



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, MAY 17, 2022**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, May 17, 2022 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.

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, the Weslaco City Commission may attend and participate in the meeting remotely by telephonic conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

I. CALL TO ORDER

- A. Certification of Public Notice.
- B. Invocation.
- C. Pledge of Allegiance.
- D. Mayoral Recognition.
 - †Yadira Elizabeth Ramos
 - Recognition of Larissa Nicole Rodriguez for the Presidential Volunteer Award
 - Proclamation for Nueva Luz on Mental Health Awareness Month
- 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 AEC Engineering to rezone 842 N. International also

being a 6.17 acre tract of land out of Farm Tract 1030, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

- B. To solicit input on behalf of Ayvaz Pizza to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 623 W Business 83, also being Lot 5-8, West Tract Subdivision Weslaco, Hidalgo County, Texas
- C. To solicit input on behalf of Ayvaz Pizza to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 1302 N Texas Blvd., also being Block 1, Lot 3, Wal-Mart Subdivision Weslaco, Hidalgo County, Texas

IV. CONSENT AGENDA

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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

- A. Approval on second and final reading of the following:
 - 1) Ordinance 2022-15 adopting a mid-year budget amendment and authorize the Mayor to execute and related documents. (First reading held May 3, 2022; staffed by Finance Department.) Attachment.
- B. Approval to accept FY22 Border Zone Fire Departments (BZFD) Grant Award #4391301 in the amount of \$78,735.25 with NO MATCH and no RECURRING costs to purchase two off-road wildland firefighting UTVs and authorize the Mayor to execute any related documents (Staffed by Fire Department.) Attachment.
- C. Approval of a six-month extension for the Final Plat for Vaquero Estates Phase V– being a re-subdivision of 86.961 acres being all of farm tract 1072 and out of Farm Tract 1065,1066 & 1071, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Approval of six-month extension for the Final Plat for Bridge Crossing Ph II– being a re-subdivision of 16.273 acres being part or portion out of farm tract 744, The West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1370 ft east of the intersection of 18th St & mile 5 ½ and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.

- E. Approval to renew the application for participation in the annual Texas Law Enforcement Support Office (LESO) program and authorize the Mayor to execute any related documents (Staffed by Police Department.) Attachment.
- F. Approval to renew the lease with Weslaco Youth Football League for the "Summer Flag & 7 on 7 Football" program at Harlon Block Sports Complex as requested from May 30, 2022 through July 2, 2022 and authorize the Mayor to execute any related documents. (Staffed by the Parks and Recreation Department.) Attachment.
- G. Approval of Weslaco Mid Valley Airport Ground Lease Agreement with Tenant Air Methods Corporation for Hangar E-30 and authorize the Mayor to execute any related documents. (Staffed by Airport.) Attachment.

V. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of AEC Engineering on Ordinance 2022-16 to rezone 842 N. International. Also being a 6.17 acre tract of land out of Farm Tract 1030, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District, and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-16. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Ayvaz Pizza to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 623 W Business 83, also being Lot 5-8, West Tract Subdivision Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of Ayvaz Pizza to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 1302 N Texas Blvd., also being Block 1, Lot 3, Wal-Mart 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 to approve the Final Plat for the District North Weslaco Ph. II Subdivision— being 39.988 acres out of Farm Tract 179, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the southeast corner of Mile 5 ½ W & Mile 11 N. Rd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Discussion and re-consideration to approve the Final Plat for Pleasant View Village Subdivision— being a 8.55 out of Farm Tract 709, Block 136, The West and Adams

Tracts, Weslaco, Hidalgo County, Texas Located approximately 1,300 ft South of Business 83 & Pleasantview Dr and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- F. Discussion and re-consideration to approve the Final Plat for Ten Fifteen Subdivision—being 10.33 acres being a resubdivision of lots 1A,2A,3A, 4A,5A and 6A, out of Plaza Diez Quince Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of F.M. 1015 and Mile 6 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- G. Discussion and consideration to approve Ordinance 2022-17 for the Voluntary Annexation of Mid Valley Estates – being a 40.00 acre tract of land out of Farm Tract 715, West Tract Subdivision, Hidalgo County, Texas, located on the southwest corner of Mile 6 North and Mile 6 ½ West and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-17. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- H. Discussion and consideration to approve the construction of a cementitious manufacturing factory located at 615 E Business 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- I. Discussion and consideration to approve solicitation of proposals from qualified insurance carriers for Group Health Insurance to include EAP (employee assistance program) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.) Attachment.
- J. Discussion and consideration to accept renewal of the group Dental Insurance and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment.
- K. Discussion and consideration on Resolution 2022-27 adopting the updated Parks, Recreation, and Open Space Masterplan and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Parks & Recreation Department.) Attachment.
- L. Discussion and consideration to submit a letter of support to the United States Department of Transportation for the International Bridge Trade Corridor (IBTC) Project located in Hidalgo County, Texas, for funding under the INFRA/MEGA Grant Program and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.) Attachment.
- M. Discussion and consideration to approve Resolution 2022-28 in support of the funding application for the proposed Weslaco Pedestrian Connection 2022 Project through

Section 5310 Grant Program by the Lower Rio Grande Valley Development Council and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.) Attachment.

- N. Discussion and consideration on request from the Leadership Mid Valley Class XVI to place benches in the Weslaco Downtown area and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.) Attachment.
- O. Discussion and consideration to reject the sole-bid received for RFB 2021-22-26 in the amount of \$73,100 from FSG for the Weslaco Street Poles Banner Project and authorization to re-bid the project, and authorize the Mayor to execute any related documents. Possible action (staffed by the Engineering Department.) Attachment.
- P. Discussion and consideration to approve the price increase for the purchase of an aeration blower for the North Wastewater Treatment Plant from \$305,700 to \$386,390, a previously approved sole-source purchase from Howden Roots, LLC and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.) Attachment.
- Q. Discussion and consideration to purchase a 2'-24' Magna rotor/50hp Blades with fasteners from sole source providers at a price not to exceed \$48,000 and authorize the Mayor to execute any related documents (ARPA funding). Possible action. (Staffed by Finance/Inframark.) Attachment.
- R. Discussion and consideration of purchasing and installation of a new rotor on the South Wastewater Treatment Plant to the lowest quote not to exceed \$27,800 and authorize the Mayor to execute any related documents (ARPA funding). Possible action. (Staffed by Finance/Inframark.) Attachment.

VI. REPORTS

- A. Report by Inframark

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. 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.
- C. Legal Consultation - Consultation with City Attorney regarding compromise and settlement with Frank Montalvo 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 Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 13th day of May 2022, 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: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2021-4957	
From:			
Subject: Certification of Public Notice.			
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral Recognition. E. Roll Call.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU ADELAIDA VEGA		Created	
City Manager Comments:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Steven Wagenknecht, 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 & Mission updated as of MARCH 29, 2022			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, 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: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5414	
From:			
Subject: To solicit input on behalf of AEC Engineering to rezone 842 N. International also being a 6.17 acre tract of land out of Farm Tract 1030, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District Six (6) property owners within 200 feet of the applicant's property were notified by letter on April 22, 2022.			
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 City Commission appeared in The Monitor on April 18, 2022.			
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 May 4, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval based on 2040 land use map and the surrounding land use			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5416	
From:			
Subject: To solicit input on behalf of Ayvaz Pizza to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 623 W Business 83, also being Lot 5-8, West Tract Subdivision Weslaco, Hidalgo County, Texas			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on April 22, 2022.			
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. Notice appeared in The Monitor on April 18, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval at their regular meeting of May 4, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5428	
From:			
Subject: To solicit input on behalf of Ayvaz Pizza to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 1302 N Texas Blvd., also being Block 1, Lot 3, Wal-Mart Subdivision Weslaco, Hidalgo County, Texas			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on April 22, 2022.			
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. Notice appeared in The Monitor on April 18, 2022.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval at their regular meeting of May 4, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5413	
From:			
Subject: Ordinance 2022-15 adopting a mid-year budget amendment and authorize the Mayor to execute and related documents. (First reading held May 3, 2022; staffed by Finance Department.)			
Background: A mid-year budget amendment is required to take into consideration previous City Commission actions that addressed emergency expenditures, overage in line item categories not anticipated during the budgeting process.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Budget Amendment Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA VIDAL ROMAN Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Finance Director.			
Staff Recommendation: Staff recommends acceptance of budget amendment(s) and approval of Ordinance.			
Attachments, if any: Budget Amendment Memo, Gen. Fund Mid Year BA FY 22, Mid Yr Bdgt Amendment - Enterprise Funds, ARPA BUDGET, O2022-15 mid year budget amendments			
Responsibilities upon Approval: Filing budget amendment and updating website budget.			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

Date: May 03, 2022

To: Mayor and City Commission
CC: Martin Garza, Interim City Manager

FR: Vidal Roman, Finance Director

Re: City of Weslaco Mid Year Budget Amendment

The City is at mid-point of the fiscal year and is necessary to amend the original budget in accordance with keeping expenditures within budgetary constraints at the departmental level and at the same time recognizing the additional funds receive respectively of grant awards.

Whereas any deviation from this requires approval by the governing body, the City Commission needs to be informed of said changes and amend the budget.

We respectfully come before you for consideration on this request.

Staff recommends approval of Ordinance and Budget Amendment.



**CITY OF WESLACO
BUDGET AMENDMENT
FY 2021-2022**

FUND:	<u>GENERAL FUND</u>	
DEPARTMENT:	<u>VARIOUS</u>	BUDGET CHANGE # <u> </u>
DATE:	<u>May 3, 2022</u>	

<u>FUND</u>	<u>G/L ACCT #</u>	<u>DESCRIPTIONS</u>	<u>CURRENT BUDGET</u>	<u>Debit</u>	<u>Credit</u>	<u>REVISED BUDGET</u>
101	4000-	See Attachment	30,532,853		1,267,078	31,799,931
101	5000-	See Attachment	30,289,948	2,285,755		32,575,703
101		Fund Balance (Don't Post)	8,461,735		1,018,677	7,443,058
						-
						-
						-
						-
			<u>\$ 69,284,536</u>	<u>\$ 2,285,755</u>	<u>\$ 2,285,755</u>	<u>\$ 71,818,692</u>

(Round up all amounts to the nearest dollar)

<u>Justification:</u>		
Mid Year fund to balance unanticipated budget overruns and recognize grants received during the course of the past months.		

Department Head Approval		Date
Finance Director		Date
City Manager		Date

City of Weslaco
Mid Year Budget Amendment
Fiscal Year 2021-2022

RECAP BY DEPARTMENTS		Revenue	Expenditures
Revenues	General Fund - all sources	1,267,078	
<u>Expenditures</u>			
City Commission			-
City Manager			55,965
Finance			-
Human Resources			49,500
Building Mntnce			23,000
Municipal Court			1,100
Other General Expenditure			25,000
Police			1,162,467
Fire			455,520
Emerg. Med Svcs			215,604
Public Works Admin			4,500
Streets			285,150
Drain Ditch			20,000
Engineering			1,000
Planng/Code Enf			61,949
Transfers	Ordinance 2020-01 (Fire Repl. Fund)		(75,000)
		1,267,078	2,285,755
Net Effect:			(1,018,677)

Detail Listing

Account Number	pt / Function	Description	Expenditure	Revenue
REVENUE				
101-4000-414020		Franchise - Magic Valley		48,000
101-4000-414500		Franchise - Allied Waste		(90,000)
101-4000-422010		Subdivision Fees		20,000
101-4000-422030		Electric & Plumbing Permits		30,000
101-4000-422060		Game Room Machine Permit		2,000
101-4000-432610		Ambulance Fees		(300,000)
101-4000-437200		Processing Fee Online		10,000
101-4000-450010		Intergovernmental Revenue		116,642
101-4000-450010		Intergovernmental Revenue -COPS		87,710
101-4000-450012		Covid 19 Emergency Supplement		34,529
101-4000-450010		Grant from Walmart for supplies		5,000
101-4000-451111		Stonegarden (addtl funding)		101,000
101-4000-450010		Ed Byrne - Radios		330,450
101-4000-471100		Office of the Governor		131,210
101-4000-450215		Cares Act Ambulance Assistance		(50,000)
101-4000-450010		LRGVDC Trak-V		-
101-4000-451256		Deployments		788,537
101-4000-478910		Miscellaneous Income		2,000
EXPENSES				
101-5101-510010	City Manager	Overtime	600	
101-5101-550110		Office Furniture	2,000	
101-5101-510020		Grant Writer	36,504	
101-5101-510020		Grant Writer - Car Allowance	3,000	
101-5101-510020		Grant Writer - Phone Allowance	480	
101-5101-511140		FICA Tax	2,479	
101-5101-511150		Medicare Tax	580	
101-5101-511160		Workers Comp	72	
101-5101-511180		Unemployment	250	
101-5101-544046		Miscellaneous	8,000	
101-5101-550110		Office Furniture	2,000	
101-5106-510010	Finance	Exempt	55,000	
101-5106-510020		Non-Exempt Wages	(65,000)	
101-5106-544001		Office Supplies	10,000	
101-5109-533010	Human Resources	Professional Services - Everett	47,000	
101-5109-522810		Other Services	2,000	
101-5110-522626	Building Mntnce	Maintenance - Other (Tower of Honor)	3,000	
101-5110-522641		Maintenance - HVAC	15,000	
101-5110-544005		Janitorial Supplies	5,000	
101-5120-522320	Municipal Court	Copying Expenses	600	
101-5120-544001		Office Supplies	500	
101-5140-522080	Other General Exp	Insurance & Bonds	15,000	
101-5140-522080		Bank & Credit Card Services	10,000	
101-5202-510080	Police	Overtime	150,000	
101-5202-510090		Overtime - Grants	173,000	
101-5202-522080		Insurance & Bonds	20,000	-
101-5202-522520		Membership & Subs	38,708	-
101-5202-544001		Office Supplies	1,000	-
101-5202-544101		Grant Expenditures	5,000	

(Continue)

Account Number	Dept / Function	Description	Expenditure	Revenue
101-5202-544045		Other Supplies	5,950	
101-5202-554131		Equipment - WISD radios	330,450	
101-5202-554131		Equipment - body cameras	131,210	
101-5202-554240		Capital outlay -Vehicles (rollover)	59,000	
101-5202-554240		Capital outlay -Vehicles	154,000	
101-5202-554240		Capital outlay -Vehicles (Stonegarden)	94,149	
101-5202-554240		Capital outlay -Vehicles	-	
101-5202-554240		Capital outlay -Vehicles	-	
101-5206-510080	Fire	Overtime	150,000	
101-5206-510090		Overtime Grants	265,194	
101-5206-511180		Unemployment	1,000	
101-5206-522043		Travel and Training	30,576	
101-5206-522080		Insurance & Bonds	1,000	-
101-5206-522520		Membership & Subs	250	-
101-5206-522810		Other Services	1,000	
101-5206-544012		Clothing & Linens	5,500	
101-5206-544045		Other Supplies	1,000	
101-5208-522043	Emerg. Med Svcs	Travel and Training	2,104	
101-5208-522810		Other Services -Med Quik	64,000	
101-5208-533020		Consultant	10,000	
101-5208-554131		Capital outlay - Tools & Eqpmnt	139,500	
101-5300-510080	Public Works Admin	Overtime	800	
101-5300-522240		Advertising	500	
101-5300-522636		Maintenance - Vehicles	3,000	
101-5300-522810		Other Services	200	
101-5304-510080	Streets	Overtime	15,000	
101-5304-522300		Equipment Rental	2,500	
101-5304-522628		Maintenance - Other	6,000	
101-5304-533050		Street Light Installation	4,150	
101-5304-544043		Striping	2,500	
101-5304-554240		Vehicles	255,000	
101-5307-510080	Drain Ditch	Overtime	5,000	
101-5307-522300		Equipment Rental	15,000	
101-5350-522080	Engineering	Insurance & Bonds	1,000	
101-5511-510010	Planning	Planner - Unbudgeted	40,019	
101-5511-511100		Health Insurance	5,950	
101-5511-511120		Pension	3,418	
101-5511-511140		FICA	2,481	
101-5511-511150		Medicare	580	
101-5511-511160		Workers Comp	801	
101-5511-554240		Vehicles	8,700	
101-5140-580415		Transfer to Fire Eqpt Repl Fund	(75,000)	
			2,285,755	1,267,078
		Adjustment-Prior Fund Balance Activity		-
			2,285,755	1,267,078
		Fund Balance		(1,018,677)



CITY OF WESLACO
BUDGET AMENDMENT
FISCAL YEAR 2022

FUND: _____ Water/Wastewater _____
DEPARTMENT: _____ VARIOUS _____ BUDGET AMENDMENT # _____
DATE: _____ May 3, 2022 _____

<u>FUND</u>	<u>G/L ACCT #</u>	<u>DESCRIPTIONS</u>	<u>CURRENT BUDGET</u>	<u>INCREASE DR</u>	<u>DECREASE CR</u>	<u>REVISED BUDGET</u>
501	- 5000	SEE ATTACHMENT		\$ 134,357	\$ 137,000	\$ (2,643)
501		FUND BALANCE (DON'T POST)				
508		SEE ATTACHMENT	\$ -	\$ 467,486		\$ 467,486
501-508		FUND BALANCE (DON'T POST)	\$ (2,514,563)	\$ 601,843	\$ 137,000	\$ (2,979,406)
						-
			<u>\$ (2,514,563)</u>	<u>\$ 1,203,686</u>	<u>\$ 274,000</u>	<u>\$ (2,514,563)</u>

(Round up all amounts to the nearest dollar)

Justification:

SEE ATTACHEMENT

City of Weslaco

Department Head Approval

Date

Finance Director

Date

City Manager

Date

Account	Department	Description	Expenditure	Revenue
<u>Water Fund</u>				
	Revenue			
501-4000-433310		Water Tapping Fees		\$ 75,000
501-4000-433720		Billing Penalties		32,000
501-4000-437210		Online Transaction Fee		30,000
501-5312-533012	Water Treatment	Contractual - Inframark	31,657	
501-5315-522010	Meter Division	Communication	1,000	-
501-5315-544020		Minor Tools	1,000	
501-5315-550100		Capital Outlay - Water Meters	100,000	
501-5316-550110	Utility Billing	Supplies	500	-
501-5316-544045		Other Supplies	200	
			134,357	137,000
		Impact on Fund Balance	\$ 2,643	

<u>WasteWater Fund</u>				
508-5322-533012	WW Treatment	Contractual - Inframark	23,743	
508-5324-533012	WW Collection	Contractual - Inframark	23,743	
508-5324-5553120		Capital Improvements	420,000	
			467,486	-
		Impact on Fund Balance	\$ (467,486)	



**CITY OF WESLACO
BUDGET AMENDMENT
FISCAL YEAR 2022**

FUND: Solid Waste
DEPARTMENT: VARIOUS
DATE: May 3, 2022

BUDGET AMENDMENT # _____

<u>FUND</u>	<u>G/L ACCT #</u>	<u>DESCRIPTIONS</u>	<u>CURRENT BUDGET</u>	<u>DR</u>	<u>CR</u>	<u>REVISED BUDGET</u>
540	- 4000 -	VARIOUS ACCOUNT	\$ 5,711,102	\$ -	\$ 6,482,507	\$ 12,193,609
540	- 5000	VARIOUS ACCOUNT	5,440,078	6,975,491	-	12,415,569
540		FUND BALANCE (DON'T POST)	1,483,844	-	492,984	990,860
						-
						-
						-
						-
			<u>\$ 12,635,024</u>	<u>\$ 6,975,491</u>	<u>\$ 6,975,491</u>	<u>\$ 25,600,038</u>

(Round up all amounts to the nearest dollar)

Justification:

SEE ATTACHEMENT

City of Weslaco

Department Head Approval

Date

Finance Director

Date

City Manager

Date

Solid Waste Fund				
Revenue				
540-4000-433600		Residential Garbage Fees	\$	- \$ (2,496,000)
540-4000-433610		Commercial Garbage Fees		2,626,256
540-4000-490100		Other financing sources		6,327,876
540-4000-490100		LRGVDC		24,375
Expenses (Dept)				
540-5330-510010	Solid Waste	Exempt Wages		43,253
540-5330-510020	" "	Non-Exempt Wages		43,253
540-5330-510080	" "	Overtime		92,000
540-5330-522010	" "	Communication		1,700
540-5330-522080	" "	Insurance & Bonds		600
540-5330-533100	" "	Contractual Services		240,000
540-5330-550100	" "	Capital Outlay		6,500,000
540-5332-510025	Recycling	Part-time wages		1,910
540-5332-510080	"	Overtime		1,400
540-5332-544016	"	Motor Fuel & Lube		7,000
540-5332-548050		Equipment - non cap		15,030
540-5332-554131		Equipment		9,345
540-5336-510080	Brush Collection	Overtime		15,000
540-5336-522080	" "	Insurance & Bonds		5,000
				-
			6,975,491	6,482,507
Impact on Fund Balance			\$	(492,984)

Current Budget	Adjustment	Revised Budget
4,324,102	(2,496,000)	1,828,102
-	2,626,256	2,626,256
4,324,102	130,256	4,454,358

this budget(mid) amendment was for the creation of the



**CITY OF WESLACO
BUDGET AMENDMENT
FISCAL YEAR 2022**

FUND: Airport
DEPARTMENT: VARIOUS
DATE: May 3, 2022

BUDGET AMENDMENT # _____

<u>FUND</u>	<u>G/L ACCT #</u>	<u>DESCRIPTIONS</u>	<u>CURRENT BUDGET</u>	<u>DR</u>	<u>CR</u>	<u>REVISED BUDGET</u>
550	- 4000 -	VARIOUS ACCOUNT	\$ 745,150	\$ -	\$ 357,437	\$ 1,102,587
550	- 5000	VARIOUS ACCOUNT	831,549	252,453	-	1,084,002
550		FUND BALANCE (DON'T POST)	(86,399)	-	104,984	18,585
						-
						-
						-
						-
			<u>\$ 1,490,300</u>	<u>\$ 252,453</u>	<u>\$ 462,421</u>	<u>\$ 2,205,174</u>

(Round up all amounts to the nearest dollar)

Justification:

SEE ATTACHEMENT

City of Weslaco

Department Head Approval

Date

Finance Director

Date

City Manager

Date

DETAIL LISTING OF BUDGET AMENDMENT

Airport Fund

Revenue

550-4000-435560	Fuel Sales	\$	-	\$	250,000
550-4000-471560	Eastside Hangar Rental			\$	73,440
550-4000-471562	Westside Hangar Rental				31,256
550-4000-471564	Building Rental				1,200
550-4000-490100	Miscellaneous Revenue				1,541

Expenditures

550-5520-510020	Non-Exempt Wages - GSC		5,366		
550-5520-510020	Non-Exempt Wages - GSC		6,677		
550-5520-510025	Part time (Unbudgeted)		14,560		
550-5520-510080	Overtime		2,100		
550-5520-511140	FICA Tax		17,796		
550-5520-511150	Medicare Tax		416		
550-5520-511120	TMRS		998		
550-5520-511160	Workmens Comp		340		
550-5520-522080	Insurance & Bonds		9,000		
550-5520-522920	Bank & Credit Charges		3,000		
550-5520-544018	Fuel Delivery		185,000		
550-5522-522632	Maintenance - Apparatus		1,200		
550-5522-522655	Professional Services		6,000		
			252,453		357,437

Impact on Fund Balance **\$ 104,984**



**CITY OF WESLACO
BUDGET AMENDMENT
FISCAL YEAR 2022**

FUND: _____ **FDER** _____
DEPARTMENT: _____ **Administration** _____
DATE: _____ **May 3, 2022** _____

BUDGET AMENDMENT # _____

<u>FUND</u>	<u>G/L ACCT #</u>	<u>DESCRIPTIONS</u>	<u>CURRENT BUDGET</u>	<u>DR</u>	<u>CR</u>	<u>REVISED BUDGET</u>
415	- 4000 490100	Transfer In	\$ 350,000		\$ 75,000	\$ 275,000
415	5206 554240	Vehicle		\$ 93,801		\$ 93,801
415		FUND BALANCE (DON'T POST)	265,788	75,000		190,788
						-
						-
						-
			<u>\$ 615,788</u>	<u>\$ 168,801</u>	<u>\$ 75,000</u>	<u>\$ 559,589</u>

(Round up all amounts to the nearest dollar)

Justification:

