St.	Westgate Dr.	Regency Ln	4	Overlay	0.08	13,170	183	\$ 12,211.59	0	\$ -	198	\$ 990.00	\$ 13,201.59	
31	Westgate Dr.	18th St.	6th St.	1,3	Overlay	1.00	200,640	2787	\$ 185,976.51	0	\$ -	3010	\$ 15,050.00	\$ 201,026.51	
32	4th St.	Westgate Dr.	Clifford Dr.	3	Overlay	0.11	22,040	306	\$ 20,419.38	0	\$ -	331	\$ 1,655.00	\$ 22,074.38	
33	Covey Dr.	Westgate Dr.	Thicket St.	4	Overlay	0.12	21,700	301	\$ 20,085.73	0	\$ -	326	\$ 1,630.00	\$ 21,715.73	
34	1st St.	Utah Ave.	Padre Ave.	5	Overlay	0.07	9,720	135	\$ 9,008.55	0	\$ -	146	\$ 730.00	\$ 9,738.55	
35	Los Arcos St.	FM1015	Cul-de-Sac	6	Overlay	0.22	31,920	443	\$ 29,561.39	0	\$ -	479	\$ 2,395.00	\$ 31,956.39	
36	Border Patrol Entrance			5	Reconstruction	0.09	9,000	188	\$ 12,545.24	252	\$ 3,276.00	90	\$ 450.00	\$ 16,271.24	
TOTALS:						6.50	1,071,099	15,429	\$ 1,029,577.17	2,790	\$ 36,270.00	15,669	\$ 78,345.00	\$ 1,144,192.17	

*schedule & pricing subject to change

GRAND TOTAL: \$ 1,144,192.17

COMPLETED FY 20/21



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4891
From:		
Subject: Discussion and consideration to approve schedule pick up dates for residential solid waste collection beginning January 1, 2022, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)		
Background: As the city transitions to-in-house solid waste collection, we need to cut the city in half for 2 cycles, being Monday/Thursday for the Northside of Business 83 and Tuesday/Friday for South of Business 83.		
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):		
David Arce Pete Garcia ANDREW MUNOZ	Created/Initiated Approved New	
City Manager Comments: Approve.		
Staff Recommendation: Approval		
Attachments, if any: Garbage Pickup Days PW MEMO , Screenshot North, Screenshot South		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"



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

Andrew Muñoz, Interim City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

Date: December 14, 2021

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: DIVIDING THE CITY TO NORTH/SOUTH PICKUP DAYS

Cc: Andrew Muñoz, Interim City Manager
Vidal Roman, Finance Director

Public Works Department is requesting approval of dividing city-wide pick-up into two halves. The north side of the city – from Business 83 north – will be serviced on Monday and Thursday, and the south side of the city – from Business 83 south – will be serviced on Tuesday and Friday.

Staff Recommends Approval.



Show Layers

OSM Vector ☐ Locations ☒ Collections ☐ No Collection ☒ Hazards

☐ Rurality ☐ Roads ☐ Lines ☐ Rate ☐ Cost ☐ Yield ☐ Type

☐ Routes ☐ Arrows ☐ Rep's ☐ Streets ☐ Edges ☐ Driving Instructions ☐ Boundary ☐ Polygons/Lines ☐ GPSTrail