SEE ATTACHEMENT

City of Weslaco

Department Head Approval

Date

Finance Director

Date

City Manager

Date

City of Weslaco
Drainage Fund - \$4M
Budget

PROJECTS	STATUS	History	History	Adopted	YTD	Estimate		
		Fiscal Year 2018-2019	Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2020-2021	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023
BEGINNING FUND BALANCE:		\$ -	\$ 2,917,027	\$ 2,100,323	\$ 2,100,323	\$ 2,100,323	\$ 2,188,368	
Transfers in from General Fund		100,000	100,000	100,000	50,000	100,000	100,000	-
Other Financing Sources				-			-	-
\$4M - Certificate of Obligation		4,078,948	-					
TOTAL REVENUE		4,178,948	100,000	100,000	50,000	100,000	100,000	
TOTAL RESOURCES		4,178,948	3,017,027	2,200,323	2,150,323	2,200,323	2,288,368	
Austin & Merida	Completed	18,354	15,580	-			-	-
IBWC Levee Improvement	Completed	-	67,038	-				-
Flap Gates	1st Phase Completed - \$1M Budgeted (?)	-	338,800	500,000	-	-	661,200	-
Proj. #-5-Cemetery RDF		-	-	-			-	-
Land Purchase-by cemetery	Completed	-	257,048	-				-
Storm Pipes	80% complete	-	-	-				
Rental Equipment	Completed	-	45,517	-	11,956	11,956	-	-
Project #8-RDF for S. 88								
Land Purchase-South FM 88	Completed	261,810	-	-	-	-	-	-
Other Activity/Purchases								
Tractor	Purchased	275,398	-	-	-	-	-	-
Scraper	Purchased	150,570	-	-	-	-	-	-
Excavator	Purchased	-	192,721	-	-	-	-	-
Sports Lighting		-	-	-	92,646	-	-	-
Proj. #2 RDF N. Westgate/Sugarcane		-	-	2,422,000			-	-
Project #6 Pleasantview								
Advertising-Design Services		1,003	-	-	332	-	-	-
Half Associates		-	-	-	266,477	-	-	-
Construction		-	-	-	-	-	-	-
Matching Grants								
Flood Mitigation Asst Grant-Half Assoc.		27,000	-	-	-	-	-	-
Drainage Study								
Half Associates	375,840	343,074	-	-		-	-	-
Westgate Excavation-S. Westgate		114,000	-	-	-	-	-	-
Bond Issuance								
Series 2018		70,712	-	-			-	-
Series 2019			-	-			-	-
TOTAL BY YEAR		1,261,920	916,704	2,922,000	371,410	11,956	661,200	-
Excess of Revenue over Expenditures		2,917,027	(816,704)	(2,822,000)	(321,410)	88,044	(561,200)	-
Carry over prior FB		-	-					
FUND BALANCE		2,917,027	2,100,323	(721,677)	1,778,914	2,188,368	1,627,168	-

City of Weslaco
Drainage Fund 417
General Obligation Bond

PROJECTS	STATUS	Actual	Actual	Current			Proposed	
		Fiscal Year 2018-2019	Fiscal Year 2019-2020	Budget 2020-2021	2020-2021 YTD	2020-2021 Estimated	Fiscal Year 2021-2022	Fiscal Year 2022-2023
BEGINNING FUND BALANCE:		\$ -	\$ 10,000,000	\$ 8,856,054	\$ 8,856,054	\$ 8,856,054	\$6,722,211	\$ 2,154,548
Transfers in from General Fund		-	-	-	-	-	-	-
Other Financing Sources				-	-	-	-	-
\$10M - Series 2019 Bond		10,107,256						
TOTAL REVENUE		10,107,256	-	-	-	-	-	-
TOTAL RESOURCES			10,000,000	8,856,054	8,856,054	8,856,054	6,722,211	2,154,548
Proj. #7-S. Int'l Blvd & BUS 83		-	-	-	-	-	-	
Project #6 Pleasantview								
Engineering-SWG	Contract \$434,500 -- 93% complete	-	369,500	-	33,299	-	-	
Advertising-Design Services		-	-	-	302	-	-	
Land Purchase		-	715,547	-	43,324	-	-	
Construction (\$3,183,656)	Rigney Construction - \$2,957,396 (3 C.O.'S) - 69% complete (\$332094)	-	-	3,665,950	2,605,323	2,033,843	167,663	
Construction	Total Commitment (\$500,000)					100,000	400,000	
Rental of Equipment			2,300					
Proj. #? - Pena Park RDF					92,978		4,000,000	
Matching Grants								
Army Corps		-	-	3,393,000	-	-	-	
H2O-Hazard mitigation grant		-	61,500	-	6,000	-	-	
Flood Mitigation Assistant Grant-Halff Assc.		-	-	-	-	-	-	
Bond Issuance								
Series 2019		107,256	(4,901)	-	-	-	-	
TOTAL EXPENDITURES		107,256	1,143,946	7,058,950	2,781,225	2,133,843	4,567,663	-
Excess of Revenue over Expenditures		10,000,000	(1,143,946)	(7,058,950)	(2,781,225)	(2,133,843)	(4,567,663)	-
FUND BALANCE		\$ 10,000,000	\$ 8,856,054	\$ 1,797,104	\$ 6,074,829	\$ 6,722,211	\$ 2,154,548	-

City of Weslaco
Drainage Fund 417
General Obligation Bond

PROJECTS	STATUS	Actual	Actual	Current			Proposed	
		BUDGET	Fiscal Year 2019-2020	Budget 2020-2021	2020-2021 YTD	2020-2021 Estimated	Fiscal Year 2021-2022	Fiscal Year 2022-2023
BEGINNING FUND BALANCE:		\$ -	\$ 0	\$ 9,160,809	\$ 9,160,809	\$ 9,160,809	\$7,026,966	\$ 2,459,303
TWDB -Project #40114		-	-	-	-	-	-	-
Grant		1,951,708	1,951,708	-	-	-	-	-
Loan		1,051,000	1,051,000					
TDEM	Phase I	122,996	122,996					
Local	Phase I	347,004	347,004					
FEMA		1,300,000	1,300,000					
		194,919	194,919					
TOTAL REVENUE		4,967,627	4,967,627	-	-	-	-	-
TOTAL RESOURCES			4,967,628	9,160,809	9,160,809	9,160,809	7,026,966	2,459,303
LOS TORRITOS RDF PROJECT		-	-	-	-	-	-	
Engineering-		420,000		-	33,299	-	-	
Surveying for Design Services		20,000	-	-	302	-	-	
Geotech eng and testing		30,000	715,547	-	43,324	-	-	
		470,000	-	3,665,950	2,605,323	2,033,843	167,663	
Construction						100,000	400,000	
Mobilization		200,870	2,300					
Utility adj. - sewer line + Manhole		86,400						
Utility adj. - water line + Manhole		52,600			92,978		4,000,000	
Utility adj. - Storm sewer line + Manhole		11,000						
Channel excavation		110,000						
Detention pond & weir		100,000						
5" layer concrete for weir		90,000						
48" RCP pond outfall		137,000	-	3,393,000	-	-	-	
48" Flap Gate		13,000	61,500	-	6,000	-	-	
8'x6' RCB Storm drain		2,891,000	-	-	-	-	-	
Curb inlets		108,000						
Junction Box		113,392						
Headwall Structure		50,000	-	-	-	-	-	
Roadway R&R		255,000						
Material testing		84,365	-	-	-	-	-	
Project Inspection		195,000						
		4,497,627						
			(4,901)	-	-	-	-	
TOTAL EXPENDITURES		4,967,627	774,446	7,058,950	2,781,225	2,133,843	4,567,663	-
Excess of Revenue over Expenditures		0	4,193,182	(7,058,950)	(2,781,225)	(2,133,843)	(4,567,663)	-
FUND BALANCE		\$ 0	\$ 9,160,809	\$ 2,101,859	\$ 6,379,584	\$ 7,026,966	\$ 2,459,303	-

City of Weslaco
Drainage Fund 417
General Obligation Bond

PROJECTS	STATUS	Actual	Actual	Current			Proposed	
		BUDGET	Fiscal Year 2019-2020	Budget 2020-2021	2020-2021 YTD	2020-2021 Estimated	Fiscal Year 2021-2022	Fiscal Year 2022-2023
BEGINNING FUND BALANCE:		\$ -	\$ 2,961,982	\$ 2,143,626	\$ 2,143,626	\$ 2,143,626	\$ 9,783	\$(4,557,880)
TWDB -Project #40114		-	-	-	-	-	-	-
Grant		2,280,000		-	-	-	-	-
Loan		760,000						
		-						
TOTAL REVENUE		3,040,000	-	-	-	-	-	-
TOTAL RESOURCES			2,961,982	2,143,626	2,143,626	2,143,626	9,783	(4,557,880)
LOS TORRITOS RDF PROJECT		-	-	-	-	-	-	
Engineering-				-	33,299	-	-	
Surveying for Design Services			-	-	302	-	-	
Geotech eng and testing			715,547	-	43,324	-	-	
		-	-	3,665,950	2,605,323	2,033,843	167,663	
Construction						100,000	400,000	
Mobilization			2,300					
Utility adj. - sewer line + Manhole								
Utility adj. - water line + Manhole					92,978		4,000,000	
Utility adj. - Storm sewer line + Manhole								
Channel excavation								
Detention pond & weir								
5" layer concrete for weir								
48" RCP pond outfall			-	3,393,000	-	-	-	
48" Flap Gate			61,500	-	6,000	-	-	
8'x6' RCB Storm drain			-	-	-	-	-	
Curb inlets								
Junction Box								
Headwall Structure			-	-	-	-	-	
Roadway R&R								
Material testing			-	-	-	-	-	
Project Inspection								
		-						
		39,009	39,009					
Financial Administration		39,009						
		39,009						
		-						
			-	-	-	-	-	
TOTAL EXPENDITURES		78,018	818,356	7,058,950	2,781,225	2,133,843	4,567,663	-
Excess of Revenue over Expenditures		2,961,982	(818,356)	(7,058,950)	(2,781,225)	(2,133,843)	(4,567,663)	-
FUND BALANCE		\$ 2,961,982	\$ 2,143,626	\$ (4,915,324)	\$ (637,599)	\$ 9,783	\$(4,557,880)	-

PROJECTS	Project Code	Fiscal Year 21-22 BUDGET
BEGINNING FUND BALANCE:		
GRANT FUNDING		-
Grant		4,457,540
		-
TOTAL REVENUE		4,457,540
TOTAL RESOURCES		4,457,540
GENERAL FUND ACTIVITY		-
Police/Fire Supplement	ARPA - 22-012	150,000
Information Tech Capital Outlay	ARPA - 22-003	
Server Upgrades		40,000
PD Video Storage		45,000
PD Video Storage Expand		45,000
Disaster Recovery Site- Planning		12,000
Disaster Recovery Design		50,000
DR Fiber Optic Ring Planning		25,000
DR Fiber Optic Ring Construction		25,000
New Control Access		22,000
Traffic Dept - Trailer for COVID clinic	ARPA - 22-013	20,000
Parks Wifi	ARPA - 22-007	41,000
COVID vaccine incentive program	ARPA - 22-015	20,000
WATER/SEWER PROJECTS		
Revenue loss	ARPA - 21-001	460,000
Water Distribution		
Waterlines	ARPA - 22-005	158,560
Waterlines pipe burtising project	ARPA - 22-005	308,790
Sewerlines pipe burtising project	ARPA - 22-005	308,500
Manhole Rehabilitation	ARPA - 22-005	299,962
3 - 6" pumps	ARPA - 22-006	150,000
Wastewater Collection - Manholes Rehab	ARPA - 22-004	207,540
Water Treatment Plant	ARPA - 22-008	
Chlorine Dioxide Control Cabinet		40,000
Backwash Pump		32,000
Marlow 630 Pump		10,000
Transfer Pump		15,000
Centrifuge Maintenance - Contractual		50,000
Sump Pump		10,000
Sludge Pump		15,000
Vertical Turbine Pump (2)		65,000
High Service Pump		45,000
Floculator gearbox/motor		20,000
Submersible pumps		20,000
RAW pump		10,000
Multisage blower		85,000
Pump		10,000
Filter Media		45,000
North Waster Water Treatment Plant	ARPA - 22-009	
Rotor		35,000
Influent Well Rehab		250,000
South Waster Water Treatment Plant	ARPA - 22-010	
Rotor		35,000
Drying Bed Sand		10,000
Lift Stations	ARPA - 22-011	
Pump		15,000
Pump		15,000
Pump base and Discharge line		10,000
Pump base and Discharge line		15,000
Discharge line		8,000
Design - 5 Lift Stations (TBD)		1,000,000
Lift Stations #12 Design	ARPA - 22-014	180,000
Pump		24,188
TOTALS		4,457,540

ORDINANCE 2022-15

AN ORDINANCE AMENDING ORDINANCE NUMBER 2021-33, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, FINDING NEED TO AMEND THE 2021-2022 MUNICIPAL BUDGET; TO WIT; GENERAL FUND, \$2,285,755 IN EXPENDITURES & \$1,267,078 IN REVENUE; WATER/WASTER NET COMBINED, \$464,843 IN EXPENDITURES; SOLID WASTE FUND BY \$6,975,491 IN EXPENDITURES AND 6,482,507 IN REVENUE; AIRPORT BY \$252,453 AND 357,437 IN EXPENDITURES AND REVENUE RESPECTIVELY; FIRE DEPT REPLACEMENT FUND DECREASE REVENUE BY \$75,000 AND INCREASE OF EXPENDITURES BY 98,801 PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City Commission of the City of Weslaco utilized diligent thought and attention to the preparation of the 2021-2022 budget; and

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

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

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

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

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

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

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

SECTION 4. APPROVAL. The 2021-2022 Official Budget, adopted by Ordinance 2021-33, is hereby reallocated, revised, amended and approved as set forth in the attached Exhibits.

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

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

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 3rd day of May 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 17th day of May 2022.

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: May 17, 2022	Agenda Item No. (to be assigned by CSO): 2022-5406	
From:		
Subject: Approval to accept FY22 Border Zone Fire Departments (BZFD) Grant Award #4391301 in the amount of \$78,735.25 with NO MATCH and no RECURRING costs to purchase two off-road wildland firefighting UTVs and authorize the Mayor to execute any related documents (Staffed by Fire Department.)		
Background: The purpose of this program is to provide grants to professional fire departments along the Texas-Mexico border region for specialized equipment, maintenance, and medical supplies to support emergency services associated with the execution of border security activities associated with deterring crimes occurring in the geographic area defined in Article IX, Section 7.10 of the General Appropriations Act.		
Funding Source (budget code, if applicable): Texas Office of the Governor – Homeland Security Grants Division (HSGD)		
Amount: \$78,735.25	Term of Impact: 12 months	Identified in Current Budget: No
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
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 ANTONIO LOPEZ VIDAL ROMAN Martin Garza	Created/Initiated Approved New	
City Manager Comments: Approved as recommended by the Fire Department.		
Staff Recommendation:		
Attachments, if any: FY22 Border Zone Fire Department Statement of Grant Award \$78,735.25		
Responsibilities upon Approval:		

Statement of Grant Award (SOGA)

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

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

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

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

Grant Number:	4391301	Award Amount:	\$78,735.25
Date Awarded:	4/27/2022	Grantee Cash Match:	\$0.00
Grant Period:	03/01/2022 - 02/28/2023	Grantee In Kind Match:	\$0.00
Liquidation Date:	05/29/2023	Grantee GPI:	\$0.00
Program Fund:	BF-Border Zone Fire Departments (BZFD)	Total Project Cost:	\$78,735.25
Grantee Name:	Weslaco, City of		
Project Title:	Border Zone Fire Department		
Grant Manager:	James Ziehl		
Unique Entity Identifier (UEI):	GJMZDZZAN4J3		

CFDA:	N/A
Federal Awarding Agency:	N/A - State Funds
Federal Award Date:	N/A - State Funds
Federal/State Award ID Number:	2022-BF-ST-0010
Total Federal Award/State Funds Appropriated:	\$1,000,000.00
Pass Thru Entity Name:	Texas Office of the Governor – Homeland Security Grants Division (HSGD)
Is the Award R&D:	No
Federal/State Award Description:	N/A - State Funds



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5425	
From:			
Subject: Approval of a six-month extension for the Final Plat for Vaquero Estates Phase V—being a re-subdivision of 86.961 acres being all of farm tract 1072 and out of Farm Tract 1065, 1066 & 1071, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed two hundred fifty-seventy four (274) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on May 18, 2022.			
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 of May 18, 2021			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of May 4, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by the Staff and the Planning and Zoning Commission.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Vaquero Estates Phase V- Memo, Vaquero Estates Extension Letter, Vaquero Estates Phase V			
Responsibilities upon Approval: Staff will advise the applicant			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Vaquero Estates Phase V- Six-Month Extension

DATE: May 9, 2022

The proposed subdivision was previously approved by the City Commission on May 18, 2021, this is the developers first six-month extension. The developer is currently working on completion of the construction of a new lift station and the waterline and sanitary sewer line extension. The project was a hold for a few months while the City and NAWSC come to an agreement on the Interlocal for wastewater services to this area.

Thank you,

Rebekah de la Fuente, CFM



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

April 29, 2022

Rebekah De La Fuente, Planning Director
CITY OF WESLACO PLANNING DEPT.
255 South Kansas Ave.
Weslaco, TX 78596

Re: VAQUERO V – REQUEST FOR EXTENSION

Dear Ms. De La Fuente:

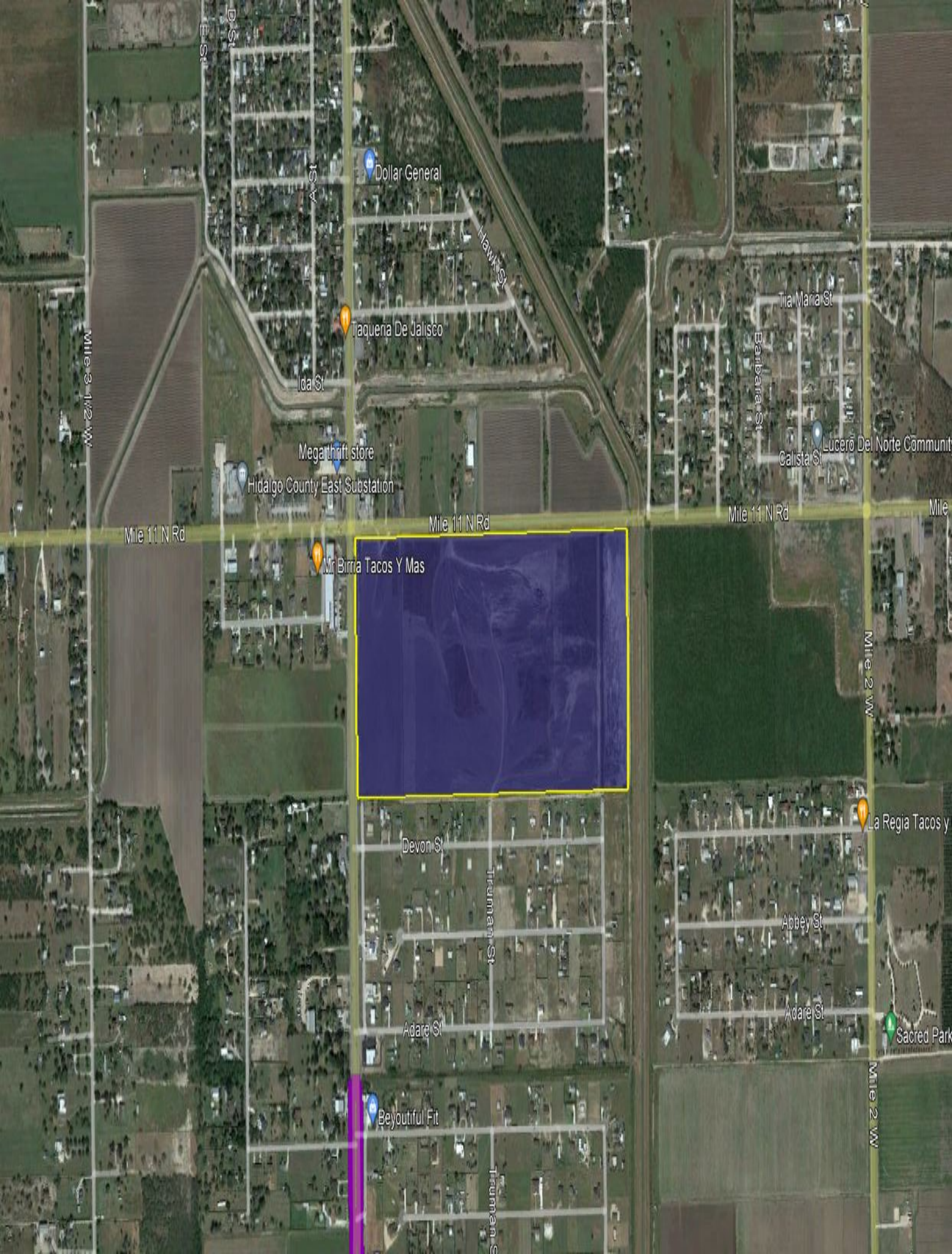
On behalf of the owner, Tres Terrenos RGV, L.P., we are requesting a six-month extension on the above referenced subdivision plat. Our records indicate that we received our last approval in May of 2021. The owner is requesting an additional six-month time frame.

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,

Mario A. Reyna, P.E.
President

Cc: Tres Terrenos RGV, L.P., Owner/Developer





Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5426	
From:			
Subject: Approval of six-month extension for the Final Plat for Bridge Crossing Ph II– being a re-subdivision of 16.273 acres being part or portion out of farm tract 744, The West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1370 ft east of the intersection of 18th St & mile 5 ½ and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed sixty-four (64) lot subdivision is inside the City of Weslaco. Final Plat approval is set to expire on May 18, 2022.			
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 of May 18, 2021			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of May 4, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by Staff and the Planning and Zoning Commission.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Bridge Crossing Phase 2- Memo, Bridge Crossing PhII, Bridge Crossing Phase 2 Extension Letter			
Responsibilities upon Approval: Staff will advise the applicant			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

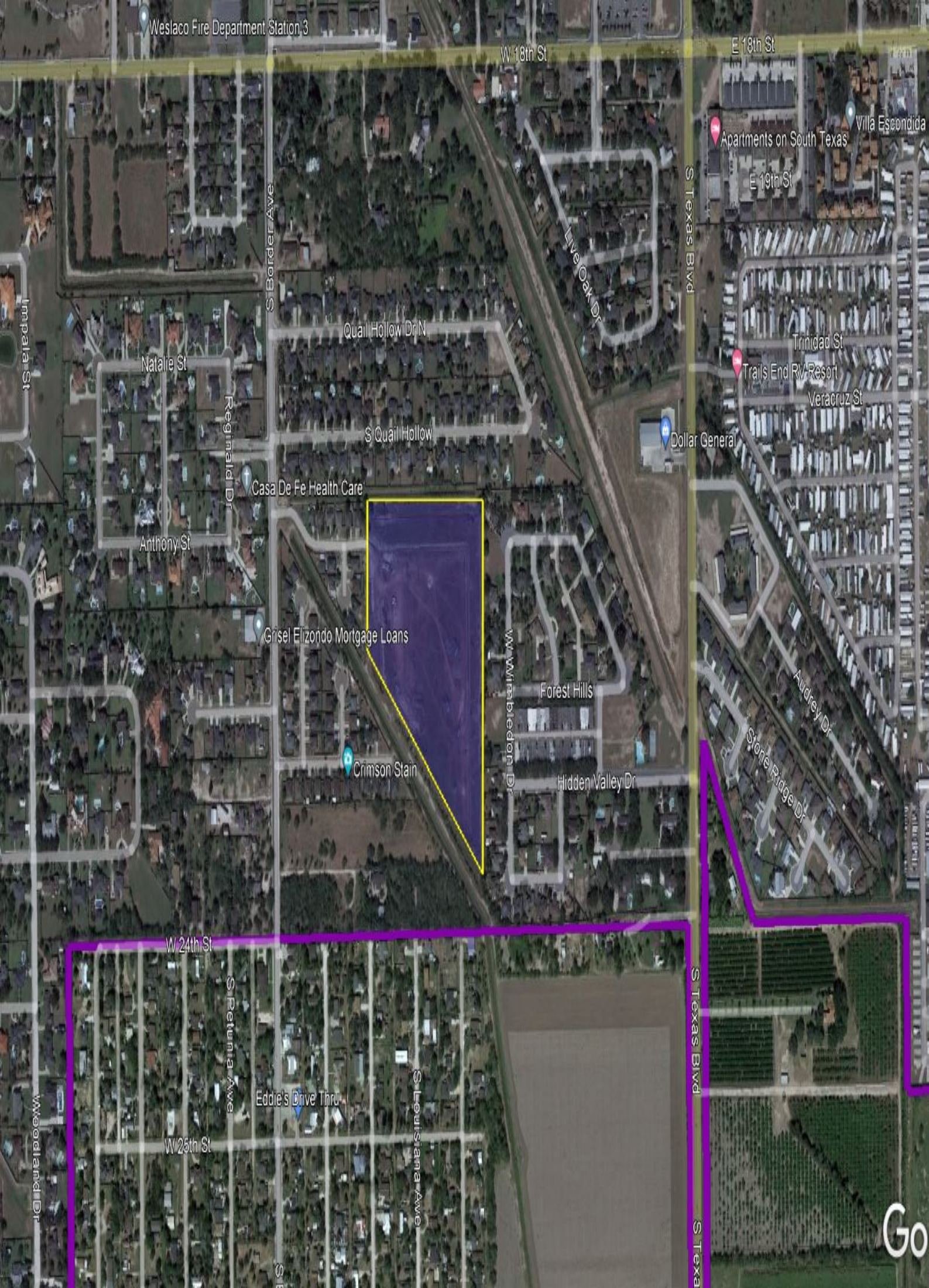
RE: Bridge Crossing Phase 2- Six-Month Extension

DATE: May 9, 2022

The proposed subdivision was previously approved by the City Commission on May 18, 2021, this is the developers first six-month extension. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. The developer is currently working the main tie in for the sanitary sewer lines and is pending testing on the water and sanitary sewer line and construction of the streets.

Thank you,

Rebekah de la Fuente, CFM



Weslaco Fire Department Station 3

W 18th St

E 18th St

Apartments on South Texas

Villa Escondida

E 19th St

S Texas Blvd

Live Oak Dr

Quail Hollow Dr N

Natalie St

Reginald Dr

S Quail Hollow

Casa De Fe Health Care

Anthony St

Grisel Elizondo Mortgage Loans

Crimson Stain

W Wimbledon Dr

Forest Hills

Hidden Valley Dr

Trinidad St

Trails End RV Resort

Veracruz St

Dollar General

Audrey Dr

Stone Ridge Dr

W 24th St

S Petunia Ave

Eddie's Drive Thru

W 25th St

S Louisiana Ave

S Texas Blvd

S Texa

Go



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

April 29, 2022

Rebekah De La Fuente, Planning Director
CITY OF WESLACO PLANNING DEPT.
255 South Kansas Ave.
Weslaco, TX 78596

Re: BRIDGE CROSSING SUBDIVISION PHASE 2 – REQUEST FOR EXTENSION

Dear Ms. De La Fuente:

On behalf of the owner, East India Co., LC, we are requesting a six-month extension on the above referenced subdivision plat. According to our records, the last approval was in May 2021. The owners are requesting an additional six-month time frame.

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,

Mario A. Reyna, P.E.
President

Cc: East India Co., LC



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5431
From:		
Subject: Approval to renew the application for participation in the annual Texas Law Enforcement Support Office (LESO) program and authorize the Mayor to execute any related documents (Staffed by Police Department.)		
Background: The LESO program provides law enforcement the opportunity to acquire military and federal surplus equipment and supplies at no cost to law enforcement.		
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):		
ROBERT LOPEZ ROBERT LOPEZ Martin Garza		Created/Initiated Approved New
City Manager Comments: Approved as recommended by the Police Department.		
Staff Recommendation:		
Attachments, if any: Application Packet 2022		
Responsibilities upon Approval:		



DEFENSE LOGISTICS AGENCY
DISPOSITION SERVICES
74 WASHINGTON AVENUE NORTH
BATTLE CREEK, MICHIGAN 49037-3092

CLEAR FORM

Law Enforcement Support Office (LESO)
Application for Participation / Authorized Screeners Letter

(This form is for State/Local Law Enforcement Agencies (LEA) only)

*Indicates Required Fields

SECTION 1:

*Agency Name: Weslaco Police Department Originating Agency Identifier (ORI) #: (if applicable) TX1081400
*Agency Physical Address: 901 N Airport Dr *City: Weslaco
*State: TX *Zip Code: 78599 *NCIC P.O. Box or Address (if different than above i.e., terminal location)
*Phone #: 956-968-8591 *Email: rlopez@weslacotx.gov Note: Email is needed for automated system notifications.

Agency MUST have at least 1 full-time officer to participate in the program. Indicate the number of compensated officers with arrest and apprehension authority. Part-time field MUST be filled in: N/A, 0 or - is acceptable. *Full-time: 80 *Part-time: N/A

RTD Screener - RTD Screeners MUST be employed by the aforementioned LEA. Individuals identified below may request access to act as an authorized "RTD Screener" on behalf of this Law Enforcement Agency. Agency MUST have at least 1 RTD Screener. Enter "XXXXX" or "N/A" into all screener fields not used.

#1 *Official Title / Rank Assistant Chief of Police *First Name Robert *Last Name Lopez
*Email rlopez@weslacotx.gov *Phone Number 956-451-8037 POC (Aircraft/Small Arms/Vehicle) Robert Lopez

#2 *Official Title / Rank Lieutenant *First Name Armando *Last Name Espinoza
*Email aespinoza@weslacotx.gov *Phone Number 956-968-8591 POC (Aircraft/Small Arms/Vehicle) Armando Espinoza

#3 *Official Title / Rank Sergeant *First Name Brooks *Last Name Ditto
*Email bditto@weslacotx.gov *Phone Number 956-968-8591 POC (Aircraft/Small Arms/Vehicle) N/A

#4 *Official Title / Rank N/A *First Name N/A *Last Name N/A
*Email N/A *Phone Number N/A POC (Aircraft/Small Arms/Vehicle) N/A

#5 *Official Title / Rank N/A *First Name N/A *Last Name N/A
*Email N/A *Phone Number N/A POC (Aircraft/Small Arms/Vehicle) N/A

#6 *Official Title / Rank N/A *First Name N/A *Last Name N/A
*Email N/A *Phone Number N/A POC (Aircraft/Small Arms/Vehicle) N/A

#7 *Official Title / Rank N/A *First Name N/A *Last Name N/A
*Email N/A *Phone Number N/A POC (Aircraft/Small Arms/Vehicle) N/A

SECTION 2:**RESERVED FOR LAW ENFORCEMENT AGENCY USE ONLY**

Law Enforcement Agency/Activity - The LESO Program defines this as a Governmental agency/activity whose primary function is the enforcement of applicable Federal, State and Local laws and whose compensated Law Enforcement officers have the powers of arrest and apprehension.

I certify that my agency meets the definition of a "Law Enforcement Agency/Activity" as described above. I certify that all information contained in this application is valid and accurate. I understand that I must provide my State Coordinator an application to update my agency participant information if the following information changes: a) Chief Law Enforcement Official (CLEO) changes, b) Agency physical address changes, c) RTD Screener additions/deletions, d) that my agency is abiding by the current version of the LESO approved State Plan of Operation (SPO) and e) that my agency has a signed copy of the SPO on file.

☒ I am signing this document as the CLEO of this law enforcement agency.

*(Check only one): ☐ In my official position or as Acting/Interim, I am authorized to sign documents on behalf of the CLEO for this agency. If checked, please provide appropriate documentation (i.e., current department policy, agency memorandum or other suitable documentation that provides such signature authority to the individual holding that official position).

By signing this application, I certify that my Agency will comply with U.S. Code 2576a for all controlled property, which states; With the authorization of the relevant local governing body or authority, that my agency has adopted publically available protocols for the appropriate use of controlled property, the supervision of such use, and the evaluation of the effectiveness of such use, including auditing and accountability policies; and that it provides annual training to relevant personnel on the maintenance, sustainment, and appropriate use of controlled property. I certify under penalty of perjury that the foregoing is true and correct. Making a false statement may result in judicial actions or prosecution under 18 USC § 1001.

Chief of Police	Joel	Rivera
*TITLE	*PRINTED FIRST NAME:	*PRINTED LAST NAME:
Joel.Rivera@weslacotx.gov		05/17/2022
*EMAIL	*SIGNATURE	*DATE

SECTION 3:**RESERVED FOR STATE COORDINATORS OFFICE USE ONLY**

By signing this application, I certify that as the State Coordinator/State Point of Contact, I have determined that: a) the agency meets the definition of a "Law Enforcement Agency/Activity" as described in Section 2, b) that all information contained in this application is valid and accurate, c) that the LEA is abiding by the current version of the LESO approved State Plan of Operation (SPO) and d) that the LEA has a signed copy of the SPO on file.

*PRINTED NAME FIRST & LAST	*SIGNATURE	*DATE

SECTION 4:**RESERVED FOR LESO USE ONLY**

NOTICE FOR DLA DISPOSITION SERVICES PERSONNEL: Regulatory guidance outlining Screener Identification and Authorization must be accomplished in accordance with DOD 4160.21-M, Volume 3, Enclosure 5, Section 3 (k). In accordance with the aforementioned reference, the LESO Program authorizes the individuals identified in Section 1 of this form to screen excess property at your facilities as authorized participants in the LESO Program. This authorized screener letter supersedes all previously issued screener letters for this Law Enforcement Agency/Activity and is valid only on or after the date signed by authorized LESO signatory. Only two individuals authorized to screen per visit; however, additional personnel may assist receiving material previously screened and approved for transfer.

*This agency is authorized to screen items via the LESO Program under authorized Agency DODAAC:

*LESO Authorized Signatory: *Screener letter is valid one year from this date:
 *Signature

Note: After one year from the LESO signatory date, the screener letter is no longer valid. LEAs may request a new screener letter through their SC/SPOC.

LESO Notes:

State Plan of Operation (SPO) between:
The State of Texas and the
(State/United States Territory)
Weslaco Police Department

Law Enforcement Agency (LEA)

1) PURPOSE This State Plan of Operation (SPO) is entered into between the State/United States (U.S.) Territory and Law Enforcement Agency (as identified above), to set forth the terms and conditions which will be binding on the parties with respect to Department of Defense (DoD) excess personal property conditionally transferred pursuant to 10 USC § 2576a, in order to promote the efficient, expeditious transfer of property and to ensure accountability of the same.

2) AUTHORITY The Secretary of Defense (SECDEF) is authorized by 10 USC § 2576a to transfer to Federal and State Law Enforcement Agencies (LEAs), personal property that is excess to the needs of the DoD, including small arms and ammunition, that the Secretary determines is suitable to be used by such agencies in law enforcement activities, with preferences for counter-drug/counter-terrorism, disaster-related emergency preparedness or border security activities, under such terms prescribed by the Secretary. The SECDEF has delegated program management authority to the DLA. The DLA Disp Svcs LESO administers the program in accordance with (IAW) 10 USC § 2576a, 10 USC § 280, DoDM 4160.21 and DLAI 4140.11. The DLA defines “law enforcement activities” as activities performed by governmental agencies whose primary function is the enforcement of applicable federal, State, and local laws and whose compensated law enforcement officers have powers of arrest and apprehension.

3) GENERAL TERMS AND CONDITIONS “DoD excess personal property” also known as “items”, “equipment”, “program property”, or “property”. “DLA Disposition Services Law Enforcement Support Office” also known as “1033 Program”, “LESO Program”, “the program”, or “LESO”. “State or U.S. Territory” also known as “the State”, “State Coordinator (SC)”, “State Point of Contact (SPOC)”, or “SC/SPOC”. “Law Enforcement Activities” also known as “agencies in law enforcement activities”, “Law Enforcement Agency (LEA)”, “program participant”, or “State/LEA”.

a) Property made available under this agreement is not for personal use and is for the use of authorized program participants only. All requests for property shall be based on bona fide law enforcement requirements. Authorized participants who receive property from the program will not loan, donate, or otherwise provide property to other groups or entities (i.e., public works, county garage, schools, etc.) that are not otherwise authorized to participate in the program. Property will not be obtained by program participants for the purpose of sale, lease, loan, personal use, rent, exchange, barter, transfer, or to secure a loan. To receive such property, on an annual basis the LEA shall certify that they have:

- i) Obtained authorization of the relevant local governing body authority (i.e., city council, mayor, etc.).
- ii) Adopted publicly available protocols for the appropriate use of controlled property, the supervision, and the evaluation of the effectiveness of such use, including auditing and accountability policies.
- iii) Annual training in place and provides it to relevant personnel on the maintenance, sustainment, and appropriate use of controlled property, including respect for the rights of citizens under the Constitution of the U.S. and de-escalation of force.

b) All costs associated with the transportation, turn-in, transfer, repair, maintenance, insurance, disposal, repossession or other expenses related to property are the sole responsibility of the LEA. The LEA shall also be responsible to reimburse the U.S. Government (USG) for costs incurred in retrieving and/or repossessing property impermissibly transferred by the LEA to unauthorized participants.

c) The LEA will maintain and enforce regulations designed to impose adequate security and accountability measures for controlled property to mitigate the risk of loss or theft of property. Program participants shall implement controls to ensure property made available under this agreement is used for official law enforcement use only. The State/LEA shall take appropriate administrative and/or disciplinary action against individuals that violate provisions of the Memorandum of Agreement (MOA) between the Federal Government and the State/U.S. Territory and/or this SPO, including unauthorized use of property.

d) All property transferred to the LEA via the program is on an as-is, where-is basis.

e) LESO reserves the right to recall property issued to a LEA at any time.

f) General use of definitions/terms:

i) Demilitarization (DEMIL code)-a code assigned to DoD property that indicates the degree of required physical destruction, identifies items requiring specialized capabilities or procedures, and identifies items which do not require DEMIL but may require Trade Security Controls (TSC). Program participants are not authorized to conduct physical demilitarization of property.

ii) "Controlled property"-items with a DEMIL code of B, C, D, E, F, G, and Q (with an Integrity Code of "3". Title and ownership of controlled property remains with the DoD in perpetuity and will not be relinquished to the LEA. When a LEA no longer has a legitimate law enforcement use for controlled property, they shall notify the LESO and the property will be transferred to another program participating LEA (via standard transfer process) or returned to DLA Disp Svcs for disposition.

iii) "Non-controlled" property"-items with a DEMIL code of A or Q (with an Integrity Code of "6"). These items are conditionally transferred to the LEA and will remain on LEA accountable inventory for one year from the ship date. However, after one year from the ship date, DLA will relinquish ownership and title for the property to the LEA without issuance of further documentation. During this one year period, the LEA remains responsible for the accountability and physical control of the property and the LESO retains the right to recall the property. Participants should return any property in this one year period that becomes excess to their needs or they otherwise determine is not serviceable.

(1) The LEA receives title and ownership of DEMIL "A" and "Q6" property as governmental entities. Title and ownership of this property does not pass from DoD to any private individual or LEA official in their private capacity. Such property shall be maintained and ultimately disposed of IAW provisions in State and local laws that govern public property.

(2) Sales/gifting of DEMIL "A" and "Q6" property after one year from the ship date inconsistent with State/local law may constitute grounds to deny future participation in the program.

(3) After one year from ship date, DEMIL "A" and "Q6" property may be transferred, cannibalized for usable parts, sold, donated, or scrapped.

(4) Once the property is no longer on the LEA accountable inventory, the property is no longer subject to the annual physical inventory requirements and will not be inventoried during a LESO Program Compliance Review (PCR).

g) All physical transfers of property require LESO approval. Program participants will not physically transfer property until the LESO approval process is complete. Program participants may request their SC/SPOC approval to temporarily conditionally loan property to another program participant (if mission requires). If the SC/SPOC approves the temporary conditional loan, it shall be done using an acceptable Equipment Custody Receipt (ECR). At the end of the temporary conditional loan, the item (s) shall be returned to the original LEA for accountability. All requests for conditional loans will be based on bona fide law enforcement requirements.

h) The program may authorize digital signatures on required program documentation.

i) The LEA is not required to maintain insurance on controlled property, aircraft or other property with special handling requirements that remain titled to DoD. However, the LEA will be advised that if they elect to carry insurance and the insured property is on the program inventory at the time of loss or damage, the recipient will submit a check made payable to DLA for insurance proceeds received in excess of their actual costs of acquiring and rehabilitating the property prior to its loss, damage, or destruction.

4) STATE PLAN OF OPERATION The State shall:

a) Assist in training LEAs with enrollment, property requests, transfers, turn-ins, and disposal procedures.

b) Adhere to the requirements outlined in the MOA between the Federal Government and the State/U.S. Territory and ensure MOA amendments or modifications are incorporated into this SPO and program participants are notified and acknowledge responsibility to comply with changes.

c) Submit a SPO to LESO that shall address procedures for determining LEA eligibility, allocation, equitable distribution of property, accountability, inventory, training, and education, State-level internal PCRs, export control requirements, procedures for turn-in, transfer, and disposal and other responsibilities concerning property.

d) Enter into written agreement with each LEA, via the LESO-approved SPO, to ensure program participants acknowledge the terms, conditions, and limitations applicable to property. This SPO must be signed by the current Chief Law Enforcement Official (CLEO) (or designee), the Civilian Governing Body Official (CGB) (or designee) and the current SC/SPOC.

e) Provide program participants the following information:

i) The LESO Program State POCs:

State Coordinator (SC): Michelle Farris

State Point of Contact (SPOC): Rolando Ayala

State Point of Contact (SPOC): Laurie Patterson

State Point of Contact (SPOC): John Riddick

ii) SC/SPOC Facility Information:

Physical Mailing Address: 5805 N. Lamar Blvd Bldg G Austin, Texas 78752

Email: TxLESOProgram@dps.texas.gov

Phone Number: (512) 424-7590

Website: https://www.dps.texas.gov/section/texas-leso-program/texas-leso-program

Hours of Operation: 7:00AM – 5:00PM (CST)

iii) Funding to administer the LESO Program at the State-level is provided via:

The Governor of the State of Texas has appointed the Texas Department of Public Safety to conduct

management and oversight of this program. All funding and staffing will be provided by the Texas Department of Public Safety.

5) PROPERTY ACCOUNTING SYSTEM The State will maintain access to Federal Excess Property Management Information System (FEPMIS) (or current property accounting system), to ensure LEAs maintain property books, to include, but not limited to, transfers, turn-ins, and disposal requests from an LEA or to generate these requests at the State-level and forward all approvals to the LESO for action. The State will:

- a) Conduct quarterly reconciliations of State property records.
- b) Ensure at least one person per LEA maintains access to the property accounting system. Users may be “active” or “inactive” in the system, so long as they are registered. Ensure registered users are employees of the LEA.
- c) Ensure LEAs receive and account for property in the property accounting system within 30 days.

6) LESO WEBSITE The State shall access the LESO website for timely and accurate guidance, information, and links concerning the program and ensure that all relevant information is passed to the program participants.

The LEA shall access the Texas LESO website at <https://www.dps.texas.gov/section/texas-leso-program/texas-leso-program>, for timely and accurate guidance, information, forms and links concerning the program.

7) ANNUAL TRAINING 10 USC § 280 provides that the SECDEF, in cooperation with the U.S. Attorney General, shall conduct an annual briefing of law enforcement personnel of each State (including law enforcement personnel of the political subdivisions of each State). Individuals who wish to attend are responsible for funding their own travel expenses. The briefing will include information on training, technical support, equipment, and facilities that are available to civilian law enforcement personnel from the DoD. The state shall provide program participants training material as discussed during the annual LESO training which includes information on property management best practices to include (but not limited to) searching for property, accounting for property on inventory, transfer and turn-in of property when it is no longer needed or serviceable.

8) ENROLLMENT The LESO shall establish and implement program eligibility criteria IAW 10 USC § 2576a, DLA Instructions and Manuals and this SPO and retains final approval/disapproval authority for application packages forwarded by the State. Non-governmental law enforcement entities such as private railroad police, private security, private academies, correctional departments, prisons, or security police at private schools/colleges are not eligible to participate. Fire departments (by definition) are not eligible to participate and should be referred to the DLA Fire Fighter program administered by USDA. Law enforcement agencies requesting program participation shall have at least one full-time compensated law enforcement officer. Program property may only be issued to full-time/part-time law enforcement officers. Non-compensated reserve officers are not authorized to receive property. State law enforcement training facilities/ academies may be authorized to participate in the program given their primary function is the training of bona fide State/local law enforcement officers. Law enforcement training facilities/academies will be reviewed on a case-by-case basis. The State shall:

- a) Validate the authenticity of LEAs that are applying for program participation. Only submit to the LESO those application packages that the SC/SPOC recommends/certifies are government agencies whose primary function is the enforcement of applicable federal, State, and local laws and whose compensated officers have the powers of arrest and apprehension. If the State forwards an unauthorized participant application package, this may result in a formal suspension of the State.
- b) Have sole discretion to disapprove LEA application packages in their State. The SC/SPOC should provide notification to the LESO when application packages are disapproved at the State-level.

- c) Ensure that screeners listed in the application package are compensated employees of the LEA and are TCOLE certified peace officers. A screener may only screen property for two LEAs. Contractors may not conduct screening on behalf of a LEA.
- d) Make recommendation on what constitutes a “full-time” or “part-time” law enforcement officer.
- e) Ensure LEAs update their account information annually, or as needed. This may require the LEA to submit an updated application package. An updated application package shall be submitted for (but is not limited to) the following: a change in CLEO, the addition or removal of a screener, a change in the LEA physical address or contact information, etc.
- f) Provide the LEA a comprehensive program overview once approved by the LESO for enrollment. The overview will be done within 90-days of a LEA being approved to participate.

The LEA shall:

- a) Submit an updated application packet annually to the Texas SC/SPOC office no later than June 30. Any time there is a change in personnel, CLEO, contact information etc, the LEA shall submit an updated application packet within 30 days of the change.
- b) Once approved for participation in the program, at least one of the LEA’s authorized screeners must attend a mandatory training class within (6) months and prior to approval of property requests. The class will be conducted free of charge to the LEA and will be held at a location determined by the Texas SC/SPOC office. Screeners who may have been previously employed by and screeners for other LEA’s, may still be required to attend training as the training qualifies the LEA, not the individual.
- c) Upon completion of the mandatory training, at least one of the LEA’s authorized screeners (preferably the one who completed the training), must create an account in the current property accounting system and maintain said account for the duration of the LEAs participation in the program, regardless if the LEA ever receives property from the program.
- d) Failure to complete all parts of the enrollment process listed above within (6) months of approval for participation, will result in the LEA being deactivated from the program. Once deactivated, an LEA may not apply for reactivation until the end of the following annual inventory cycle.
- e) LEA transfer of responsibility of program property assigned to the LEA. A change in CLEO, due to any reason, will not relinquish responsibility from the LEA for properly maintaining accountability of any and all assigned program property. If the new CLEO does not wish for his/her agency to continue participation in the program, the CLEO will notify the Texas SC/SPOC office in writing that they wish to return all assigned property to their assigned Disposition Site and/or transfer it to another participating LEA and exit the program. The new CLEO remains responsible for any and all assigned property until it is officially transferred or returned and the LEA’s inventory is completely cleared.

9) PROPERTY ALLOCATION

a) The LESO shall:

- i) Upon receipt of a SC/SPOC validated request for property through the RTD website, will review and give preference to requisitions indicating that the requested property will be used in the counter-drug, counter-terrorism, disaster-related emergency preparedness, or border security activities of the requesting LEA. Program participants that request vehicles used for disaster-related emergency preparedness, such as high-water rescue vehicles, should receive the highest preference.
- ii) Require additional justification for small arms, aircraft, ammunition, and vehicles and to the greatest

extent possible, ensure fair and equitable distribution of property based on current LEA inventory and justification for property.

iii) Reserve the right to determine and/or adjust allocation limits, to include the type, quantity and location of property allocated to the LEA. Generally, no more than one item (per part-time/full-time officer) will be allocated. Quantity exceptions may be granted by the LESO on a case-by-case basis based on the justification provided by the LEA. Currently, the following allocation limits apply:

- (1) Robots: one (of each type) for every ten officers (full-time/part-time).
- (2) High Mobility Multipurpose Wheeled Vehicle (HMMWV)/Up-Armored HMMWV (UAH): one vehicle for every three officers (full-time/part-time).
- (3) Mine Resistant Ambush Protected (MRAP) / Armored Vehicles: two vehicles per LEA.
- (4) Small arms: one (of each type) per officer (full-time/part-time).
 - (a) LESO may authorize over allocations of small arms in preparation for inevitable scenarios, i.e. training, equipment downtime (damage, routine maintenance, inspections) or other law enforcement needs. The chart below is the standard for small arms acceptable over-allocations:

Small Arms Acceptable Over-Allocations	
# of Officers	# by type
1-10	2 or less
11-25	3 or less
26-100	5 or less
101-299	8 or less
300 or more	10 or less

- (b) In instances where small arm allocation amounts exceed the “acceptable over-allocation” levels, the LESO will coordinate with States to verify accuracy of the officer count. If small arm allocation is still beyond acceptable levels, LESO may authorize one of the following:
 - 1) an exception to policy, 2) a transfer, or 3) a turn-in.

b) The State shall:

i) Assist the LEA in the use of electronic screening of property via the RTD website and shall access the RTD website a minimum of once daily (Monday-Friday) to review and process LEA requests for property. Property justifications shall be validated to ensure they meet the intent of 10 USC § 2576a as suitable for use by agencies in law enforcement activities. Prior to approving a request or transfer, review the LEAs property allocation report to prevent over allocation.

ii) Upon receipt of a valid LEA request for property, provide a recommendation to the LESO on the preference to be given to those requisitions for property that will be used in counter-drug, counter-terrorism, disaster-related emergency preparedness or border security activities of the recipient agency. Requests for vehicles used for disaster-related emergency preparedness, such as high-water rescue vehicles, should receive the highest preference. The State shall consider the fair and equitable distribution of property based on current LEA inventory and LEA justifications for property. The State shall ensure the type and quantity of property being requested by LEAs is reasonable and justifiable given the number of officers (full-time/part-time) and prior requisitions for similar items they have received (both controlled and non-controlled property). Generally, no more than one of any item per officer (full-time/part-time) will be allocated.

c) The LEA shall:

- i) Ensure that the individual who will be screening for property and submitting requests on behalf of the LEA, has completed the mandatory training and has a full understanding of the allocation limits, justification requirements and forms utilized for all requests.
- ii) Ensure that at least one person maintains access to and understands the use of the property accounting system as long as the LEA is an active participant in the LESO program.
- iii) Ensure that the individual responsible for managing the property accounting system, notifies the Texas SC/SPOC office of any property that is damaged upon receipt or is missing quantities that were requested, so that an immediate adjustment may be made prior to receipt being made in the property accounting system.