Update

Round (blank=Any) Order

With Round Order

☐ same USRN

Sensitivity

Rate % Yield % Speed %

Find ? Clear

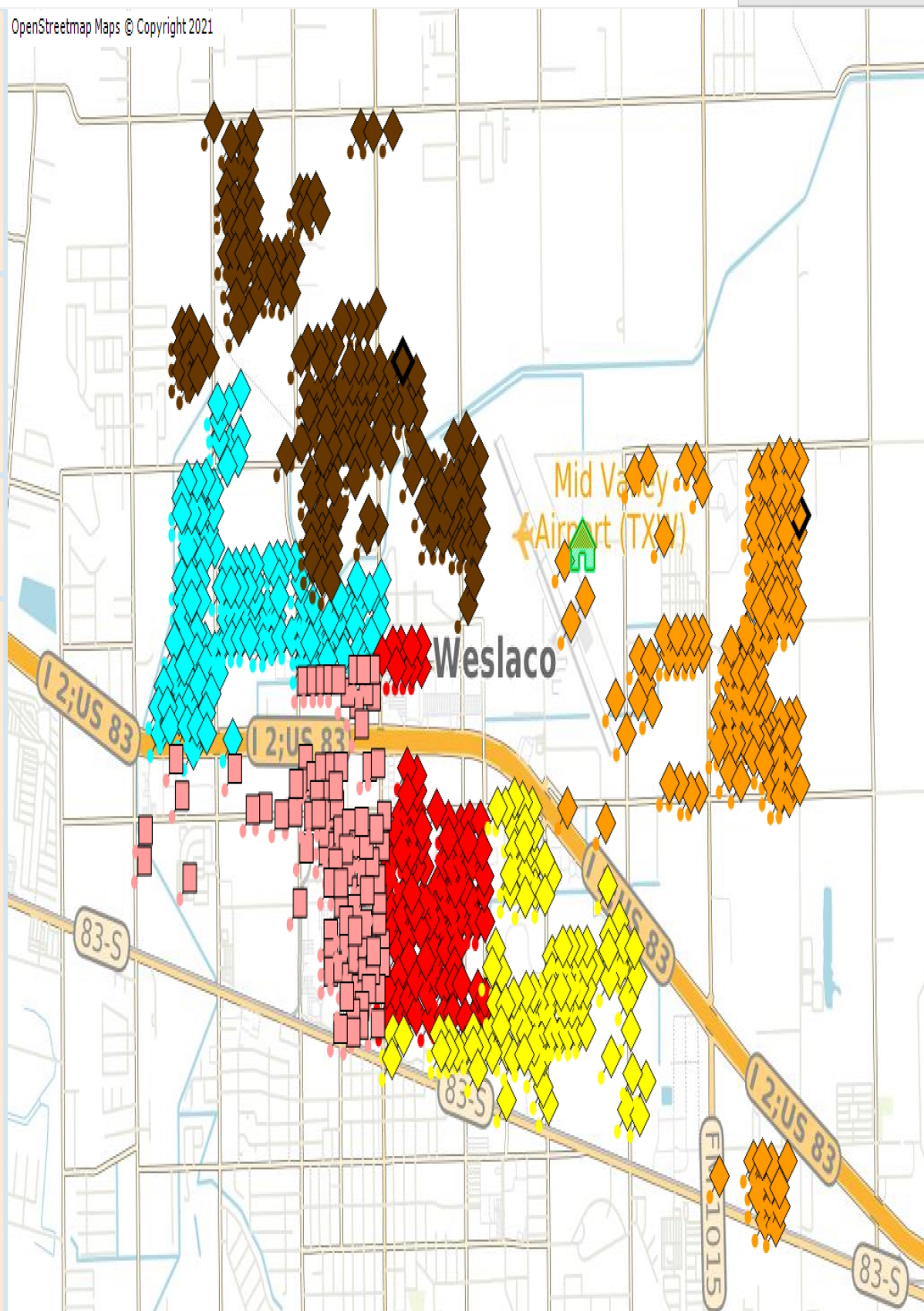
You can enter a single word or multiple word/phrases
(in quotes) separated by operators &=AND, |=OR, !=NOT