11) PROPERTY MANAGEMENT Certain controlled equipment shall have a documented chain of custody (i.e. an acceptable ECR), including a signature of the recipient. Controlled property requiring an ECR: small arms (including parts and accessories), aircraft, vehicles, optics, and robots. It is encouraged to utilize ECRs for all controlled property. LEAs may request cannibalization on aircraft or vehicles. Cannibalization requests shall be submitted to the State for review. Cannibalization must be approved by the LESO prior to any cannibalization actions. The cannibalized end item shall be returned to DLA Disp Svcs within the timeframes determined by the LESO.

a) Aircraft-Aircraft will not be obtained by LEAs for the purpose of sale, lease, loan, personal use, rent, exchange, barter, transfer, or to secure a loan and shall be reported to the LESO at the end of their useful life. All aircraft are considered controlled property, regardless of DEMIL code. Aircraft that are no longer needed or serviceable shall be reported to the General Services Administration (GSA) for final disposition by the LESO Program Aircraft Specialist.

b) Vehicles-Program participants that request vehicles used for disaster-related emergency preparedness, such as high-water rescue vehicles, should receive the highest preference. Vehicles will not be obtained by LEAs for the purpose of sale, lease, loan, personal use, rent, exchange, barter, transfer, or to secure a loan and vehicles that are considered controlled property will be returned to DLA Disp Svcs at the end of their useful life. DLA Disp Svcs Field Activity/Site will identify qualifying DEMIL A or Q6 vehicles and may issue (upon LEA request) a Standard Form (SF) SF-97 to the LEA upon physical transfer of the vehicle. The LEA may modify the vehicle during the one year conditional transfer period.

c) Ammunition-LESO will support the U.S. Army (USA), in allocating ammunition to program participants. Ammunition obtained via the program will be for training use only. At the time of request, the LEA will certify in writing that the ammunition will be used for training use/purposes only. The USA will issue approved transfers directly to the LEA. The LEA is responsible for funding all packing, crating, handling, and shipping costs for ammunition. The LEA will make reimbursements directly to the USA. Ammunition will not be obtained by LEAs for the purpose of sale, lease, loan, personal use, rent, exchange, barter, transfer, or to secure a loan. Ammunition obtained via the program shall not be sold. Ammunition will be treated as a consumable item and not tracked in any DLA inventory system or inspected during PCRs. LESO shall track and maintain necessary records of ammunition that has been transferred to LEAs and will post all requests, approvals, and denials on the LESO public website.

d) Small arms:

- i) Small arms will not be obtained by LEAs for the purpose of sale, lease, loan, personal use, rent, exchange, barter, transfer, or to secure a loan and shall be returned to DLA Disp Svcs at the end of their useful life. Cannibalization of small arms is not authorized.

ii) Temporary modifications to small arms are authorized; permanent modifications to small arms are not authorized (i.e. drilling holes in the lower receiver of a small arm). In cases of temporary modifications, all parts are to be retained and accounted for in a secured location under the original serial number for the small arm until final disposition is determined. If the modified small arm is transferred to another LEA, all parts will accompany the small arm to the receiving LEA.

iii) Small arms will be issued utilizing an acceptable ECR which obtains certain information about the property being issued to include (but is not limited to) the signature of the law enforcement officer who is accepting responsibility for the small arm(s), the serial number of the small arm, the date in which the law enforcement officer took possession of the small arm, etc.

iv) Small arms that are not carried on an officer's person or in the officer's immediate physical vicinity will be secured using "two levels of physical security". Two levels of physical security meaning two distinct lockable barriers, each specifically designed to render a small arm inaccessible and unusable to unauthorized persons. Lockable barriers meeting this description may be either manual or electronic.

v) Program participants no longer requiring program small arm(s) shall request authorization to transfer the small arm to another participating LEA or request authorization to turn-in/return the small arm. Transfers and turn-in requests shall receive final approval from the LESO; small arms will not physically move until the LESO provides official notification that the approval process is complete. When turning-in small arms to Anniston Army Depot, the LEA shall follow LESO turn-in guidance.

vi) Local destruction (DEMIL) of small arms is not authorized.

vii) Lost, Stolen or Destroyed (LSD) small arms:

(1) Program participants with multiple instances of LSD small arms in a five-year window will be assessed by DLA Disp Svcs to determine if a systemic problem exists IAW DLA 4140.11.

(2) DLA OIG investigations may be initiated if small arms are improperly disposed of or become LSD while in program inventory. The LEA may be required to reimburse DLA the fair market value of the small arms when negligence, willful misconduct, or a violation of the MOA between the Federal Government and the State/U.S. Territory and/or this SPO is confirmed at the conclusion of the Financial Liability Investigation of Property Loss (FLIPL).

(a) Reimbursement will be within 60-days of the completion of the FLIPL.

(b) Title will never transfer to the recipient regardless of the status of the small arm.

(c) Payments due to DLA Disp Svcs, based upon the findings of the FLIPL, may be paid by one of three methods: 1) credit card via pay.gov, 2) cashier/ business check, or 3) wire transfer.

(3) In instances of LSD small arm recovery, DoD retains title in perpetuity and the small arm shall be immediately relinquished/surrendered back to the program.

11) PROGRAM COMPLIANCE REVIEWS (PCR)

a) The LESO shall:

i) Conduct PCRs to ensure that the SC/SPOC, and all LEAs within a State are compliant with the terms and conditions of the program as required by 10 USC § 2576a, the MOA between the Federal Government and the State/U.S. Territory and/or this SPO and any DLA Instructions and manuals regarding the

program. PCRs are conducted to ensure property accountability, program compliance, and program eligibility.

- ii) Conduct PCRs for participating States every 2 years, providing training to the State/LEA as needed.
- iii) Reserve the right to conduct no notice PCRs, or require an annual review, or similar inspection, on a more frequent basis for any State/LEA.
- iv) Intend to physically inventory 100% of property selected for review at each LEA during a PCR. The use of ECRs in lieu of physical inspection is discouraged during PCRs. Extensive use of the ECR (without prior coordination with LESO) may result in a non-compliance finding during the PCR.
- v) Intend to review as much property as possible during a PCR.
 - (1) The goal is to review 20% of a State's overall small arms inventory.
 - (2) The goal for inventory selections (at LEAs selected for review) is 15% of an LEAs general property to include non-controlled property (DEMIL code A and Q6).
- vi) Select LEAs not visited during the last three regularly scheduled PCR cycles (as applicable).
- vii) Recommend corrective actions (which may include suspending a State/LEA from program participation) for findings of non-compliance identified during a PCR.
 - (1) The LESO shall issue corrective actions (with suspense dates) to the State, which will identify what is needed to rectify the identified deficiencies within the State/LEA.
 - (2) If the State/LEA fails to correct identified deficiencies within the LESO suspense dates, the LESO may move to restrict, suspend, or terminate the State/LEA from program participation.
 - (3) States found non-compliant for a PCR will be suspended for a minimum of 60-days and will not be reinstated until the State successfully passes a LESO-conducted PCR.
- viii) Ensure the State/LEA understand that property shall be transferred to a participating agency with SC/SPOC and LESO approval or returned to DLA Disp Svcs when no longer needed or serviceable.

b) The State shall:

- i) Assist the LESO as required, prior to, during and upon completion of the PCR.
- ii) Assist in the coordination of the PCR daily schedule of events and forward the schedule to LEAs that have been selected for review.
- iii) Contact LEAs that have been selected for the PCR via phone, email or in person to ensure they are aware of the schedule and are prepared for the PCR.
- iv) Receive inventory selections from the LESO and forward them to the selected LEAs. The State shall ensure the LEA physically gathers the selected property in a central location (to the greatest extent possible) which will allow the LESO to physically inventory the property efficiently during the PCR.
- v) Coordinate the use of any ECR with the LESO prior to the PCR.
- vi) Ensure LEAs understand property shall be transferred to a participating agency with SC and LESO approval or returned to DLA Disp Svcs when deemed no longer needed or serviceable.

vii) Conduct State-level (internal) PCRs of participating LEAs to ensure property accountability, program compliance and program eligibility utilizing a PCR checklist provided by the LESO, or equivalent (for uniformity purposes).

(1) Ensure a State-level (internal) PCR of at least 8% of LEAs with program inventory is completed annually (3% of which will be focused on program participants with no controlled property). Results of the State-level (internal) PCR will be kept on-file with the State. Documentation shall be provided to the LESO for each LEA that received a State-level PCR.

(2) The State-level (internal) PCR will include, at minimum:

(a) A review of the dually-signed SPO, ensuring it is uploaded to the property accounting system.

(b) A review of the LEA application package to confirm authenticity and eligibility of the LEA.

(c) An inventory of property selected for review at each LEA.

(d) A review of each selected LEA files for any of the following which may include turn-in/transfer DD Form 1348-1A, ECR, small arm documentation, FLIPL documents, exception to policy letters, approved cannibalization requests, or other pertinent documentation as required.

(3) Request that the LESO restrict, suspend or terminate an LEA based on findings during State-level internal PCR or due to non-compliance with terms of the MOA between the Federal Government and the State/U.S. Territory and/or this SPO, DLA Instruction/Manual or any statute or regulation regarding the program.

(4) Notify the LESO and initiate an investigation into any questionable activity or action involving property issued to a LEA that comes to the attention of the State and is otherwise within the authority of the Governor/State to investigate. Upon conclusion of any such investigation, take appropriate action and/or make appropriate recommendations on restriction, suspension, or termination of the LEA to the LESO. The SC may suspend or terminate a LEA participation in the program at any time for non-compliance.

c) The LEA shall:

i) Agree to comply with all requests and requirements pertaining to both a LESO PCR and an internal State PCR, including, but not limited to the following:

1) Ensuring all program property and files that are requested to be seen by either the LESO or SC/SPOC, are available on the date/time selected.

2) Ensuring all program property is laid out in an orderly fashion and easily accessible by the LESO or SC/SPOC.

3) Coordinate the use of any ECR with the LESO or SC/SPOC, prior to the PCR.

4) Notify the SC/SPOC, prior to the PCR, of any LSD property, so that adjustments may be made.

5) Notify the SC/SPOC, prior to the PCR, of any property that will need to be seen at multiple locations, so that accommodations may be made ahead of the PCR date/time.

13) ANNUAL PHYSICAL INVENTORY Each State/LEA is required to conduct an annual physical inventory of all property on the active property book and provide certification in the property accounting system. DEMIL “A” and “Q6” property records will not be closed during the annual physical inventory period.

In the State of Texas, the annual physical inventory and certification in the property accounting system process starts on July 1st and must be completed by August 31st. The State shall:

- a) Provide training to LEAs to properly conduct the annual physical inventory and complete the certification of property in the property accounting system.
- b) Ensure an approved and current SPO is uploaded in the property accounting system for each LEA.
- c) Validate the annual physical inventory certifications submitted by LEAs.
- d) Adhere to annual physical inventory certification requirements as identified by the LESO. Physical inventories and certification statements will be maintained on file IAW the DLA records schedule.
- e) Annually certify property is utilized and is within allocation limits IAW the MOA between the Federal Government and the State/U.S. Territory and this SPO .
- f) Recommend suspension of program participants who fail to complete or submit the certified annual physical inventory.

The LEA shall:

- a) Ensure a physical, hands-on inventory of all assigned LESO property is conducted annually prior to certifying it in the electronic property accounting system.
- b) Annually certify property is utilized and is within allocation limits IAW the SPO between the State of Texas and the participating LEA.
- c) Not certify any property that is found to be LSD and will notify the SC/SPOC office immediately.
- d) Complete the electronic certification of all assigned inventory on or before August 31st of every year.

13) REPORTING LOST, STOLEN, OR DESTROYED (LSD) PROPERTY Any property identified as LSD on a LEA current inventory, shall be reported to the State/LESO. A FLIPL (aka the DD Form 200) shall be submitted to the State/LESO for LSD property. Program participants agree to cooperate with investigations into LSD property by any federal, state, or local investigative body and, when requested, assist with recovery of LSD property.

- a) LSD controlled property shall be reported to the State/LESO within 24-hours. Program participants may be required to provide their SC/SPOC additional documentation which may include (but is not limited to):
 - 1) Comprehensive police report, 2) NCIC report/entry, and 3) Contact information for the Civilian Governing Body (CGB) over the LEA involved, to include: Title, Name, Email, and mailing address.
- b) LSD property with a DEMIL code of “A” and “Q6” shall be reported to the State/LESO within 7-days.

14) RESTRICTION, SUSPENSION OR TERMINATION Program participants are required to abide by the terms and conditions of this SPO in order to maintain active program participation status. If a LEA fails to comply with any term or condition of the SPO, DLA Instruction or Manual, federal statute or regulation, the LEA may be suspended, terminated, or placed on restricted status. Restriction, suspension, or termination notifications will

be in writing and will identify remedial measures required for reinstatement (if applicable). *Suspension*-A specified period in which an entire LEA is prohibited from requesting or receiving additional property through the program. Additional requirements may be implemented, to include the LEA requirement to return specifically identified controlled property. Suspensions will be for a minimum of 60-days. *Termination*-The removal of a LEA from program participation. The terminated LEA shall transfer or turn-in all controlled property previously received through the program at the expense of the LEA involved. *Restricted Status*-A specified period in which a LEA is restricted from receiving an item or commodity due to isolated issues with the identified item or commodity. Restricted status may also include restricting a LEA from all controlled property.

a) State termination-The SC/SPOC will coordinate with LESO to identify a realistic timeframe to complete the transfer or turn-in of all property. The LESO retains final authority to determine timeframe requirements.

b) LEA termination-The SC/SPOC will coordinate with LESO to identify a realistic timeframe to complete the transfer or turn-in of all property. The LESO retains final authority to determine timeframe requirements.

c) In the event of a termination, the LEA will make every attempt to transfer the property of the terminated LEA to an authorized LEA, as applicable, prior to requesting a turn-in of the property to DLA Disp Svcs. In cases that require a repossession or turn-in of property, the LEA will bear all expenses related to the repossession, turn-in or transfer of property to DLA Disp Svcs.

d) The State shall:

i) Suspend LEAs for a minimum of 60-days in all situations relating to the suspected or actual abuse of property or requirements and/or repeated non-compliance related to the terms and conditions of this SPO. Suspension may lead to termination. The State shall also issue corrective action guidance to the LEA with suspense dates to rectify issues and/or discrepancies that caused the restriction, suspension, or termination. The State shall require the LEA to submit results on completed police investigations and/or reports on LSD property to include the LEA CAP. The LESO retains final discretion on reinstatement requests. Reinstatement to full participation from a restriction, suspension or termination is not automatic.

ii) Initiate corrective action to rectify suspensions or terminations of the LEA for non-compliance to the terms and conditions of the program. The State shall also make contact (until resolved) with suspended LEAs to ensure corrective actions are rectified within required timeframes provided by the LESO.

iii) Require the LEA to complete and submit results on completed police investigations or reports regarding LSD property. The State will submit all documentation to LESO upon receipt.

iv) Provide documentation to LESO when actionable items are rectified for the LEA.

v) Request that the LESO suspend or terminate an LEA based upon their findings during State-level internal PCR or due to non-compliance with any term of this SPO, DLA Instruction/Manual or any statute or regulation regarding the program.

vi) Notify the LESO and initiate an investigation into any questionable activity or action involving property issued to an LEA that comes to the attention of the State and is otherwise within the authority of the Governor/State to investigate. Upon conclusion of any such investigation, take appropriate action and/or make appropriate recommendations on restriction, suspension, or termination of the LEA to the LESO. The SC may revoke or terminate concurrence for LEA participation in the program at any time.

vii) Provide written request to the LESO for reinstatement of an LEA for full participation status at the conclusion of a restriction or suspension period. Written verification shall be provided that the SC/SPOC has validated the LEA CAP.

15) RECORDS MANAGEMENT The LESO, SC/SPOC, and LEAs participating in the program will maintain program records IAW the DLA records schedule. Records for property acquired through the program have retention controls based on the DEMIL code. Property records will be filed, retained, and destroyed IAW DLA records schedule. Records may include, but are not limited to: DD Form 1348-1A for transfers, turn-ins, requisitions, Bureau of Alcohol, Tobacco, Firearms and Explosives (BATFE) Forms 5 and 10.

16) TRADE SECURITY CONTROL (TSC) and COMPLIANCE WITH EXPORT CONTROL REGULATIONS Items transferred to program participants, including DEMIL A and Q (with an Integrity Code of 6) property, may be subject to export control restrictions. Program participants shall comply with U.S. export control laws and regulations if they contemplate further transfers of any property. Once title transfers, LEAs should consult with the Department of State (DoS) and Department of Commerce (DoC) export control regulators about the type of export controls that may apply to items, regardless of DEMIL code. Program participants may request a formal Commodity Classification from the DoC, Bureau of Industry and Security (BIS), or submit a general correspondence request to the DoS, Directorate of Defense Trade Controls. Information on managing exports of CCL items can be found at the U.S. DoC Bureau of Industry and Security website. Program participants shall notify all subsequent purchasers or transferees, in writing, of their responsibility to comply with U.S. export control laws and regulations.

17) NOTICES Any notices, communications, or correspondence related to this SPO shall be provided by email, the U.S. Postal Service (USPS), express service, or facsimile to the appropriate DLA office. The LESO may (from time to time) make unilateral modifications or amendments to the provisions of the MOA between the Federal Government and the State/U.S. Territory and/or this SPO. Notice of these changes will be provided to the State in writing. Unless the State takes immediate action to terminate the MOA between the Federal Government and the State/U.S. Territory and/or this SPO, such modifications or amendments will become binding. In such cases, reasonable opportunity will (insofar as practicable) be afforded the LEA to conform to changes affecting their operations.

18) ANTI-DISCRIMINATION By signing or accepting property, the LEA pledges agreement to comply with provisions of the national policies prohibiting discrimination: 1) On the basis of race, color, or national origin, in Title VI of the Civil Rights Act of 1964 (42 USC 2000d et seq.) as implemented by DoD regulations 32 CR Part 195, 2) On the basis of age, in the Age Discrimination Act of 1975 (42 USC 6101, et seq) as implemented by Department of Health and Human Services regulations in 45 CFR Part 90 and 3) On the basis of handicap, in Section 504 of the Rehabilitation Act of 1973, P.L. 93-112, as amended by the Rehabilitation Act Amendments of 1974, P.L. 93-516 (29 USC 794), as implemented by Department of Justice (DoJ) regulations in 28 CFR Part 41 and DoD regulations at 32 CFR Part 56. These elements are the minimum essential ingredients for establishment of a satisfactory business agreement between the State and the DoD.

19) INDEMNIFICATION CLAUSE The LEA is required to maintain adequate liability insurance to cover damages or injuries to persons or property relating to the use of property issued under the program. Self-insurance by the LEA is considered acceptable. The USG assumes no liability for damages or injuries to any person(s) or property arising from the use of property issued under the program. It is recognized that State and local law generally limit or preclude the LEA from agreeing to open ended indemnity provisions. However, to the extent permitted by State and local laws, the LEA shall indemnify and hold the USG harmless from any and all actions, claims, debts, demands, judgments, liabilities, cost, and attorney's fees arising out of, claimed on account of, or in any manner predicated upon loss of, or damage to property and injuries, illness or disabilities to, or death of any and all persons whatsoever, including members of the general public, or to the property of any legal or political entity including States, local and interstate bodies, in any manner caused by or contributed to by the LEA, its agents, servants, employees, or any person subject to its control while the property is in the possession of, used by, or subject to the control of the LEA, its agents, servants, or employees after the property has been removed from USG control.

20) TERMINATION This SPO may be terminated by either party, provided the other party receives a thirty (30) day notice (in writing) or as otherwise stipulated by Public Law. The undersigned SC, CLEO and CGB hereby agrees to comply with all provisions set forth herein and acknowledges that any violation of the terms and conditions of this SPO may be grounds for immediate termination and possible legal consequences, to include pursuit of criminal prosecution if so warranted.

21) AGREEMENT OF PARTIES The parties below agree to enter this agreement as of the last date below:

Governor-appointed SC/SPOC, State of Texas:

Full Name (Print): Michelle Farris

Signature (Sign): _____ Date (MM/DD/YYYY): _____

Chief Law Enforcement Official (CLEO) (or designee):

Title (Print): Chief of Police

Full Name (Print): Joel Rivera

Signature (Sign): _____ Date (MM/DD/YYYY): 05/17/2022

Civilian Governing Body Official (CGB) (or designee):

Title (Print): Mayor

Full Name (Print): David Suarez

Signature (Sign): _____ Date (MM/DD/YYYY): 05/17/2022



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5432	
From:			
Subject: Approval to renew the lease with Weslaco Youth Football League for the "Summer Flag & 7 on 7 Football" program at Harlon Block Sports Complex as requested from May 30, 2022 through July 2, 2022 and authorize the Mayor to execute any related documents. (Staffed by the Parks and Recreation Department.)			
Background: The Weslaco Youth Football League provides programming for over 500 youth annually in the city. The summer program is traditionally held at Harlon Block Sports Complex in June.			
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 Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by the Parks Department.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Request Use of Park Letter Summer 2022, WYFL SUMMER LEASE 2022			
Responsibilities upon Approval:			

WESLACO YOUTH FOOTBALL LEAGUE

P.O. Box 1261; Weslaco, Texas 78599; Phone (956) 246-9927
TAX ID # 32002732454

April 26, 2022

City of Weslaco Parks and Recreation Dept.
Attn: Mr. Omar Rodriguez, Director
255 S. Kansas Ave.
Weslaco, TX 785960

Re: 2022 Summer Flag/ 7 on 7 Season- Request for Use of Harlon Block

City of Weslaco Parks and Recreation:

The Weslaco Youth Football League board and community would like to thank our City of Weslaco Commissioners, City Manager and Parks & Rec director and staff for their continued support of our youth football program. Your generosity and consideration have allowed us to grow from 250+ registered youth to over 500 registered youth over the course of the last 6 years.

It is once again time for our Summer Flag/7 on 7 Football program and we are respectfully requesting the use of Harlon Block Park for practices and games during the period of May 30, 2022 thru July 2, 2022, Monday-Saturday for our Weslaco Youth Football League teams. If you have any additional questions please do not hesitate to reach out to one of our executive board members. I have included our contact information below for your records.

Thank you for your support!!

Respectfully yours,

Belinda Ibarra, President (956)463-3127
Al Ibarra, Vice President (956)200-3972
Javier Villa, Secretary (956)472-9668

STATE OF TEXAS

*

*

COUNTY OF HIDALGO

*

LEASE AGREEMENT

*

CITY OF WESLACO

*

On this ____ day of _____, 2022, the CITY OF WESLACO, a home rule municipal corporation located in Hidalgo County, Texas hereinafter referred to as "CITY" and the WESLACO YOUTH FOOTBALL LEAGUE hereinafter referred to as "LEAGUE" enter into this Lease Agreement for the lease of "CITY" property under the following terms:

1. The "CITY" leases to the "LEAGUE" certain real property and improvements physically located at the Harlon Block/Sports Complex East and West Fields as described in Exhibit "A" hereinafter referred to as the lease property.
2. The Term of this lease shall be for one (1) month beginning May 30, 2022, and ending July 2, 2022, hereinafter referred to as the lease term.

In consideration of the lease of "CITY" property described in Exhibit "A", the "LEAGUE" agrees as follows:

1. The "LEAGUE" will not construct any permanent buildings or improvements on the lease premises.
2. The "LEAGUE" will not sublet the lease premises or assign this lease to any other party without the written consent of the "CITY".
3. The "LEAGUE" agrees and understands that the lease premises will be used exclusively for baseball games and related "LEAGUE" activities.
4. The "LEAGUE" will hold the "CITY" harmless for any type of injury or harm sustained by any person involved in any "LEAGUE" activity on the lease premises.
5. The "LEAGUE" will carry liability insurance in a sufficient amount to protect the "CITY'S" interest in the lease premises and said insurance will name the "CITY" as an additional insured with the requirement that said insurance provider shall provide the "CITY" notice of any cancellation or revision of said insurance policy.
6. The "LEAGUE" will be entitled to possession of the lease premises thirty (30) minutes before and thirty (30) minutes after the beginning of each game as set forth in the schedule described in Paragraph 7 of this Agreement. At all other times the general public shall have access to leased premises and the City will have authority to lease them out to third parties. Any disputes as to possession of leased premises shall be resolved and decided by the City Manager or his designee.
7. The "LEAGUE" will provide the schedule of "LEAGUE" activities to "CITY" at least one (1) week prior to start of said activities.
8. The "LEAGUE" shall endeavor to assist the "CITY" in providing a safe and clean complex for all participants, spectators, and visitors.

9. There shall be no parking of automobiles or other vehicles in any area other than areas designated for such purpose by "CITY".
10. The "LEAGUE" will provide "CITY" an accounting of all monies collected in registration fees and all concession stand revenue and expenses. The accounting will be due on August 31, 2022 and must be prepared in a form and manner acceptable to "CITY".
11. The "LEAGUE" is responsible for scheduling all games and providing adult supervision at all "LEAGUE" activities.
12. The "CITY" shall have the right to decide when the fields are unplayable due to current or anticipated weather conditions.
13. The "LEAGUE" will file with the "CITY'S" Parks and Recreation Department appropriate contact phone numbers for the purpose of directing public inquires to the proper authorities regarding all "LEAGUE" activities.
14. The "LEAGUE" shall immediately report all needed repairs or potential hazards on lease premises to the "CITY'S" Parks and Recreation Department. However, the reporting of these hazards does not in any way, shape or form make the "CITY" liable for any injuries or damages resulting from said hazards.
15. The "CITY" will maintain the fields including mowing and paint marking with assistance from the "LEAGUE" when possible. Maintenance scheduling will be determined by "CITY" upon advanced written notice of "LEAGUE" activities.
16. The "CITY" is under no obligation and undertakes no responsibility to obtain sponsors for "LEAGUE" activities.
17. "CITY" employees will not be allowed to participate in "LEAGUE" activities as Officers, Board Members or in any other official capacity.
18. The "LEAGUE" affirms that the person signing on behalf of the "LEAGUE" is authorized to execute this lease agreement with the "CITY".
19. The "CITY" has the right to terminate this lease agreement without cause by providing thirty (30) days written notice of the termination to the "LEAGUE" by personal or certified mail delivery to the person signing this agreement on behalf of "LEAGUE".
20. The "CITY" shall have one (1) weekend a month to host any functions it chooses at Harlon Block Park Complex during the lease term. Notice will be given one (1) month in advance of function dates.
21. The "CITY" may at any time may request an audit or accounting or production of financial reports in a form and manner acceptable to "CITY". Failure to so upon timely request will result in an automatic termination of this agreement.

In **WITNESS WHEREOF**, the undersigned hereby execute this lease agreement as of the day and year first above written.

ATTEST:

CITY OF WESLACO

Norma A. Cantu, **City Secretary**

David Suarez, **MAYOR**

APPROVED AS TO FORM:

WESLACO LITTLE LEAGUE

Juan E. Gonzalez, **City Attorney**

Belinda Ibarra, **President**

ATTACHMENT -A
HARLON BLOCK SPORTS COMPLEX – LABELED





Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5433	
From:			
Subject: Approval of Weslaco Mid Valley Airport Ground Lease Agreement with Tenant Air Methods Corporation for Hangar E-30 and authorize the Mayor to execute any related documents. (Staffed by Airport.)			
Background: This Lease shall be for the term of three (3) years from the Effective Date, unless earlier terminated as set forth herein. Thereafter, this Lease may be renewed for subsequent three (3) year extensions upon giving of written notice by Lessee to Lessor not more than one hundred eighty (180) nor less than sixty (60) days prior to the expiration of the preceding year lease term and upon mutual and written agreement by Lessor as provided for in this Lease.			
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 Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by the Aviation Director.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Lease Agreement - Air Methods			
Responsibilities upon Approval: Execute agreement.			

Lease Agreement

STATE OF TEXAS)

CITY OF WESLACO) **KNOW ALL PERSONS BY THESE PRESENTS:**

HIDALGO COUNTY)

This lease agreement ("Lease") is entered into as of the last signature below, but effective as of this 9th day of May 2022 ("Effective Date"), between the City of Weslaco, a home ruled municipal corporation with its principal place of business at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas, hereinafter referred to as the "Lessor" and the owner of the Weslaco Mid Valley Airport, hereinafter referred to as "Airport" and Air Methods Corporation, a Delaware corporation with its principal place of business at 5500 S. Quebec St., Ste. 300, Greenwood Village, Colorado 80111, hereinafter referred to as "Lessee" who covenant and agree as follows:

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

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

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

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

Section 1. Lease Premises

1. Lessor does hereby lease to Lessee: (a) exclusive use to the approximately 4,000 square foot portion of Hangar A, as more particularly depicted on Exhibit "A" which is attached and incorporated by reference (the "Hangar"); (b) exclusive use to approximately 10,000 square feet of undeveloped land located within the area depicted on Exhibit "A," for the placement of recreational vehicles and modular units for crew quarters; and (c) exclusive use of one (1) 40 foot Conex building and one (1) 20 foot Conex building located at the Airport at 1909 Joe Stephens Ave., Weslaco, TX 78599 (collectively, the "Conex Units"), hereinafter the foregoing premises described in this Section 1 are collectively referred to as the "Premises." Throughout the term of this Lease, Lessee shall maintain a priority right of ingress and egress to and from the Hangar doors in order to respond to emergencies.

Section 2. Term

- A. This Lease shall be for the term of three (3) years from the Effective Date, unless earlier terminated as set forth herein. Thereafter, this Lease may be renewed for subsequent three (3) year extensions upon giving of written notice by Lessee to Lessor not more than one hundred eighty (180) nor less than sixty (60) days prior to the expiration of the preceding year lease term and upon mutual and written agreement by Lessor as provided for in this Lease.
- B. **Surrender and Holding Over.** Upon the expiration or termination of this Lease, Lessee shall quit and surrender the Premises in good and serviceable condition, reasonable wear and tear excepted. Thereafter, the Lessor shall have the right to enter and take possession of the Premises, with or without process of law and without liability for trespass. Holding over or failure to vacate the Premises at the end of the initial term or the extended term shall not be construed to be the granting or exercise of any additional term.
- C. Subject to obtaining Lessor's consent, which shall not be unreasonably withheld nor delayed, Lessee may furnish connections for electrical, water, sewage, and other public utilities to the Premises at Lessee's cost. Any improvements erected or constructed on the Premises shall be permanently and inseparably attached to the Premises and shall not be removed without prior written approval of the Lessor. Notwithstanding the foregoing, the modular unit(s) placed or constructed on the Premises by Lessee shall not be permanently attached to the Premises, and such modular unit(s) shall be removed by the Lessee following the expiration or earlier termination of this Lease.

Section 3. Consideration

- A. In consideration for the lease of the Premises referenced herein Lessee hereby agrees to pay monthly the sum of \$1,000.00. The first month's payment is to be made at lease execution. Thereafter, all future payments shall be made on or before the first day of the month due for the term of this Lease plus any extensions thereto.
- B. All lease payments shall be paid as the same becomes due, without demand, in lawful currency of the United States made payable to the City of Weslaco, Hidalgo County, Texas by mail or delivery as specified in Section 13. Notice Requirements of this Lease.
- C. In the event Lessee fails to remit any payments when the same are due, interest at the rate of 10 % shall be charged by Lessor beginning on the tenth (10th) day after the date the payment is due and such interest shall continue to accrue against such delinquent payment until the payment plus interest is received by Lessor. In the event Lessee shall become delinquent for more than thirty (30) days, this Lease may be terminated by Lessor by giving ten (10) days' notice to Lessee.
- D. Concurrently with Lessee's execution of this Lease, Lessee shall deposit with Landlord the sum of \$2,000.00 ("Security Deposit"), which shall be held by Lessor, without obligation for interest or segregation, as security for Lessee's performance under this Lease. Upon occurrence of any default by Lessee, Lessor may use such fund to make good any rent arrearage or any other

damage, injury, expense or liability caused by such default. Any remaining balance of such Security Deposit shall be returned by Lessor to Lessee no later than thirty (30) days from the date of termination of this Lease.

- E. Lessee shall be liable for all taxes and fees owed on or by its personal business or itself. Under no circumstances shall Lessor be liable for or be required to pay any tax or fee owed by Lessee pursuant to the above; provided, however, that Lessor shall be entirely responsible for taxes which are applicable to the ownership of the Premises and property taxes associated therewith.
- F. Lessor shall provide insurance for all Lessor owned real property located at the Airport under Lessor's policy which shall be for the sole benefit and protection of Lessor. Except to the extent applicable law requires Lessor to maintain lesser amounts than those set forth herein, Lessor shall maintain, at its cost and expense, the following insurance through the term of this Lease: a) aviation commercial general liability insurance: against claims for property damage and bodily injury, including death in such form and subject to such deductions and exceptions as Lessor may determine in an amount not less than \$5,000,000 per occurrence; b) property insurance: written on an ISO special causes of loss form for cover on the Premises, except foundations, on a replacement cost basis, subject to such deductions and exceptions as the Lessor may determine, and such insurance will be in a form or forms normally in use from time to time for buildings and improvements of a similar nature similarly situated; c) pollution liability insurance: against claims for property damage and bodily injury, including death arising out of but not limited to those services provided to Lessee, including fueling operations, in an amount not less than \$1,000,000 per occurrence; and, d) workers compensation insurance as required by law.
- G. Lessee should provide his own insurance coverage for any personal property located in or on the Premises and is required herein to provide business liability insurance in an amount of \$1,000,000.00 per occurrence. Certificates of such required insurance shall be furnished by Lessee to Lessor and certificates presently then in effect shall be on file at all times and Lessor shall be listed as an additional insured with the condition that said insurance shall provide Lessor notice of any cancellation of said insurance. Any changes in those certificates must have prior written approval of Lessor.
- H. Any sum that Lessee is obligated to pay to Lessor arising from or relating to this Lease or Lessee's use, occupancy or operations at the Airport constitutes additional rent, which may include, but is not limited to, fees, fuel flowage fees for self-fueling activities (at the rate and on the terms imposed by Lessor), interest, charges and utility charges.
- I. Lessee shall pay all taxes, fees, assessments, and levies that relate to Lessee's use, occupancy, or operation at the Premises or the Airport. Within thirty (30) days Lessee shall remove any lien that Lessee caused to be placed on the Premises or commence a protest of such lien. When contracting for any work in connection with the Premises, Lessee shall include in such contract a provision prohibiting the contractor or any subcontractor or supplier from filing a lien or asserting a claim against Lessor's real property or any interest therein.

Section 4. Use of Premises

- A. Lessee and Lessee's associates shall comply at all times, at Lessee's sole cost, with any and all laws and regulation that are applicable to Lessee's use, occupancy, or operations at the Premises or the Airport, which include, but are not limited to, all laws, statutes, ordinances, regulations, rules, orders, writs, judgments, decrees, injunctions, directives, rulings, guidelines, standards, codes, policies, common law and other pronouncements of any kind having the effect of law including, but not limited, to the Airport Rules and Regulations, City of Weslaco master plans and zoning codes, and all laws and regulations pertaining to the environment, any and all plans and programs developed in compliance with such requirements and all lawful, reasonable, and nondiscriminatory airport policies and other requirements.
- B. Lessee agrees that the Premises may be used for any noncommercial aeronautical activity which must be made known to and agreed upon by Lessor in writing, including without limitation, Lessee's air ambulance operations, and the placement of recreation vehicles and modular units for crew quarters, and for no other purposes.
- C. Lessee may park his and/or his passenger's privately-owned automobile(s) inside the Hangar.
- D. Lessee may store containers of aviation oil, in accordance with the Airport Rules and Regulations, inside the Hangar for aircraft use so long, and only so long, as such oil is contained in marked, approved containers. Such storage will be at the discretion of and with written approval from the local fire marshal if such storage is allowed under local fire codes.
- E. Lessor, at its own cost and expense, shall maintain, repair and make replacements of the following at the Hangar and the Conex Units: roof, foundation, concrete floors, interior and exterior walls, windows, doors, Hangar doors (to include an annual inspection of the door and hoist), and all HVAC, electrical, plumbing and other mechanical systems within and exclusively serving the Hangar or the Conex Units. Lessee agrees that it will at all times keep the Premises, including the inside and the outside of the Premises, clean and free of trash, litter, tall grass, weeds, junked automobiles, and scrap aircraft parts. Lessee shall abide by all applicable rules and regulations of the Environmental Protection Agency, the Texas Commission on Environmental Quality, the Texas Department of Agriculture, the Texas Department of Transportation, and any other public agency concerning the use, storage, and disposal of hazardous chemicals, fuel, and/or oil. Lessee further agrees to abide by the manufacturer's directions in regard to the use, storage, and disposal of all pesticides, herbicides, and other chemicals plus their containers used at the Airport. Should Lessee fail to keep the Premises clean and free of hazards as required herein, Lessor may, after thirty (30) days written notice, arrange for the cleanup of the littered or hazardous area. Such cleanup shall be charged to Lessee and payable on demand. Failure to render proper payment for such cleanup and/or general disregard for the considerations and restrictions listed in this Lease are grounds for Lessor to terminate this Lease.

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

Section 5. Sublease, Assignment, or Sale

The Lessee shall not sublease, assign, sell, or transfer this Lease or any right hereunder to any person, corporation, or association; provided, however that Lessee may assign or transfer this Lease pursuant to a merger, acquisition, sale, or similar change of control. Any such unauthorized sublease, assignment, sale, or transfer shall be grounds, at the option of the Lessor, to immediately terminate this Lease. Lessor shall have the right, in Lessor's sole discretion, to assign any of its rights under this Lease and upon any such assignment, Lessee agrees that Lessee shall perform its obligations under this Lease in favor of such assignee.

Section 6. Termination

- A. This Lease may be terminated by Lessor or Lessee if either fails to abide by the terms and conditions expressed herein and the breaching party fails to cure such breach on or within thirty (30) days of receiving written notice of breach from the other party. Should Lessee be declared bankrupt or incompetent, this Lease shall immediately terminate. Further, either party may terminate this Lease for any reason by giving one hundred and twenty (120) days' prior written

notice. In the event Lessee uses the Airport property or permits the Airport property to be used for any illegal or unauthorized purpose, files bankruptcy, abandons or leaves the property vacant or unoccupied for thirty (30) consecutive days, Lessor has the right to terminate this Lease and retake possession of any Airport property leased to or under the control of Lessee.

- B. Lessee agrees and understands that Lessor reserves the right to further expand, develop, or improve the Airport, including the termination of this Lease, in such instance that the continued leasing of the Premises would have a negative impact on any proposed development or improvements at the Airport. This Lease may be terminated regardless of the desires, wishes, or views of Lessee and without interference or hindrance from Lessee, but only so long as such expansion, development, or improvements are shown on a Texas Department of Transportation and/or FAA approved Airport Layout Plan or Master Plan.
- C. This Lease may be terminated by mutual agreement and consent of both parties in writing. Such termination by mutual agreement shall cause both Lessor and Lessee to be free of any and all requirements of this Lease hereunder, except with respect to Sections 7 and 14(A), and neither Lessor nor Lessee shall have any derogatory remarks or entries made upon their resumés or upon any public or private records which would indicate failure to successfully fulfill the conditions of this Lease.
- D. At the termination of this Lease, either by normal expiration, premature termination, or mutual agreement, Lessee shall peaceably vacate the premises. Should Lessee be in default of any monies owed to Lessor, Lessor may terminate this Lease according to this Section 6 and apply the Security Deposit to damages suffered by Lessor. Lessee shall be liable for any and all expenses incurred by Lessor in such action.

Section 7. Hold Harmless

Lessee agrees to save and hold harmless Lessor and its agents, servants, and employees of and from liabilities, expenses, causes of action, damages, and/or reasonable attorney's fees, but only to the extent such liabilities resulting from or are a result of Lessee's business operation, occupancy, or use of the Premises or from acts or omissions of Lessee's agents, servants, or employees. To the extent permissible by applicable law, Lessor agrees to save and hold harmless Lessee and its agents, servants, and employees of and from liabilities, expenses, causes of action, damages, and/or reasonable attorney's fees, but only to the extent such liabilities resulting from or are a result of Lessor's operation or use of the Airport or from acts or omissions of Lessor's agents, servants, or employees.

Section 8. Maintenance of Landing Area

Lessee understands and agrees that Lessor reserves the right, but not the obligation, to maintain the Airport to at least the minimum standards as recommended by the FAA and/or the Texas Department of

Transportation. Such right includes the right to maintain and keep in repair all public use areas at the Airport and the right to direct and control all activities as necessary at the Airport.

Section 9. Non-Discrimination

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

Section 10. Exclusions

- A. Nothing in this Lease shall be construed to grant to Lessee any exclusive right or privilege for the conduct of any activity on the Airport (except to lease the Premises for Lessee's exclusive use as provided herein).
- B. This Lease shall be interpreted to preserve Lessor's rights and powers to comply with Lessor's Federal and other governmental obligations.
- C. This Lease is subordinate to the provisions of any agreement between Lessor and the United States or other governmental authority (regardless of when made) that affects the Airport, including, but not limited to, agreements governing the expenditure of Federal funds for Airport improvements. In the event that the Federal Aviation Administration or other governmental authority requires any modification to this Lease as a condition of Lessor entering any agreement

or participating in any program applicable to the Airport (including, but not limited to, those providing funding), Lessee agrees to consent to any such modification. If a governmental authority determines that any act or omission of Lessee or Lessee's employees has caused or will cause Lessor to be noncompliant with any of Lessor's government commitments (including, but not limited to, any assurances or covenants required of Lessor or obligations imposed by law), Lessee shall immediately take all actions that may be necessary to preserve Lessor's compliance with the same. Without liability to Lessor, Lessor shall have the right to terminate this Lease and reenter and repossess any portion of the Premises if the U.S. Department of Transportation or other governmental authority having jurisdiction expressly requires any such action, subject to any review that may be afforded to Lessee by such authority.

Section 11. Force Majeure

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

Section 12. Rights and Remedies

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

Section 13. Notice Requirements

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

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

Notice to Lessor is to be sent to:

Aviation Director
Weslaco Mid-Valley Airport
1909 Joe Stephens

Weslaco, TX 78596

with a required, simultaneous copy to:

City Attorney
City of Weslaco
255 South Kansas Street
Weslaco, TX 78596

Lessee Initials

Notice to Lessee to be sent to:

Lessee Name: Air Methods Corporation
Address: 5500 S. Quebec St., Ste. 300
Greenwood Village, CO 80111
Attn: Vice President, South Central Region
With a copy to:
Attn: Legal Dept.

Lessee Initials

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

Section 14. Miscellaneous

- A. This Lease and the respective rights and obligations of the parties shall be governed by, interpreted, and enforced in accordance with the laws of the State of Texas. Venue for any action arising out of or related to this Lease or actions contemplated hereby may be brought in the District Court for the State of Texas sitting in Hidalgo County, Texas so long as one of such courts shall have subject matter jurisdiction over such action or proceeding, and each of the parties hereby irrevocably consents to the jurisdiction of the same and of the appropriate appellate courts there from. Process in any such action may be served on any party anywhere in the world. LESSOR AND LESSEE EACH KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM BROUGHT BY EITHER OF THEM AGAINST THE OTHER FOR ALL MATTERS ARISING OUT OF OR RELATING TO THIS LEASE OR

Lessee Initials

ANY USE, OCCUPANCY, OR OPERATIONS AT THE PREMISES OR THE AIRPORT. The provisions of this Section 14(A) shall survive any expiration or termination of this Lease.

- B. No amendment to this Lease shall be binding on Lessor or Lessee unless reduced to writing and signed by both parties. No provision of this Lease may be waived, except pursuant to a writing executed by the party against whom the waiver is sought to be enforced.
- C. If any provision of this Lease is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Lease shall remain in full force and effect if both the economic and legal substance of the transactions that this Lease contemplates is not affected in any manner materially adverse to any party. If any provision of this Lease is held invalid, illegal, or unenforceable, the parties shall negotiate in good faith to modify this Lease to fulfill as closely as possible the original intents and purposes of this Lease.
- D. This Lease constitutes the final, complete, and exclusive agreement between the parties on the matters contained in this Lease. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Lease are expressly merged into and superseded by this Lease. In entering into this Lease, neither party has relied on any statement, representation, warranty, nor agreement of the other party except for those expressly contained in this Lease.
- E. Lessee acknowledges that Lessor is subject to legal requirements regarding the public disclosure of records. Lessee shall comply with such laws in connection with making any request that Lessor maintain a record confidentially, and if Lessee complies with the same Lessee shall have the right to defend any such request for confidentiality at Lessee's expense.
- F. This Lease does not create any partnership, joint venture, employment, or agency relationship between the parties. Nothing in this Lease shall confer upon any other person or entity any right, benefit, or remedy of any nature.
- G. Each party shall execute any document or take any action that may be necessary or desirable to consummate and make effective a performance that is required under this Lease.
- H. The headings in this Lease are provided for convenience only and do not affect this Lease's construction or interpretation. All references to Sections are to Sections in this Lease. Each provision to be performed by Lessee shall be construed as both a covenant and a condition. This Lease shall be construed without regard to any presumption or rule requiring construction or interpretation against the drafting party. If Lessee consists of more than one individual or entity, the obligations of all such individuals and entities shall be joint and several. References in this Lease to any period of days shall mean calendar days unless specifically stated otherwise.
- I. Lessee is not authorized to install or operate any signage outside of enclosed structures on the Premises or at the Airport, except with the prior written approval of Lessor, which may be given or withheld in Lessor's sole discretion. Any approved signage shall be at Lessee's expense and

shall comply with local, state or federal laws and regulation. Lessee shall not advertise or permit other to advertise at the Airport by any means, whether or not such advertising is for profit.

- J. Lessor and its associates, agents or employees reserve the right to enter the Premises at any time by providing at least 24 hours' prior notice, except in the case of emergency, and the same does not constitute a trespass on the Premises or a violation of any of Lessee's rights.
- K. Lessee warrants and represents that it has the right, power, and legal capacity to enter into and perform its obligations under this Lease as a legal, valid, and binding obligation of Lessee.
- L. Time is of the essence of this Lease.

EXECUTED this _____ day of _____, 2022.

City of Weslaco, Hidalgo County, Texas

David Suarez, **Mayor**

Attest:

Norma A. Cantu, **City Secretary**

Approved as to Form:

Juan E. Gonzalez, **City Attorney**

Lessee

“EXHIBIT A”

Premises





Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5415	
From:			
Subject: Discussion and consideration after public hearing on behalf of AEC Engineering on Ordinance 2022-16 to rezone 842 N. International. Also being a 6.17 acre tract of land out of Farm Tract 1030, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District, and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-16. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Six (6) property owners within 200 feet of the applicant's property were notified by letter on April 22, 2022.			
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 April 18, 2022.			
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 the 2040 Land Use Map and the surrounding land use at their regular meeting of May 4, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by Staff and the Planning and Zoning Commission.			
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use.			
Attachments, if any: Rezone-842 N International- Memo, 842 N International- rezone, 842 N International, O2022-16 842 N International- Ordinance (1)			

Responsibilities upon Approval:

Staff will advise the applicant

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 842 N International Blvd

DATE: May 10, 2022

The property owner is proposing an apartment & duplex type use for this located. This property was part of a larger development located along the SE corner of FM 1015/ International Blvd and E Pike Blvd. The overall development will be presented in three (3) phases which will include 206 apartments, a series of townhomes and a larger commercial attract along FM 1015. The proposed use is in compliance with the 2040 Land Use Map and conforms the existing surrounding land use. No petitions were received for or against this item.

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

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR REZONING

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned: 6.17 acres out of Farm Tract 1030, West And Adams Tract Subd.

Lot Farm Tract 1030 Block _____

Subdivision Name West And Adams Tract

Street Address South side of Mile 8 (E. Pike Blvd.), approx. 710 feet east of Intl. Blvd. (F.M. 1015)

Existing Zoning R1 Existing Land Use Vacant/Agriculture

Proposed Zoning R2 Proposed Land Use Apartments

- ☒ \$305.00 non-refundable filing fee.
- ☒ Detailed dimensioned site plan/map must be submitted with this request.
- ☒ Survey and metes and bounds if the legal description is a portion of a lot.
- ☒ City and school tax receipts attached.
- ☒ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name AEC Engineering, L.L.C. Carlos Garza, P.E. Phone (956) 380-6558

Address P.O. Box 480 Fax: (956) 380-6110

City Edinburg State TX Zip Code 78540 E-Mail: aecengineering.net
carlos@aecengineering.net

OWNER

Name Miguel Brito Phone (956) 540-5557

Address 2015 N. Shary Rd., Suite 2 Fax: _____

City Mission State TX Zip Code 78572 E-Mail: britoconstruction.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 _____

Owner

Signature Carlos Garza, P.E. Date 03-29-2022

Applicant

Signature _____ Date _____

Authorized Agent

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

April 22, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 4, 2022, at 5:30pm and the City Commission will also hold a public hearing on May 17, 2022, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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 May 4, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

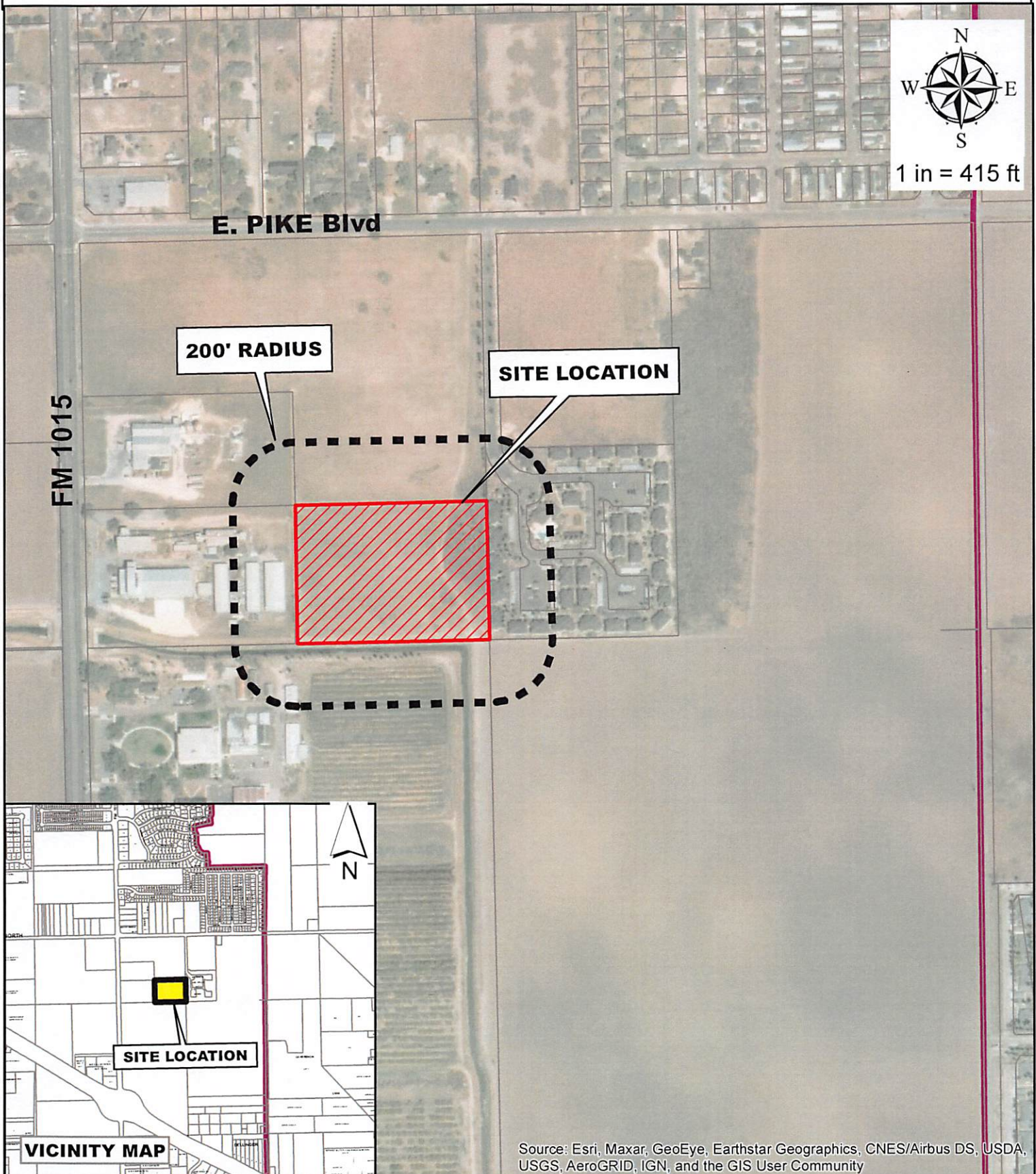
AEC Engineering is requesting to rezone 842 N. International. Also being a 6.17-acre tract of land out of Farm Tract 1030, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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



Miguel Brito
842 N. International Blvd
West Tract

Purpose for the Rezone Request

Existing zoning: R-1
Existing land use: Residential
Prop Zone: R-2



City of Weslaco Code Enforcement Dept.