Performance **Display** ☒ All ☐ Selected

Target Time (hrs) Ave Time (Selected)=11.35hrs

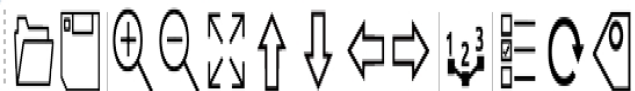
Round		Time	Mileage	L
1:Mon1	 ☒	11.48	108.08	1'
2:Mon2	 ☒	11.48	119.93	1'
3:Mon3	 ☒	11.1	111.32	84
4:Mon4	 ☒	10.98	113.83	75
5:Mon5	 ☒	11.54	113.94	1'
6:Tue1	 ☐	10.92	139.79	80
7:Tue2	 ☐	10.64	123.64	80
8:Tue3	 ☐	10.98	121.75	90
9:Tue4	 ☐	10.54	131.66	70
10:Tue5	 ☐	10.28	118.87	84
26:Mon6	 ☒	11.52	115.57	8'
27:Tue6	 ☐	10.79	117.05	80

OpenStreetmap Maps © Copyright 2021



479.22 Latitude: 26.20146 Longitude: -97.98545 :Scale 9.02km 5.6miles: File C:\Users\Darcy\Desktop\EasyRoute_Weslaco\EasyRoute Files\Res Prelim Six Routes Arc.csv

5937 Locations (5937 with bins): 5937 Bins : 103.898 (Tons) Yield : 6 Rounds Min Time 10.98 Max Time 11.54 : 28.3 (hrs) Total Collection Time : 68.1 (hrs) Total Round Duration : 682.7 (miles) Total Round Length : 210 Average Rate: Average Distance to a depot 1.93miles Average Distance to a reception 10.68miles:: Tons: City of Edinburg Landfill 104 La Feria TS 0: Max Rate 240: Min Rate 180



Show Layers

OSM Vector ☐ Locations ☒ Collections ☐ No Collection ☒ Hazards

☐ Rurality ☐ Roads ☐ Lines ☐ Rate ☐ Cost ☐ Yield ☐ Type

☐ Routes ☐ Arrows ☐ Rep's ☐ Streets ☐ Edges ☐ Driving Instructions ☐ Boundary ☐ Polygons/Lines ☐ GPSTrail