APR 21, 2022

TRIPLE J LEASING LLC 201 NE 21ST ST FORT WORTH TX 76164	A0800-00-000-1030-00 ADAMS TRACT W710'-S361'-N879' FT 1030 55AC NET	L: 179820 B: 218776
RANCHO BRITO LLC 3511 LOS INDIOS PARKWAY MISSION TX 78572	A0800-00-000-1030-05 ADAMS TRACT N518' & 6AC GR 19.39AC NET 820 N INTERNATIONAL BLVD	L: 523530 B: 0
COLD TRANSLOADING LLC 802 TRINITY ST MISSION TX 78572	A0800-00-000-1030-10 ADAMS TRACT S 441' - FT 1030 13.36 AC AC NET	L: 391392 B: 369157
TEXAS COLLEGE OF ART & IND NADDRESS WESLACO TX 78596	A0800-00-000-1031-01 ADAMS TRACT 40AC LOT 1031 & 37.33AC 3AC NET 0 N FM 1015	L: 2087910 B: 1607214
GARZA JOSE MARCELO & TERESA 822 S OKLAHOMA AVE WESLACO TX 78596-6932	A0800-00-000-1034-03 ADAMS TRACT N20AC -FT 1034 & ALL FT 1035 & E990' LOT 1036 EXC W	L: 0 B: 0
LA ESTANCIA APARTMENTS ATTN: ACCOUNTING DEPARTMENT 175 POWDER FOREST DRIVE WEATOGUE CT 6089	E7250-00-000-0001-00 ESTANCIA DEL VALLE LOT 1 3601 E MILE 8 NORTH	L: 378661 B: 6371381

MAP SHOWING
A 6.17-ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE
CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT
1030, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37,
MAP RECORDS OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A 6.17-ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 6.17-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID FARM TRACT 1030, BEING ALSO THE SOUTHWEST CORNER OF FARM TRACT 1036, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 88°48'52" W, ALONG THE SOUTH LINE OF SAID FARM TRACT 1030, A DISTANCE OF 610.00 FEET TO THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
2. THENCE, N 01°11'08" W, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID FARM TRACT 1030, A DISTANCE OF 441.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
3. THENCE, N 88°48'52" E, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID FARM TRACT 1030, A DISTANCE OF 610.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
4. THENCE, S 01°11'08" E, ALONG THE EAST LINE OF SAID FARM TRACT 1030, A DISTANCE OF 441.00 FEET TO TO THE POINT OF BEGINNING, AND CONTAINING 6.17 ACRES OF LAND, MORE OR LESS.



03-28-22

JOSE MARIO GONZALEZ, R.P.L.S. 5571



EXHIBIT "A"

JOB NUMBER

1281.004

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RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
FIRM No. 10013900

RANCHO BRITO, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
DOC. No. 2627875, H.C.O.R.

N 88°48'52" E 610.00'

FND. 1/2"
IRON ROD

FND. 1/2"
IRON ROD

COLD TRANSLOADING, L.L.C.
REMAINDER OF 13.36 AC. OUT OF FARM TRACT 1030
DOC. No. 2918508, H.C.O.R.

N 01°11'08" W 441.00'

WEST AND ADAMS TRACT 1030, SUBDIVISION
VOL. 2, PGS. 34-37, H.C.M.R.

S 88°48'52" W 610.00'

FARM TRACT 1031,
WEST AND ADAMS TRACT SUBDIVISION
VOL. 2, PGS. 34-37, H.C.M.R.

MAP SHOWING
A 6.17-ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE
CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT
1030, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37,
MAP RECORDS OF HIDALGO COUNTY, TEXAS

15.00' IRRIGATION EASEMENT
CLAIMED BY H.C.C.I.D. No. 9

S 01°11'08" E 441.00'

FARM TRACT 1036,
WEST AND ADAMS TRACT SUBDIVISION
VOL. 2, PGS. 34-37, H.C.M.R.

ESTANCIA DEL VALLE SUBDIVISION
RECORDED IN VOLUME 39, PAGE 147, H.C.M.R.

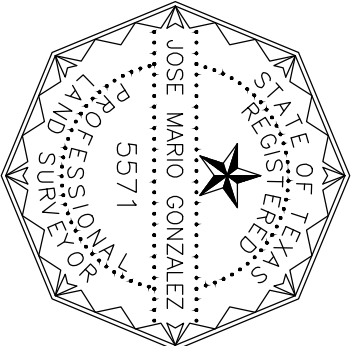
15.00' UTILITY EASEMENT
(VOL. 39, PAGE 147, H.C.M.R.)

10.00' UTILITY EASEMENT
(VOL. 39, PAGE 147, H.C.M.R.)

10.00' STORM UTIL. EASMT.
(VOL. 39, PAGE 147, H.C.M.R.)

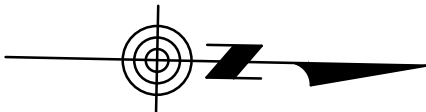
03-28-22

JOSE MARIO GONZALEZ
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5571

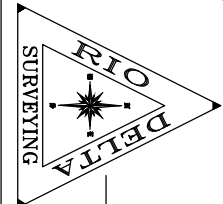


BASIS OF BEARING

NAD 83 TEXAS STATE PLANES
GRID COORDINATE SYSTEM
TEXAS SOUTH 4205, US FOOT.
NAVD 88



SCALE: 1" = 60'



RIO DELTA SURVEYING

FIRM #10013900

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM

JOB# RIO/AEC 1281.004

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EXHIBIT "B"

COPYRIGHT 2022
SHEET 1 OF 1

onal Guard

Pike Blvd

Dollar General

E Pike Blvd

Jade Dr

Vo-Tech Dr

rd

La Estancia Apartments

N Mile 2 1/2 W

Barbee Dr

Peter Piper Pizza

Jack in the Box

ORDINANCE NO. 2022-16

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 842 N. INTERNATIONAL. ALSO BEING A 6.17 ACRE TRACT OF LAND OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT 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 842 N. International. Also being a 6.17 acre tract of land out of Farm Tract 1030, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 17th day of May 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2022.

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: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5427	
From:			
Subject: Discussion and consideration after public hearing on behalf of Ayvaz Pizza to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 623 W Business 83, also being Lot 5-8, West Tract Subdivision Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on April 22, 2022.			
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. Notice appeared in The Monitor on April 18, 2022.			
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 May 4, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by Staff and the Planning and Zoning Commission.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Rezone-623 W Bus 83- Memo, 623 W Bus 83 - attachments, 623 W. Business 83			
Responsibilities upon Approval: Staff will advise the applicant			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Conditional Use Permit- 623 W Bus 83

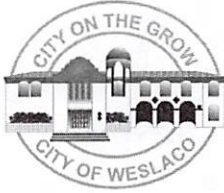
DATE: May 10, 2022

The applicant is proposing to obtain a permit for a On-premise Wine and Malt Beverage retail Dealer's Permit at the existing Pizza Hut. The existing business is a primarily food establishment with a food to alcohol ratio of 80:20. The business has recently changed ownership and has triggered the change in the TABC license.

Planning & Zoning recommended approval of the conditional use permit .

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000223-2022

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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot 5-8 Block _____

Subdivision Name West Tract Subdivision

Street Address 623 W US Highway 83, Weslaco, TX 78596

Existing Zoning _____ Existing Land Use Restarant

Purpose for the Conditional Use Permit Request Restaurant

Restaurant

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

N/A

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

APPLICANT

Name Shoukat Dhanani Phone 210-408-2400

Address 17890 Blanco Rd, Ste 401 Fax: 210-417-4136

City San Antonio State TX Zip Code 78232 E-Mail: contact@ayvazpizza.com

OWNER

Name AYVAZ Pizza, LLC Phone 210-408-2400

Address 17890 Blanco Rd, Ste 401 Fax: 210-417-4136

City San Antonio State TX Zip Code 78232 E-Mail: contact@ayvazpizza.com

INV-00006839

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

Yes _____ No X

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

Signature  Date 4/7/2022
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 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

April 22, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 4, 2022, at 5:30pm and the City Commission will also hold a public hearing on May 17, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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 May 4, 2022. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Ayvaz pizza is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 623 W Business 83, also being Lot 5-8, West Tract Subdivision Weslaco, Hidalgo County, Texas

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

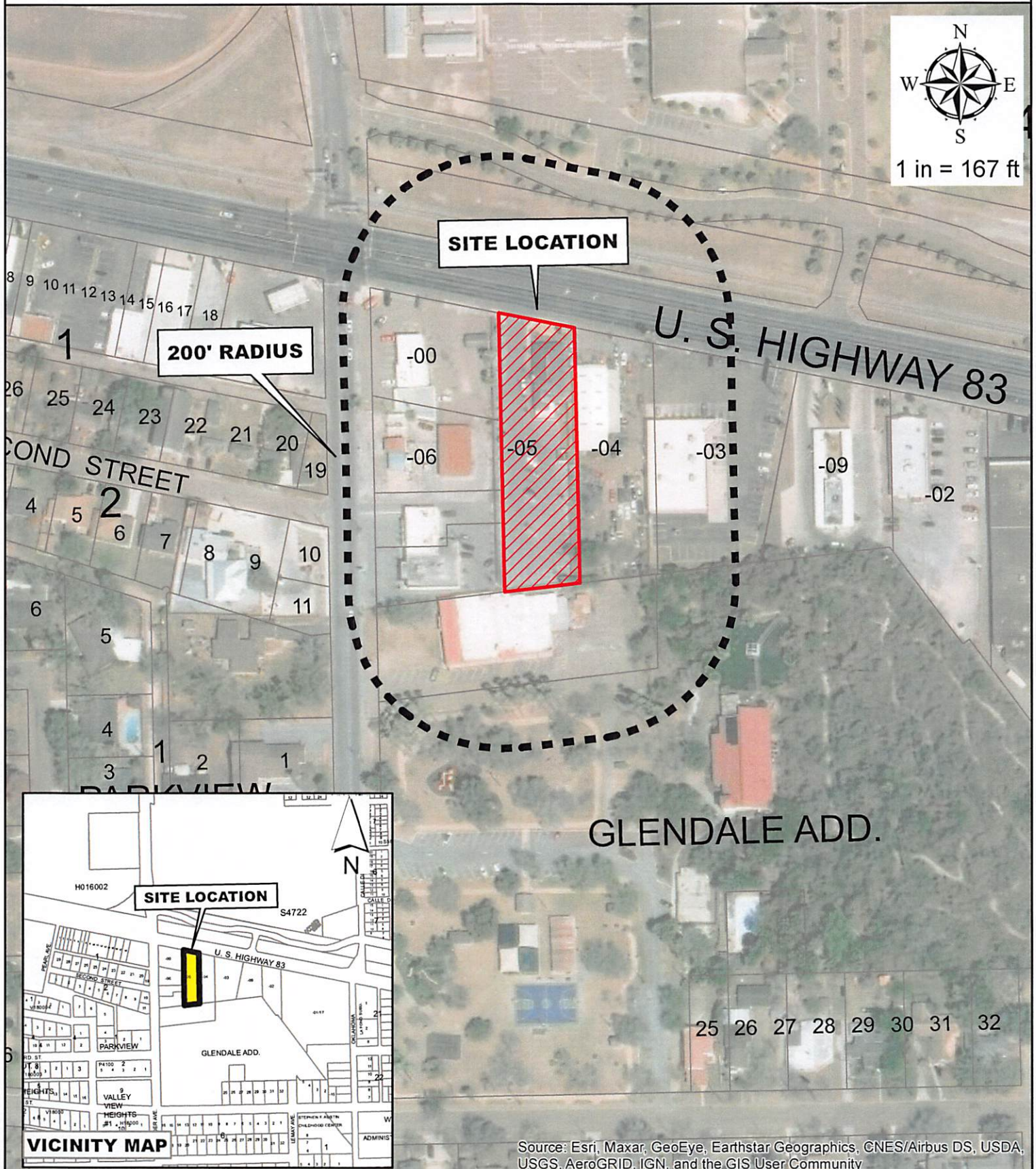
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

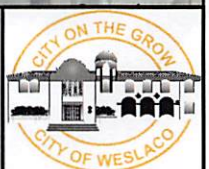


1 in = 167 ft



AYVAZ Pizza, LLC
623 W. U.S. HWY 83
West Track

Purpose for the conditional use
Existing zoning: B-2
Existing land use: Secondary & Highway
CUP request: Alcohol Consumption



City of Weslaco Code Enforcement Dept.

APR 21, 2022

CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-000-0000-21 WESLACO ORIGINAL TOWNSITE 61.43' X TO RR IN ILLINOIS ST 0.08AC 0 WESTGATE DR	L: 14981 B: 0
MAC BORDER CROSSINGS LLC 401 WEST MILE 5 NORTH WESLACO TX 78596	W3800-00-000-1507-00 WEST TRACT N150'-W200' FT 1507 0.69AC T 625 W BUS HWY 83	L: 243063 B: 55289
AUTOZONE INC PO BOX 2198 MEMPHIS TN 38101	W3800-00-000-1507-03 WEST TRACT BLK FT 1507 .99 LOT 3 619 W BUS HWY 83	L: 245809 B: 234094
ALANIS HUMBERTO ET AL 2815 CHARLENE AVE WESLACO TX 78599	W3800-00-000-1507-04 WEST TRACT BLK FT 1507 .70 LOT 4 621 W BUS HWY 83	L: 130353 B: 36722
PIZZA HUT OF S VALLEY INC 2101 N 23RD ST MCALLEN TX 78501	W3800-00-000-1507-05 WEST TRACT BLK FT 1507 .77 LOT 5 623 W BUS HWY 83	L: 191184 B: 276759
MAC BORDER CROSSINGS LLC 401 WEST MILE 5 NORTH WESLACO TX 78596	W3800-00-000-1507-06 WEST TRACT NO. 0.49AC AN IRR BLK 163 0 S BORDER	L: 128064 B: 26211
VOLKMAN STACEY E & VALERIE B DBA MILTONS LAUNDRY 110 SCALETT CIRCLE HARLINGEN TX 78552	W3800-00-000-1507-07 WEST TRACT CENTER 0.14AC - S 1.07AC 7 159 S BORDER AVE	L: 36588 B: 87906
WESLACO ELKS LODGE 201 S BORDER AVE WESLACO TX 78596	W3800-00-000-1507-16 WEST TRACT BLK FT 1507 W1.086 201 S BORDER AVE	L: 189224 B: 230477
VOLKMAN STACEY E 110 SCARLETT CIR HARLINGEN TX 78552	W3800-00-000-1507-20 WEST TRACT FT 1507 S76-78'-LOT 6 EXC & S67.90'-LOT 7 .31AC GR .27AC NET 161 S BORDER AVE	L: 70566 B: 57253
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	G4100-00-007-0001-00 GLENDALE ADDITION LOTS 1-4 LOT 5 LOT 6 EXC S105' LOTS 7-24 BLK 7 & ALL	L: 1908495 B: 745773



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

GERALD FRANKLIN AGENCY
ANGELA GURKA
agurka@geraldfranklinagency.com
713-868-0068

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (10/2021)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) Pizza Hut #39475			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Ayvaz Pizz, LLC			
3. Type of Owner ☐ Corporation ☐ Limited Partnership ☒ Limited Liability Company ☐ Limited Liability Partnership ☐ Partnership ☐ Other: _____			
4. Location Address 623 W. Business 83			
City Weslaco	County Hidalgo	State TX	Zip Code 78596
5. Mailing Address 4415 Hwy 6			
City Sugar Land	County Fort Bend	State TX	Zip Code 77478
6. Business Telephone Number Pending	Alternate Telephone Number 281-201-2782	E-mail Address rameez@gulshaninc.com	
7. Application for:			
☒ Original	☐ Reinstatement	License/Permit Number	☐ Reinstatement and Change of Trade Name
	☐ Change of Location	License/Permit Number	☐ Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF	Retail Dealer's Off-Premise License	☐ E	Local Cartage Permit
☐ BQ	Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET	Third-Party Local Cartage Permit
☐ LP	Local Distributor's Permit	☐ P	Package Store Permit
☐ Q	Wine Only Package Store		
8B. Type of On-Premise Retailer License/Permit			
☐ BE	Retail Dealer's On-Premise License	☐ E	Local Cartage Permit
☒ BG	Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB	Food and Beverage Certificate
☐ BP	Brewpub License	☐ LH	Late Hours Certificate
☐ MB	Mixed Beverage	☐ WP	Waterpark Permit
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB	General Distributor's License	☐ D	Distillers and Rectifiers Permit - allows on-premise consumption
☐ BC	Branch Distributor's License	☐ DS	Out-of-State Winery Direct Shipper's Permit
☐ BN	Nonresident Brewer's License	☐ G	Winery - allows on-premise consumption
☐ BW	Brewer's License	☐ J	Bonded Warehouse
☐ JD	Bonded Warehouse (Dry Area)	☐ S	Nonresident Seller's Permit
☐ SD	Brewer's Self-Distribution License	☐ W	Wholesaler's Permit
☐ X	General Class B Wholesaler Permit		
9. For On or Off-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☒ Restaurant	

Trade Name: Pizza Hut #39475

Location Address: 623 W. Business 83

City: Weslaco

County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

**SIGN
HERE**

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Pizza Hut #39475

Location Address: 623 W. Business 83

City: Weslaco

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: BB, BC, J, W & X

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

S E A L

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

S E A L

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

S E A L

Trade Name: Pizza Hut #39475Location Address: 623 W. Business 83City: WeslacoCounty: Hidalgo**Off-Premise Certifications**Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a 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 permit is sought is prohibited by any valid order....**Certificate of County Clerk: P, Q, BF, BQ**

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN

HERE _____, _____ County
County Clerk**SEAL****On-Premise Certifications**Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a 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 permit is sought is prohibited by any valid order....**Certificate of County Clerk MB, MB/FB, BG, BG/FB, BE, & BE/FB**

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, _____ County
County Clerk**SEAL****Certification for Late Hours Certificate (LH)**

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

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

SIGN

HERE _____, _____ County
County Clerk**SEAL**

Trade Name: Pizza Hut #39475

Location Address: 623 W. Business 83

City: Weslaco

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a 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 permit is sought is prohibited by any valid order...

Certificate of County Clerk for: BB, BC, J, W & X

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, _____ County
County Clerk

SEAL

Certificate of County Clerk for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: Pizza Hut #39475

Location Address: 623 W. Business 83

City: Weslaco

County: Hidalgo

**Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38**

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

Comptroller of Public Accounts Certificate for All Applicants

TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

This is to certify on this 16th day of February, 2025, 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 and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number 32080684502 Outlet Number 00170

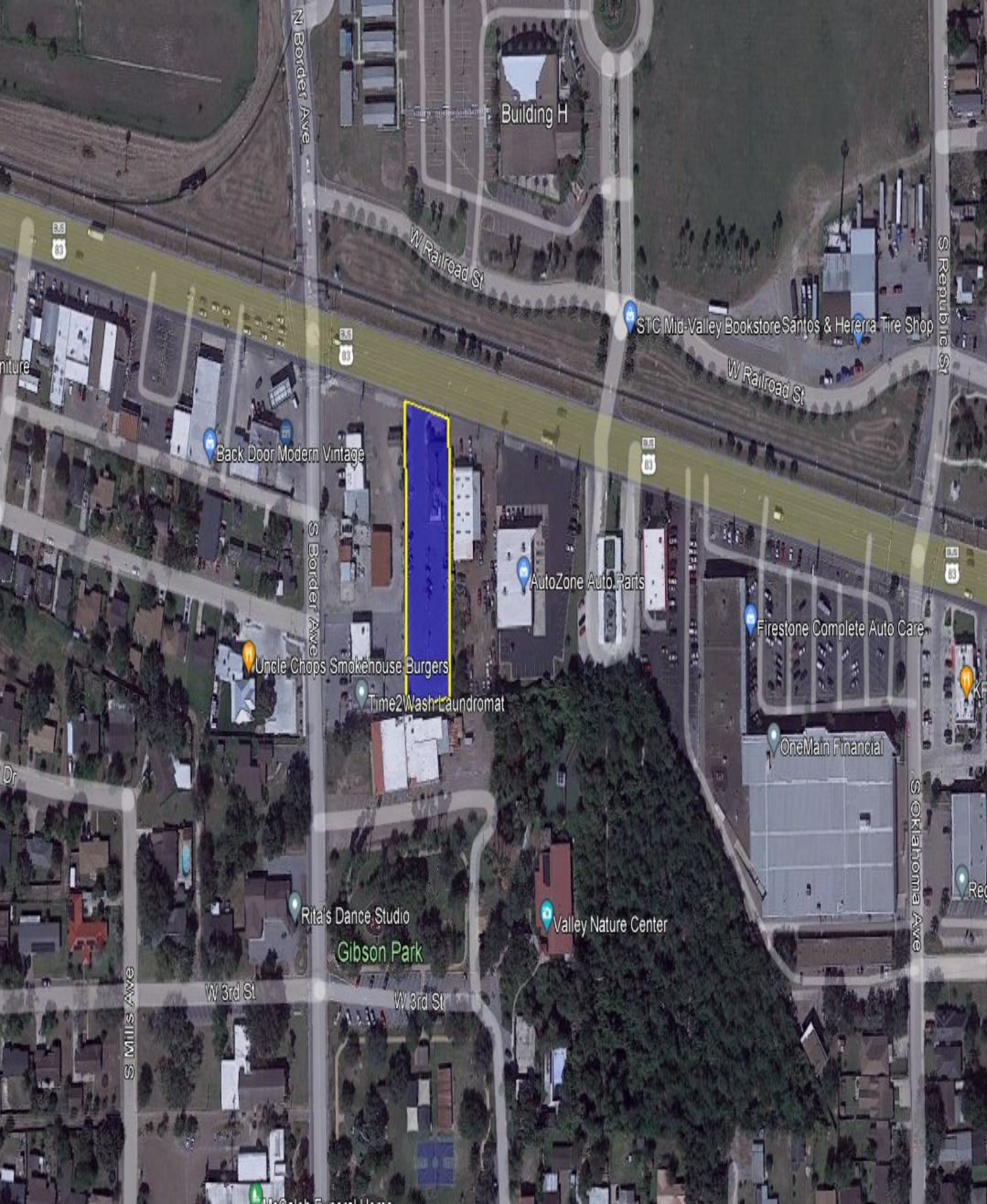
Print Name of Comptroller Employee Mary C. Gill

Print Title of Comptroller Employee Enforcement Officer

SIGN HERE Mary C. Gill FIELD OFFICE 2431

SEAL





Building H

W Railroad St

STC Mid-Valley Bookstore Santos & Herrera Tire Shop

W Railroad St

Back Door Modern Vintage

AutoZone Auto Parts

Firestone Complete Auto Care

Uncle Chops Smokenhouse Burgers

Time2 Wash Laundromat

OneMain Financial

Rita's Dance Studio

Valley Nature Center

Gibson Park

W 3rd St

W 3rd St

S Mills Ave

S Oklahoma Ave

N Border Ave

S Republic St



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5417	
From:			
Subject: Discussion and consideration after public hearing on behalf of Ayvaz Pizza to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 1302 N Texas Blvd., also being Block 1, Lot 3, Wal-Mart Subdivision Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on April 22, 2022.			
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. Notice appeared in The Monitor on April 18, 2022			
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 May 4, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by Staff and the Planning and Zoning Commission.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Rezone-1302 N Texas- Memo, 1302 N TEXAS - ATTACHMENTS, 1302 N. Texas Blvd			
Responsibilities upon Approval: Staff will advise the applicant			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Conditional Use Permit- 1302 N Texas

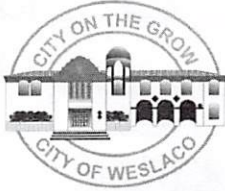
DATE: May 10, 2022

The applicant is proposing to obtain a permit for a On-premise Wine and Malt Beverage retail Dealer's Permit at the existing Pizza Hut. The existing business is a primarily food establishment with a food to alcohol ratio of 80:20. The business has recently changed ownership and has triggered the change in the TABC license.

Planning & Zoning recommended approval of the conditional use permit .

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000222-2022

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 3 Block 1

Subdivision Name Wal-Mart

Street Address 1302 North Texas, Weslaco, TX 78596

Existing Zoning _____ Existing Land Use Restaurant

Purpose for the Conditional Use Permit Request Restaurant

Restaurant

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

N/A

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

APPLICANT

Name Shoukat Dhanani Phone 210-408-2400

Address 17890 Blanco Rd, Ste 401 Fax: 210-417-4136

City San Antonio State TX Zip Code 78232 E-Mail: contact@ayvazpizza.com

OWNER

Name AYVAZ Pizza, LLC Phone 210-408-2400

Address 17890 Blanco Rd, Ste 401 Fax: 210-417-4136

City San Antonio State TX Zip Code 78232 E-Mail: contact@ayvazpizza.com

INV-00006838

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

Yes _____ No X _____

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

Signature  Date 4/7/2022
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 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

April 22, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 4, 2022, at 5:30pm and the City Commission will also hold a public hearing on May 17, 2022, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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 May 4, 2022. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

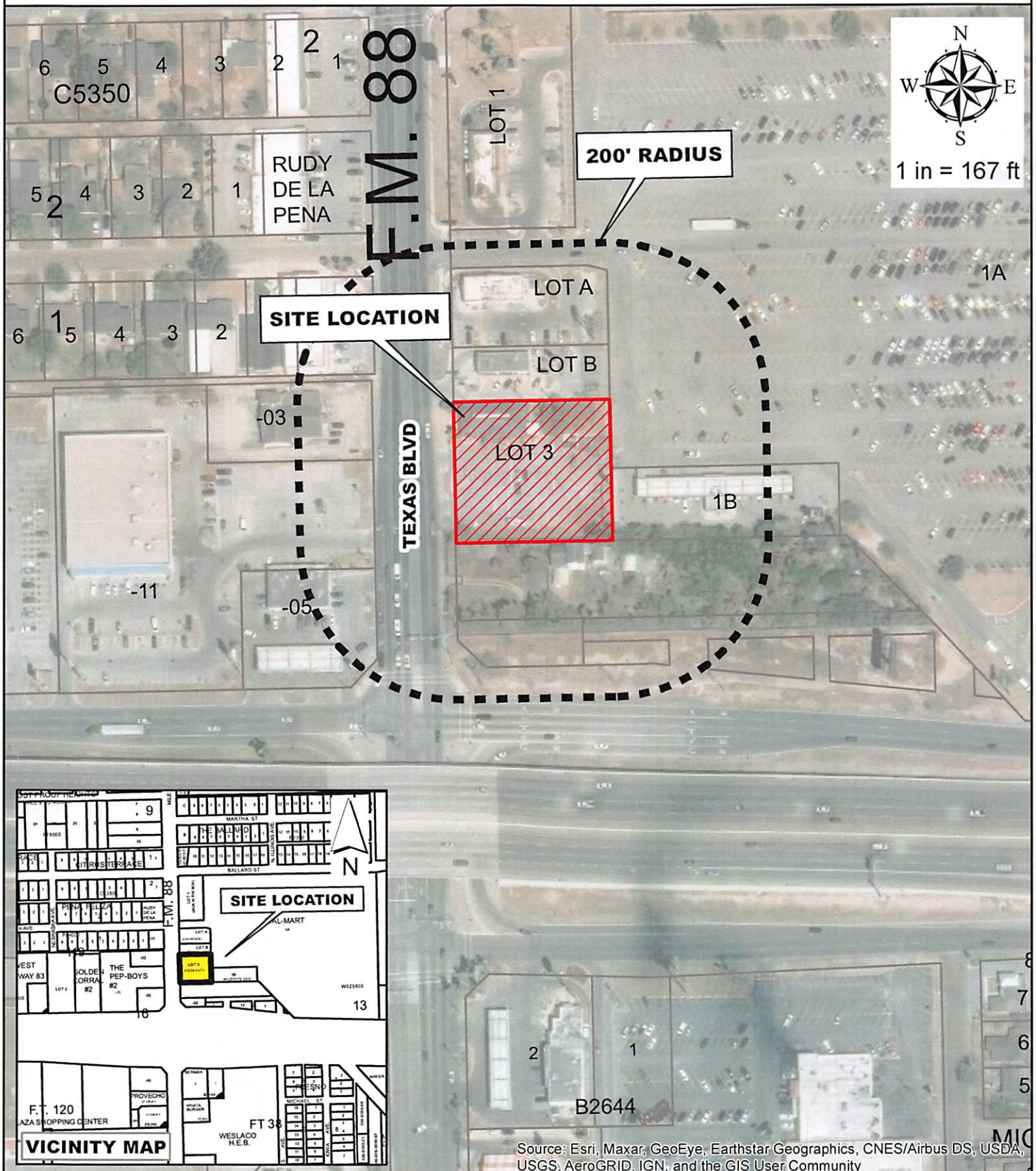
Ayvaz pizza is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 1302 N Texas Blvd., also being Lot 3, block 1, Wal-Mart Subdivision Weslaco, Hidalgo County, Texas

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



AYVAZ Pizza, LLC
1302 N. Texas
Lot 3 of Block 1

Purpose for the conditional use
Existing zoning: B-2
Existing land use: Secondary & Highway
CUP request: Alcohol Consumption

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

City of Weslaco Code Enforcement Dept.

APR 21, 2022

ACME PARTNERSHIP LP 3701 BEE CAVES RD STE 101 AUSTIN TX 78746	F7350-00-002-0001-00 FRESNO LOTS 1 & PT-2 & 12 BLK 2 0 TEXAS BLVD/FRNTG N EXPWY	L: 13770 B: 0
ACME PARTNERSHIP LP 3701 BEE CAVES RD STE 101 AUSTIN TX 78746	F7350-00-003-0001-00 FRESNO N30' LOT 1 BLK 3 0 TEXAS BLVD/FRNTS N EXPWY	L: 3300 B: 0
PEP BOYS 3111 W ALLEGHENY AVE DEPT C PHILADELPHIA PA 19132	T3640-02-000-0000-05 THE PEP BOYS NO.2 ALL EXC S380'-W25' 1501 N TEXAS BLVD	L: 1564531 B: 999710
FRIS CHKN LLC C/O CAJUN OPERATING COMPANY 980 HAMMOND DR STE 1100 ATLANTA GA 30328	W0256-00-000-000A-00 WAL-MART LOT A 1310 N TEXAS	L: 202190 B: 200211
MY BLESSINGS LTD 3921 SARATOGA BLVD STE 103 CORPUS CHRISTI TX 78415	W0256-00-000-000B-00 WAL-MART LOT B 1306 N TEXAS BLVD	L: 140000 B: 104135
PIZZA HUT OF SOUTH VALLEY INC PO BOX 96 CUNNINGHAM TX 75434	W0256-00-001-0003-00 WAL-MART BLK 1 LOT 3 - AMENDED 1302 N TEXAS BLVD	L: 360000 B: 327182
NODROG O T 1500 N TEXAS BLVD WESLACO TX 78599	W3800-00-037-0000-02 WEST TRACT BLK FT 37 S1.80 AC 1500 N TEXAS BLVD	L: 784080 B: 36049
MOFFITT JIM & MARY KAY FAMILY 1128 PECAN BLVD MCALLEN TX 78501	W3800-00-038-0000-06 WEST TRACT FT 38 NW0.28AC 0 TEXAS BLVD/ FRNTG N EXPW	L: 14636 B: 0
AAC MANAGEMENT CO LLC 700 LA VACA ST STE 1401 AUSTIN TX 78701	W3800-00-119-0000-02 WEST TRACT E150'-S135'-N660' FT 119 AC NET 1503 N TEXAS BLVD	L: 126320 B: 195879
PAYNE ED & PAYNE ESTATES LLC ATTN: JERRY GARZA 2401 E BUSINESS 83 WESLACO TX 78596	W3800-00-119-0000-03 WEST TRACT E264'-S100'-N760'-FT 119 AC NET 1505 N TEXAS BLVD	L: 211300 B: 37932
WAL-MART REAL ESTATE BUSINESS PO BOX 8050 BENTONVILLE AR 72712	W0256-00-000-001A-00 WAL-MART - SWL LOT 1A 1306 N TEXAS	L: 7135936 B: 11922698
MURPHY OIL USA INC PO BOX 7300 EL DORADO AR 71731	W0256-00-000-001B-00 WAL-MART - SWL LOT 1B 1310 N TEXAS BLVD	L: 269519 B: 190123

APR 21, 2022

LIU WILLIAM & CHIALING TRUSTEES
WILLIAM & CHIALING FAMILY TRUST
10031 WILBUR AVE
NORTHRIDGE CA 91324

W3800-00-119-0000-05
WEST TRACT E225'-N151.31'-S421.31' FT
R 0.56AC NET
119 W EXPRWY 83

L: 440658
B: 181329



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

GERALD FRANKLIN AGENCY
ANGELA GURKA
agurka@geraldfranklinagency.com
713-868-0068

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (10/2021)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) Pizza Hut #39497			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Ayvaz Pizza, LLC			
3. Type of Owner ☐ Corporation ☐ Limited Partnership ☒ Limited Liability Company ☐ Limited Liability Partnership ☐ Partnership ☐ Other: _____			
4. Location Address 1302 N. Texas Boulevard			
City Weslaco	County Hidalgo	State TX	Zip Code 78599
5. Mailing Address 4415 Highway 6			
City Sugar Land	County Fort Bend	State TX	Zip Code 77478
6. Business Telephone Number Pending	Alternate Telephone Number 281-201-2782	E-mail Address rameez@gulshaninc.com	
7. Application for:			
☒ Original	☐ Reinstatement	License/Permit Number	☐ Reinstatement and Change of Trade Name
	☐ Change of Location	License/Permit Number	☐ Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF	Retail Dealer's Off-Premise License	☐ E	Local Cartage Permit
☐ BQ	Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET	Third-Party Local Cartage Permit
☐ LP	Local Distributor's Permit	☐ P	Package Store Permit
☐ Q	Wine Only Package Store		
8B. Type of On-Premise Retailer License/Permit			
☐ BE	Retail Dealer's On-Premise License	☐ E	Local Cartage Permit
☒ BG	Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB	Food and Beverage Certificate
☐ BP	Brewpub License	☐ LH	Late Hours Certificate
☐ MB	Mixed Beverage	☐ WP	Waterpark Permit
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB	General Distributor's License	☐ D	Distillers and Rectifiers Permit - allows on-premise consumption
☐ BC	Branch Distributor's License	☐ DS	Out-of-State Winery Direct Shipper's Permit
☐ BN	Nonresident Brewer's License	☐ G	Winery - allows on-premise consumption
☐ BW	Brewer's License	☐ J	Bonded Warehouse
☐ JD	Bonded Warehouse (Dry Area)	☐ S	Nonresident Seller's Permit
☐ SD	Brewer's Self-Distribution License	☐ W	Wholesaler's Permit
☐ X	General Class B Wholesaler Permit		
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☒ Restaurant	

Trade Name: Pizza Hut #39497

Location Address: 1302 N. Texas Boulevard

City: Weslaco

County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

**SIGN
HERE**

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Pizza Hut #39497

Location Address: 1302 N. Texas Boulevard

City: Weslaco

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: BB, BC, J, W & X

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Pizza Hut #39497

Location Address: 1302 N. Texas Boulevard

City: Weslaco

County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a 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 permit is sought is prohibited by any valid order....

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
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☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a 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 permit is sought is prohibited by any valid order....

Certificate of County Clerk MB, MB/FB, BG, BG/FB, BE, & BE/FB

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
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☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, _____ County
County Clerk

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: Pizza Hut #39497

Location Address: 1302 N. Texas Boulevard

City: Weslaco

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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Certificate of County Clerk for: BB, BC, J, W & X

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for Winery (G) Applicants

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I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, _____ County
County Clerk

S E A L

Trade Name: Pizza Hut #39497

Location Address: 1302 N. Texas Boulevard

City: Weslaco

County: Hidalgo

**Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38**

Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date (MM/DD/YYYY)	
Signature of Notary Public	
SEAL	

ATTACH PRINTED

COPY OF THE

NOTICE HERE

[Click here to see example of
newspaper publication](#)

Comptroller of Public Accounts Certificate for All Applicants

TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

This is to certify on this 25th day of February, 20 22, 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 and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number 32080684502

Outlet Number 00191

Print Name of Comptroller Employee Colette Thomas

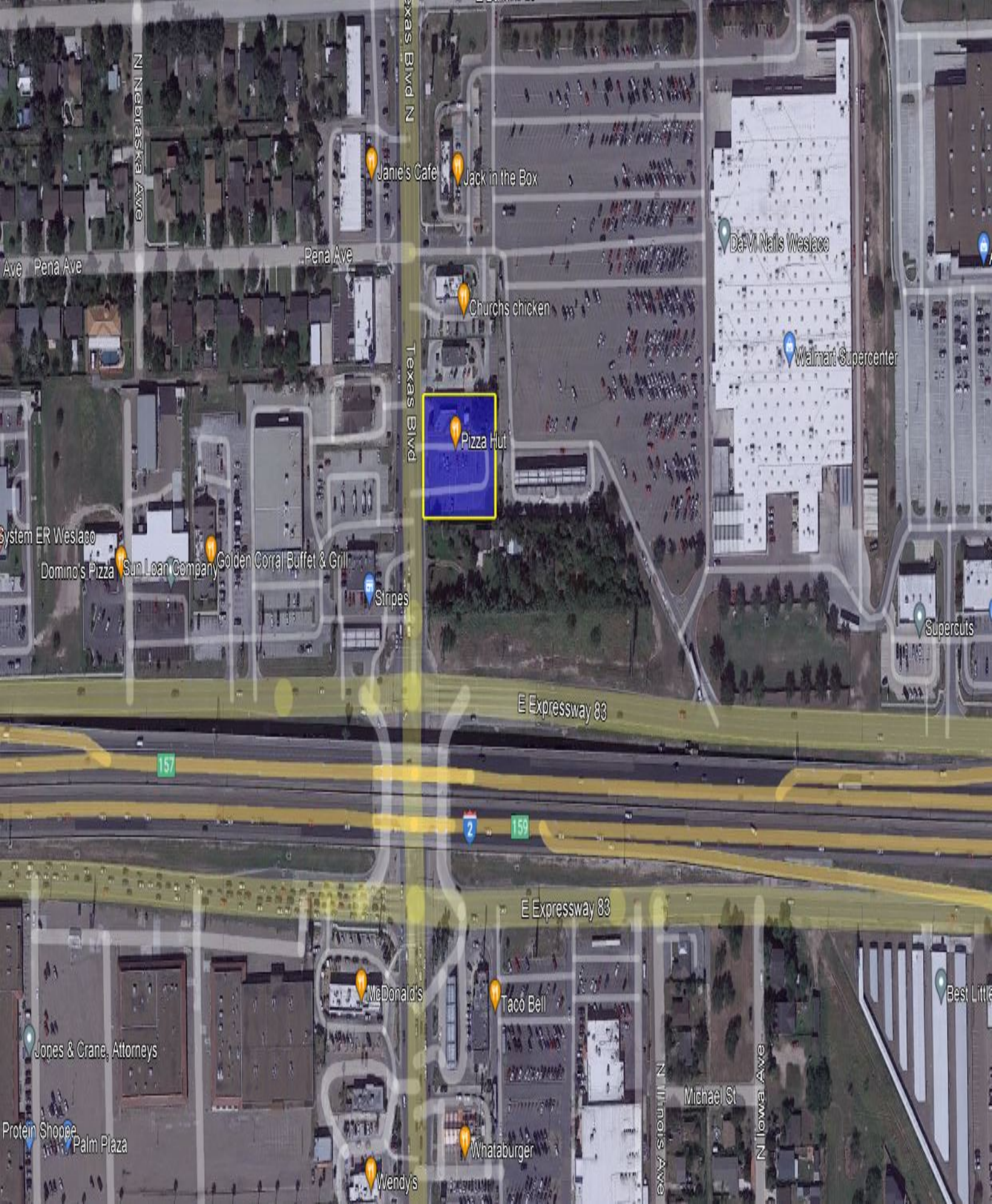
Print Title of Comptroller Employee E.O.

SIGN HERE C. Thomas

FIELD OFFICE 2131 Houston NW

SEAL







Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5418	
From:			
Subject: Discussion and consideration to approve the Final Plat for the District North Weslaco Ph. II Subdivision— being 39.988 acres out of Farm Tract 179, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the southeast corner of Mile 5 ½ W & Mile 11 N. Rd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed fifty-four (54) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through a 6" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF and off-site drainage. The nearest sanitary sewer line is 1 mile South at the intersection of mile 10 N. & Border. Applicants has submitted his letters of support from the drainage and irrigation district.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Com. recommended approval of the final plat and the variance request at their regular meeting of May 4, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by Staff and the Planning and Zoning Commission.			
Staff Recommendation: Staff recommends approval of Final Plat and compliance with the ordinance on the variance.			
Attachments, if any: The District North Ph II- Memo, The District North Ph II - Application & Drainage Report, THE DISTRICT-NORTH WESLACO PHASE II- Plat Sheets, THE DISTRICT-NORTH WESLACO PHASE II- aerial			
Responsibilities upon Approval: Staff will advise the applicant			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

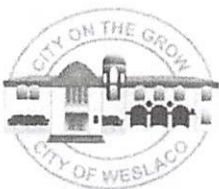
RE: The District North Ph II- Final Plat

DATE: May 10, 2022

The proposed use for the 54-lot subdivision will be a one-family dwelling residential development, located outside the Weslaco City limits. The developer has requested two variances the first is to allow for off-site drainage which will be captured within the adjacent ditch located to the east of the property. The developer has provided the letters of support from the Irrigation and Drainage District. The second variance is to allow for OSSF with the nearest sanitary sewer being located at the intersection of Mile 10 and Border Ave approximately one (1) mile south of this development. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

PIAT-000208-2022

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: THE DISTRICT NORTH WESLACO, PHASE II

Location: SEE MILE 5 1/2 W. & MILE 11 N. ROADS

Legal Description: ALL OF F.T. 179, B1K. 160, WEST TRACT
SUBD., 1d CT.

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: 4/A

Existing Land Use: OPEN Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 54 Gross Acreage: 39.988

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: BARRY DICKERSON Telephone: 463-3084

Address: 107 LUNAR DR. Fax: _____

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

BUYER: JORGE GONZALEZ (954) 533-1919

ENGINEER INFORMATION

Name: DR. D. SALINAS Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: 686-1489

City: MEALIER State: TX Zip: 78501 E-mail: dsalinas@salinas

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NWSC
☒ YES ☐ NO Wastewater Provision: SEPTIC TANKS
☒ YES ☐ NO Electric Company: MCC VALLEY

☒ 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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

- ☐ Scaled 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: BARRY DICKERSON JORGE GONZALEZ

Owner Signature: [Signature] Date: 2/19/22

BARRY DICKERSON is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. VAR-000210-2022

GENERAL INFORMATION

Name of Subdivision: THE DISTRICT NORTH WESLACO, PHASE II

Location: SEC MILE 5 1/2 WEST : MILE 11 NORTH ROLDS

Legal Description: ALL OF F.T. 179, B1K. 160, WEST TRACT SUBD., H.C.T.

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:

PROP. TO USE SEPTIC TANKS ON ALL LOTS
NO CITY SEWER NEARBY.

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: JORGE GONZALEZ Telephone: 533-1919

Address: 2900 W. TEXAS BLVD. SUITE 201

City: WESLACO State: TX Zip: 78596 E-mail: JORGE: TRIGEN24@

gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: JORGE GONZALEZ

Owner Signature: [Signature] Date: 3/11/22

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 3/11/22

Authorized Agent Printed Name: DAVID OMAR SALINAS, P.E.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. VAR-000 210-2022

GENERAL INFORMATION

Name of Subdivision: THE DISTRICT NORTH WESLACO, PHASE II

Location: SEC MILE 5 1/2 W. 1/2 MILE 11 NORTH ROAD

Legal Description: ALL OF F.T. 179, B1K. 160, WEST TRACT
SUBD., A.C.T.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

PROVIDING FOR OFF-SIDE DRAINAGE INTO ACID #9
DITCH PER APPROVED DRAINAGE REPORT.

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION Jorge Gonzalez

Owner's Name: DREAMLAND ESTATES LLC Telephone: 533-1919

Address: 2900 TEXAS BLVD. SUITE 201 Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: JORGE : TRIGEN 24 @
gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Jorge Gonzalez

Owner Signature: [Signature] Date: 3/11/22

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 3/11/22

Authorized Agent Printed Name: DANIEL OUNER S. LUNA, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 03/28/2022

DAVID OMAR SALINAS, P.E. RPLS, MSEE, CFM
SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE
MCALLEN, TX 78501

RE: THE DISTRICT NORTH WESLACO, PH 2 Subd. Drainage and Detention

Good Morning Mr. Salinas:

I have received your revised cross section and calculations dated 01/13/2022 for **THE DISTRICT NORTH WESLACO, PH 2** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

1. Rerouting of incorrectly placed 8" waterline done in PH 1.
2. Relocation of existing Irrigation line outside of dedicated Road ROW into dedicated exclusive irrigation easement.
3. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch.
4. Discharge Permit will be required

The maintenance of this section is outside of the City Limits of Weslaco and will be done by HCDD #1. Please verify final designs with Raul Sesin PE, CFM Hidalgo County Drainage District No. 1 District Manager.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

INDEX

Drainage Report Narrative: Page 2.-6.

- A. Hydrograph: Dated 11/11/21 Attached
- B. Plat reduction of The District-North Weslaco Subdivision, Phase II
- C. Copy of FIRM – CPN 480334 0450 C, dated June 06, 2000 Revised to reflect LOMR dated May 30, 2002
- D. Copy of Plat reduction and other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed The District North Weslaco Subdivision, Phase II, is a 54 - lot residential ½ Ac. lot plat containing 39.988 Gross (33.61 Net) Acres of land out of Farm Tract 160, West Tract Subdivision, Hidalgo County, Texas, and, located at the immediate southeast corner of Mile 11 North Road and Mile 5 ½ West Road inside the ETJ of the City of Weslaco. The proposed single - family plat is located in part in Zone "X" (unshaded) as per the FIRM Community Panel No. 480334 0450 C, dated 06/06/2000 revised to reflect LOMR dated May 30, 2000. Zone "X" (unshaded) areas are defined as "areas to be outside the 500-year flood."

The site is vacant previously having been used as farmland and has two adjoining ditches along the east and south ends.

Soils of this proposed plat consist of two soils - first, a Hidalgo sandy clay loam (Map Unit 28) with slopes between 0 and 1 percent – these Group B soils are well drained with slow surface runoff with moderate permeabilities and are subclass Ilc irrigated and non-irrigated in the Gray sandy loam range. The second soil is a Racombes sandy clay loam (Map Unite 48) with slopes between 0 and 1 percent – these Group b soils are moderately well drained with slow runoffs and moderate permeabilities: capability subclass Ilw non-irrigated and irrigated and are in the Clay loam range site - all in accordance with the Soil Survey of Hidalgo County, Texas.

This tract is bound on the north by Mile 11 North road – a paved county section roadway with bar ditches and no curb & gutter or storm sewer improvements. On the west is located Mile 5 ½ West Road also being paved with a county section of roadway with bar ditches and no curb & gutter or storm sewer. On the east and south ends are ditches known as Lateral 701 held by the HCID No. 9 and run the entire frontage length of this property subdivisions where they stop at the east side of Mile 5 ½ West and Mile 11 North Roads. The north end of the east ditch has a 36" HDPE pipeline crossing under Mile 11 North Road that connects into an off-site irrigation ditch that continues northerly.

The plat is proposing 54 residential lots, four internal roadways and storm sewer with two outfalls – one into each of the two connected ditches. Widening of the east/west Lateral 701 ditch is being proposed using HCDD No. 1 ditch widening details (for storage and ditch maintenance) and additional right-of-way dedication requirements. This plat shall dedicate an additional 90.0 feet of lands along both the inside of both ditches.