Update

Round (blank=Any) Order

With Round 7 Order

☐ same USRN

Sensitivity

Rate % 100

Yield % 100

Speed % 100

Find ? Clear

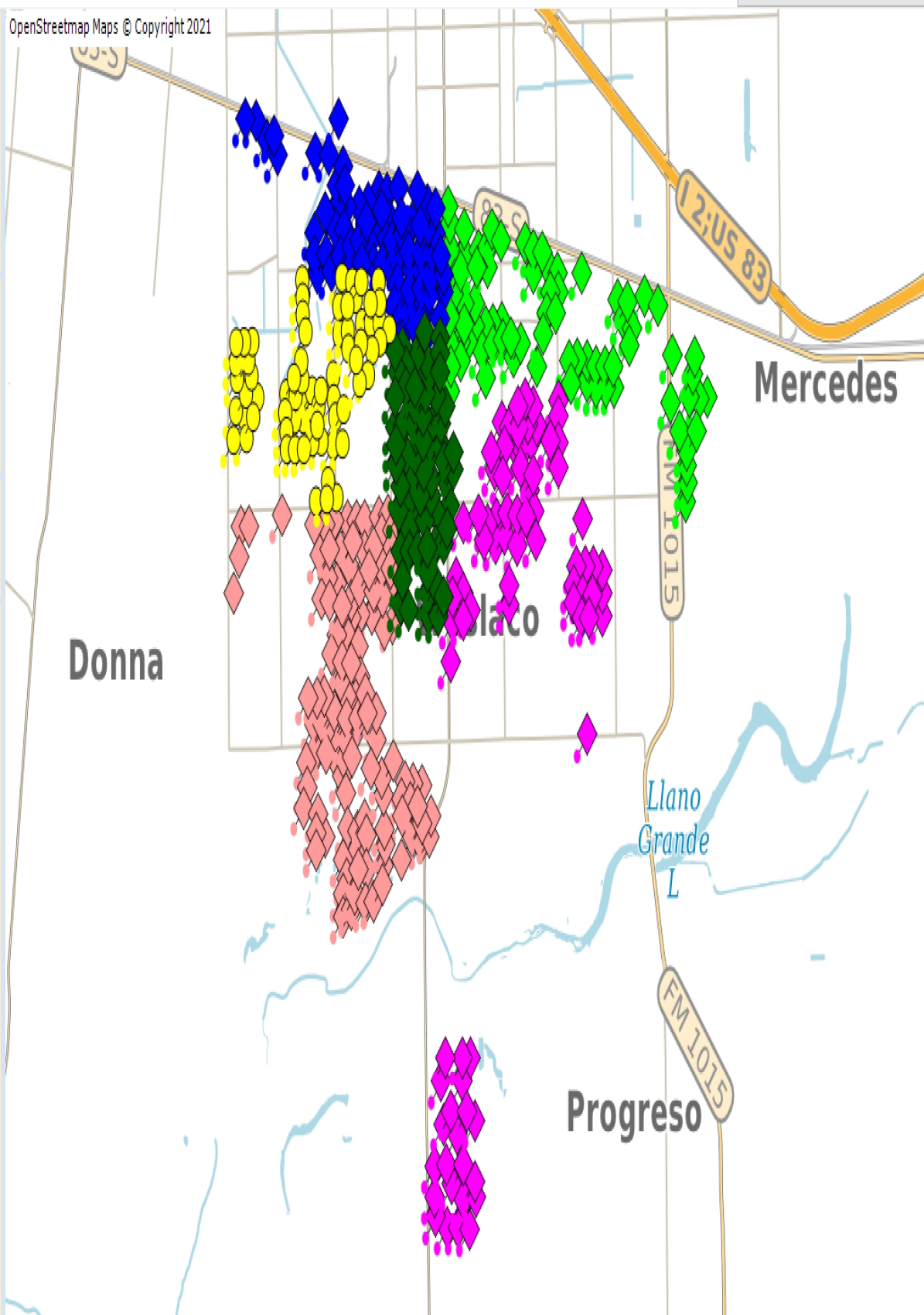
You can enter a single word or multiple word/phrases
(in quotes) separated by operators &=AND, !=OR, !=NOT

Performance **Display** ☒ All ☐ Selected

Target Time (hrs) 12 Ave Time (Selected)=10.7hrs

Round		Time	Mileage	L
1:Mon1		11.48	108.08	1'
2:Mon2		11.48	119.93	1'
3:Mon3		11.1	111.32	84
4:Mon4		10.98	113.83	75
5:Mon5		11.54	113.94	1'
6:Tue1		10.92	139.79	80
7:Tue2		10.71	125.28	80
8:Tue3		10.98	121.75	90
9:Tue4		10.52	131.16	70
10:Tue5		10.28	118.87	84
26:Mon6		11.52	115.57	8'
27:Tue6		10.79	117.05	84

OpenStreetmap Maps © Copyright 2021



5171 Locations (5171 with bins): 5171 Bins : 90.022 (Tons) Yield : 6 Rounds Min Time 10.28 Max Time 10.98 : 21.5 (hrs) Total Collection Time : 64.2 (hrs) Total Round Duration: 753.9 (miles) Total Round Length :240 Average Rate:Average Distance to a depot 3.73miles:Average Distance to a reception 11.54miles:: Tons: City of Edinburg Landfill 90 La Feria TS 0: Max Rate 240: Min Rate 240



Standardized Agenda Request Form

Date of Meeting: December 14, 2021		Agenda Item No. (to be assigned by CSO): 2021-4892	
From:			
Subject: Discussion and consideration to approve the commercial bin lock bar fee for all commercial accounts beginning February 1, 2022, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: Currently we have 70 commercial bins that pay \$5.00 a month for lock bar maintenance.			
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):			
David Arce Pete Garcia ANDREW MUNOZ		Created	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends a fee to be added only for accounts that are not gated or within enclosures.			
Attachments, if any:			
Responsibilities upon Approval:			