Via sheet flow waters within this property essentially flow via sheet flow in a westerly direction over the entire tract toward Mile 5 ½ West Road. Drainage waters along both roadways appear to flow and empty into these two ditches via bar ditch overland flows.

In accordance with the drainage policies of the City of Weslaco, and the County of Hidalgo, this subdivision shall be required to provided detention equivalent to the total volume of water CREATED by the post-development of this 38.06 acre property. Using the Rational Method (For Reference: *TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10-year storm event, and, an existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.42 (future home and roadway improvements) using a 50-year storm event – For Reference: *FHWA, Urban Drainage Design Manual HEC -22 (2001)*, an average drainage run of 1,210.0 feet and an average slope of 0.17%, it was computed that the improved condition would produce an additional total volume of 158,859.50 Cubic Feet, or, 3.65 Acre-Feet and 33.61 Net Acres. This volume of water is equivalent to a layer of water 1.30 inches deep if spread out evenly over the entire 33.61 net acre tract.

The calculated time of concentration of the undeveloped condition to the developed condition is reduced from 101.72 minutes to 76.86 min.

The developer is providing for a new dedication of 90.0 feet along the west and north sides of the two existing ditches. The development is proposing to widen both the west and north sides of the two existing ditch to create an additional volume of not less than 158,859.50 Cu. Ft.

ADDITIONAL STORAGE COMPUTATION See Sheet 6 of 8

Proposed widening of the east/west Lateral 701 using Drain Ditch Cross Section A-A:
161,783.0 Cu. Ft. (TOTAL) > 158,859.50 Cu. Ft. Required - Okay.

Drainage waters shall be routed to the newly widened ditches via one 36" inch RCP storm sewer line into the south ditch, and, one 24" inch RCP storm sewer line into the east ditch. HCDD No. 1 Entrance Permitting shall be applied for both pipe entrances. At this time no additional paving improvements are being proposed for Mile 11 North and Mile 5 ½ North Roads are being proposed.

DRAINAGE PIPE CALCULATIONS DRAINAGE AREA: 33.61 Net Acres

SOUTH PIPE ENTRANCE
N=16601913.84 E=1148547.80
Size: 36"
Roughness: 140
Length: 375'
Drop: 1.78 Feet

Results in: Vel. 6.49 FPS Q = 45.85 CFS S = 0.47%

EAST PIPE ENTRANCE
N=16602888.27 E=1149592.33
Size: 24"
Roughness: 140

Length: 234'
Drop: 0.40 Feet

Results in: Vel. 2.98 FPS Q = 9.35 CFS S = 0.11%

DRAINAGE PIPE CALCULATIONS:
(MANNING'S) (REFERENCE: SHEET 6 OF 8 PLAN VIEW)

LINE "A"

Diameter 18 in
W.P. 4.71 ft
Area 1.77 sf
Slope 0.0026 ft/ft
Velocity 2.44 ft/s
Q 4.34 cfs

LINE "C"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0017 ft/ft
Velocity 2.98 ft/s
Q 9.35 cfs

LINE "B"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0017 ft/ft
Velocity 2.98 ft/s
Q 9.35 cfs

LINE "D"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0017 ft/ft
Velocity 2.98 ft/s
Q 9.36 cfs

LINE "E"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0017 ft/ft
Velocity 2.98 ft/s
Q 9.36 cfs

LINE "G"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0019 ft/ft
Velocity 3.15 ft/s
Q 9.90 cfs

LINE "F"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0017 ft/ft
Velocity 2.98 ft/s
Q 9.36 cfs

LINE "H"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0017 ft/ft
Velocity 2.98 ft/s
Q 9.35 cfs

LINE "I"

Diameter	24	in
W.P.	6.28	ft
Area	3.14	sf
Slope	0.0017	ft/ft
Velocity	2.98	ft/s
Q	9.36	cfs

LINE "K"

Diameter	24	in
W.P.	6.28	ft
Area	3.14	sf
Slope	0.0017	ft/ft
Velocity	2.98	ft/s
Q	9.36	cfs

LINE "J"

Diameter	24	in
W.P.	6.28	ft
Area	3.14	sf
Slope	0.0017	ft/ft
Velocity	2.98	ft/s
Q	9.36	cfs

LINE "L"

Diameter	36	in
W.P.	9.42	ft
Area	7.07	sf
Slope	0.0011	ft/ft
Velocity	3.14	ft/s
Q	22.18	cfs

An 18" discharge plug shall be placed on the proposed 36" storm sewer line to help control the incoming Q into the south side ditch, and a 12" discharge plug shall be placed on the 24" storm sewer line to help control the incoming Q into the east side ditch (in part requirements imposed by HCID No. 2).

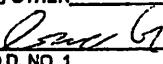
MINIMUM FINISHED FLOOR ELEVATIONS

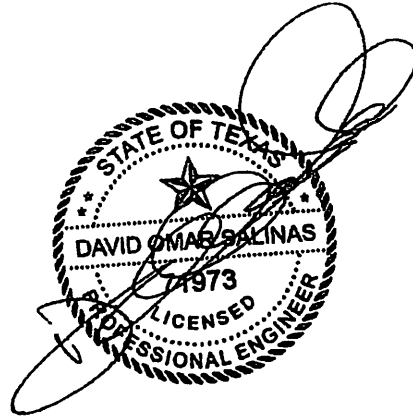
LOT 1: 71.30	LOT 10: 72.00	LOT 21: 71.60	LOT 32: 71.20	LOT 43: 71.00	LOT 54: 71.00
LOT 2: 71.30	LOT 11: 71.50	LOT 22: 71.20	LOT 33: 71.80	LOT 44: 71.20	
LOT 3: 71.60	LOT 12: 71.75	LOT 23: 71.20	LOT 34: 71.80	LOT 45: 71.70	
LOT 4: 71.60	LOT 13: 72.20	LOT 24: 71.80	LOT 35: 71.80	LOT 46: 71.70	
LOT 5: 72.10	LOT 14: 72.20	LOT 25: 71.80	LOT 36: 71.20	LOT 47: 71.20	
LOT 6: 72.10	LOT 15: 71.75	LOT 26: 71.80	LOT 37: 71.20	LOT 48: 71.00	
LOT 7: 71.60	LOT 16: 71.50	LOT 27: 71.20	LOT 38: 71.00	LOT 49: 71.00	
LOT 8: 71.40	LOT 17: 72.00	LOT 28: 71.20	LOT 39: 71.00	LOT 50: 71.50	
LOT 9: 72.00	LOT 18: 72.00	LOT 29: 72.50	LOT 40: 71.50	LOT 51: 71.50	
LOT 10: 72.00	LOT 19: 72.00	LOT 30: 72.50	LOT 41: 71.50	LOT 52: 71.50	
LOT 11: 71.50	LOT 20: 71.40	LOT 31: 71.20	LOT 42: 71.50	LOT 53: 71.00	

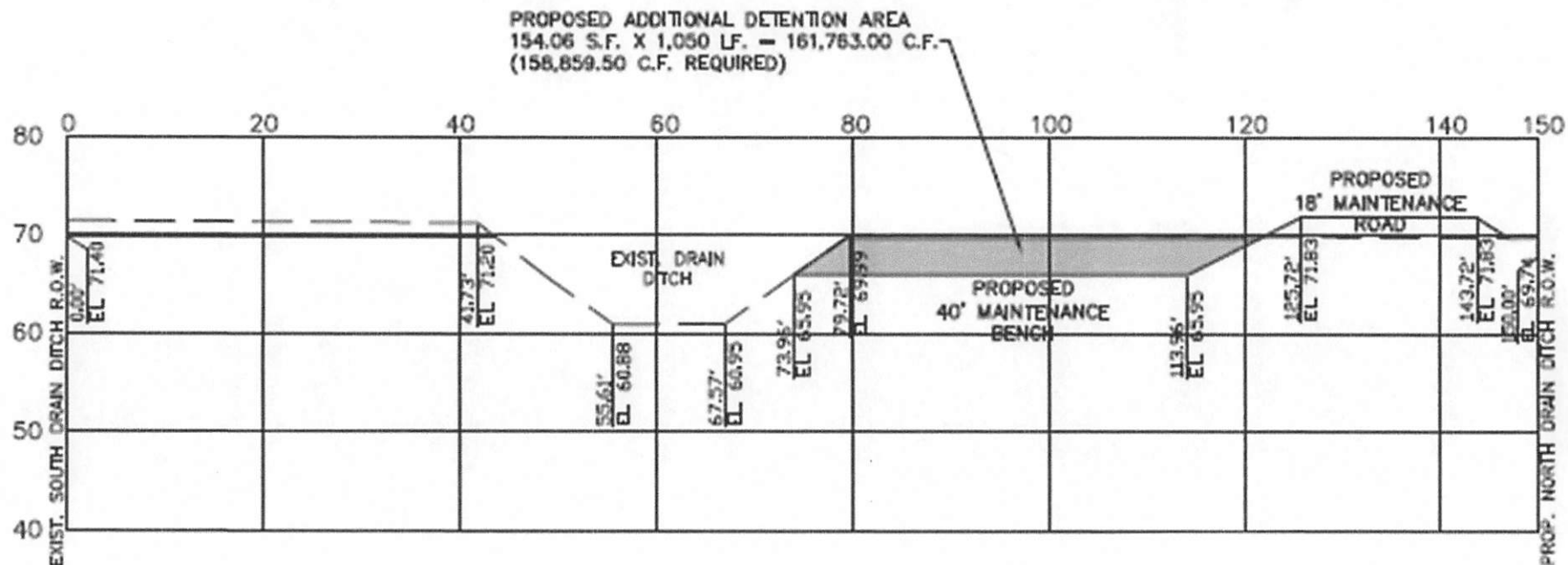
All internal roadways shall have 32' back to back roadways. Mile 5 ½ West Road is being improved by the County of Hidalgo.

Date: December 14, 2021

Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivision\platt\thedistrictnorthwestlaco.phaseii.\drainage.report.121421

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
 H.C.D.D. NO. 1	1/13/22 DATE





DRAIN DITCH CROSS SECTION "A-A"

SCALE: 1"=20'



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

March 23, 2022

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

RE: Salinas Engineering & Associates - The District North Weslaco Phase II Subdivision

This letter is in response to a request from the Engineer of record for The District North Weslaco Phase II Subdivision, David O. Salinas, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the ETJ that proposes to discharge and widen the existing drain ditch No. 70I owned by the HCCID9 to account for the additional runoff volume.

If you have any questions or need additional information, please feel free to contact me and/or Mrs. Yvette Barrera, PE, CFM, Assistant General Manager at 956-292-7080. Thank you.

Sincerely,
Hidalgo County Drainage District No. 1

A handwritten signature in dark ink, appearing to read "Isaac J. Gonzalez".

Isaac J Gonzalez, EIT

CC: Raul E. Sesin, Omar Anzaldúa, Alexis Lozano, Gilberto Aguirre, Esther Mireles – HCDD1



**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: The District North Weslaco, Phase II
Location: SEC of Mile 5 1/2 West And Mile 11 North Roads
Applicant: Jorge Gonzalez ☒ Owner ☐ Agent
Address: 2800 N. Texas Blvd., Suite 200, Weslaco Phone Number: 956-533-1919

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			
268	Residential Home	39.988		54	32.98	28.32	56.79

Comments: _____
Prepared by: David Omar Salinas, P.E. Date: _____
Address: 2221 Daffodil Ave., McAllen, Texas, 78501 Phone Number: 682-9081

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

_____ A traffic impact analysis is required. The agent preparing the study must consult with 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#: _____

Onsite Sewage Facility Site Evaluation

Applicant Information

Name: Jorge Gonzalez
Address: Mile 11 Rd/ mile 5 1/2
City: Weslaco State: TX Zipcode: _____

Property Location:

Subdivision: 38 Acres of Farm Tract 179
Lot: _____ Block: 160
Street Address: Mile 11 Rd/mile 5 1/2
City: Weslaco Zipcode: 78596

Site Evaluator Information

Name: Luz Gomez
Company: Gomez Backhoe Service
City: Mission State: TX Zipcode: 78574

Installer Information:

Name: Sergio Rodriguez
Company: Ro-cha Septic
City: Mission State: TX Zipcode: 78574

Schematic of Lot or Tract

Show:

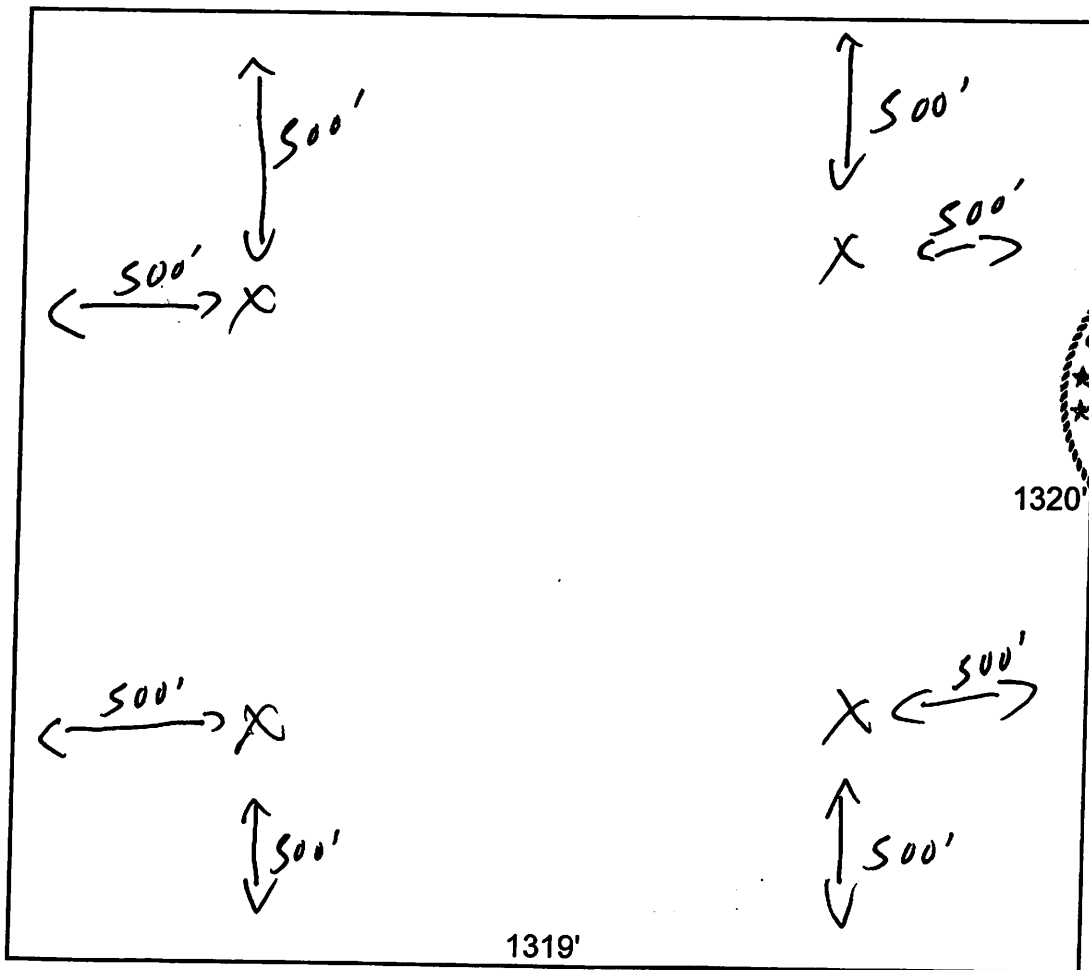
Compass North, adjacent streets, property dimensions, location of buildings, easements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 ft of property.

Indicate slope or provide contour lines from structure to the farthest location of the proposed soil absorption or irrigated area.

Location of soil boring or dug pits

Location of natural, constructed, or proposed drainage ways (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.



Lot Size: 40 acres

Scale inch = ft



Presence of 100 year flood zone
Presence of adjacent ponds, streams, water impoundments
Existing or proposed water well in nearby area
Organized sewage service available to lot or tract

Yes No ✓
Yes No ✓
Yes No ✓
Yes No ✓

Site Evaluator

Name: Luz Gomez Signature: [Signature] License No.: OS 0033117

On-Site Sewage Facility Soil Evaluation Report Information

Date Soil Survey Performed: 11/26/2021 County: _____

Subdivision: 38 Acres of Farm Tract 179 Lot: _____ Block: 160

Name of Site Evaluator: Luz Gomez Registration Number: OS 0033117

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth.
For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon and identify any restrictive features on the form. Indicated depths where features appear.

Soil Boring 1

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay				



Soil Boring 2

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay				

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

Signature of Site Evaluator

11/26/2021
Date:

On-Site Sewage Facility Soil Evaluation Report Information

Date Soil Survey Performed: 11/26/2021 County: _____

Subdivision: 38 Acres of Farm Tract 179 Lot: _____ Block: 160

Name of Site Evaluator: Luz Gomez Registration Number: OS 0033117

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth.
For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon and identify any restrictive features on the form. Indicated depths where features appear.

Soil Boring 3

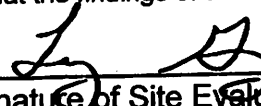
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay				



Soil Boring 4

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay				

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


Signature of Site Evaluator

11/26/2021

Date:

TAX CERTIFICATE



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

Issued To:

BLJDD LTD
107 LAUREL DR
WESLACO, TX 78596-7515

Legal Description

WEST TRACT S20AC OF FT 179 18.95AC NET

Parcel Address: MILE 11

Legal Acres: 18.9500

Account Number: W3800-00-179-0000-00

Deposit No.: WS2204960TC

Certificate No: 247579464

Certificate Fee: \$10.00

CASH

Print Date: 02/18/2022 02:14:37 PM

Paid Date: 02/18/2022

Issue Date: 02/18/2022

Operator ID: PATTY60

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

BLJDD LTD
107 LAUREL DR
WESLACO, TX 78596-7515

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
3 EMS DIST #1
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

2021 Value:	227,400
2021 Levy:	\$154.82
2021 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By:

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



Patricia Colker

TAX CERTIFICATE



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

Issued To:

BARLIN LTD
107 LAUREL DR
WESLACO, TX 78596-7515

Legal Description

WEST TRACT BLK FT 179 N 20 AC

Parcel Address: 11 & MILE 5 1/2

Legal Acres: 20.0000

Account Number: W3800-00-179-0000-01

Deposit No.: WS2204960TC

Certificate No: 247579462

Certificate Fee: \$10.00

CASH

Print Date: 02/18/2022 02:08:30 PM

Paid Date: 02/18/2022

Issue Date: 02/18/2022

Operator ID: PATTY60

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

BARLIN LTD
107 LAUREL DR
WESLACO, TX 78596-7515

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
3 EMS DIST #1
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

2021 Value:	240,000
2021 Levy:	\$163.40
2021 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.



Reference (GF) No: N/A

Issued By:

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

Patricia Conkore

TAX CERTIFICATE

HIDALGO & CAMERON COUNTIES
IRRIGATION DISTRICT NO. 9

P.O. Box 237

Mercedes, TX 78570

Phone: (956) 565-2411

No. 2190

Page 1 of 1

Property Owner

BLJDD LTD
107 LAUREL DR

WESLACO, TX 78596-7515

Property Description

WEST TRACT FT 179 S20AC 18.95AC NET (Deed
#2590709 BLJDD LTD)

Property Account number

W3800-00-179-0000-00

Net A/C 18.95

Current Tax Levied

\$322.15

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for the following taxing units.

Year Delinquent

Due

2018

0.00

2019

0.00

2020

0.00

2021

0.00

2022

0.00

0.00

Totals

0.00

The above-described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.



[Handwritten Signature]

Signature of Authorized Officer
of Collecting Office

2/18/2022

Date of Tax Certificate

TAX CERTIFICATE

HIDALGO & CAMERON COUNTIES
IRRIGATION DISTRICT NO. 9

P.O. Box 237

Mercedes, TX 78570

Phone: (956) 565-2411

No. 2189

Page 1 of 1

Property Owner

BARLIN LTD

107 LAUREL DR.

WESLACO, TX 78596-7515

Property Description

WEST TRACT FT 179 N 20 AC

Property Account number

W3800-00-179-0000-01

Net A/C 20

Current Tax Levied

\$340.00

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for the following taxing units.

Year Delinquent

Due

2018

0.00

2019

0.00

2020

0.00

2021

0.00

2022

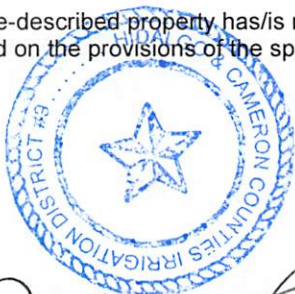
0.00

0.00

Totals

0.00

The above-described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.




Signature of Authorized Officer
of Collecting Office

2/18/2022

Date of Tax Certificate

THE DISTRICT-NORTH WESTLACO SUBDIVISION PLEASE IT

WATER, WASTE WATER OSSF, PAVING AND DRAINAGE IMPROVEMENTS

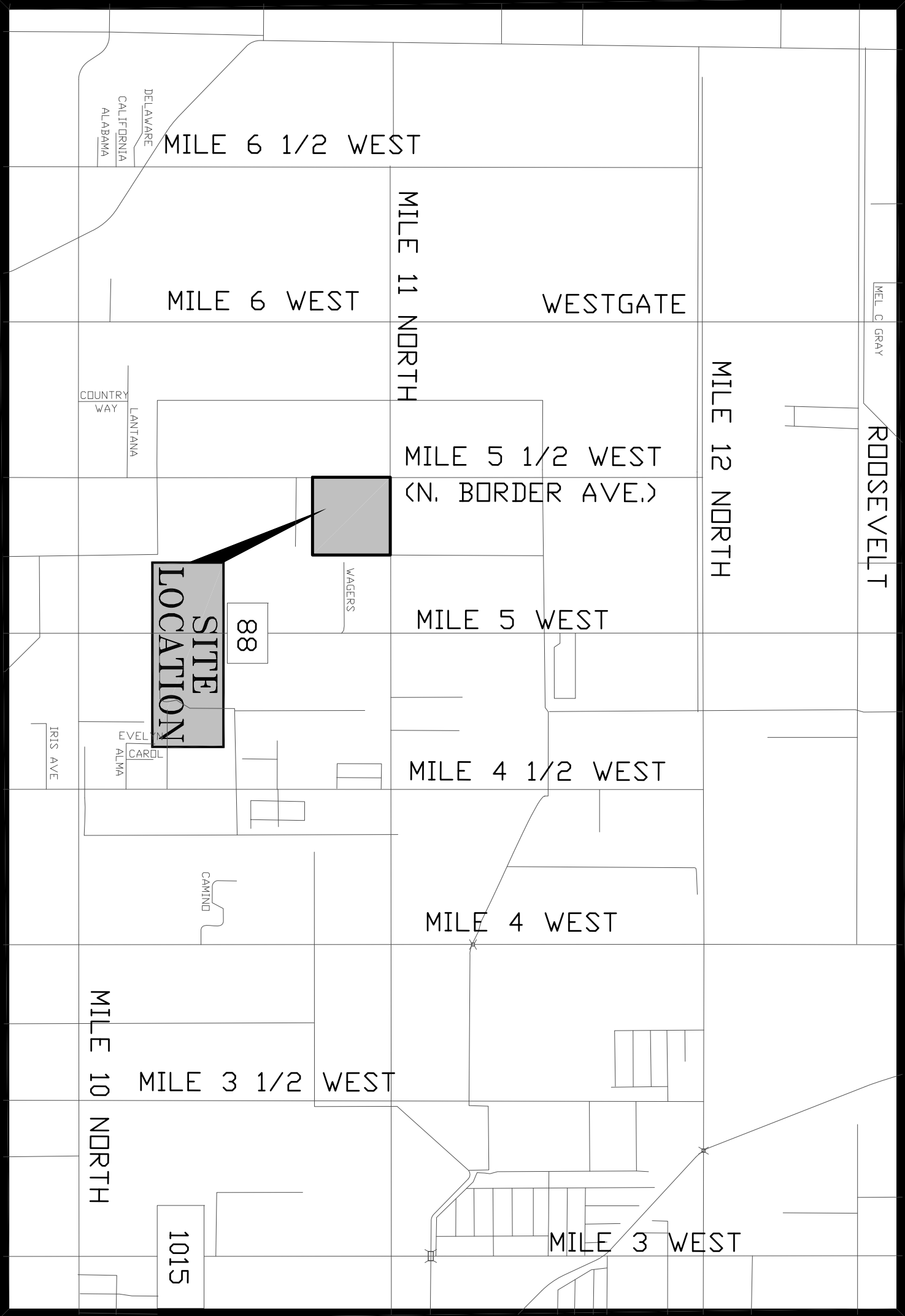
CITY OF WESTLACO CITY, HIDALGO COUNTY, TEXAS

2021

CITY OFFICIALS

MAYOR CITY OF WESTLACO _____ DAVID SUAREZ
COMMISSIONER DISTRICT 1 _____ LEO MUÑOZ
COMMISSIONER DISTRICT 2 _____ GREG KERR
COMMISSIONER DISTRICT 3 _____ JOSE 'JP' RODRIGUEZ
COMMISSIONER DISTRICT 4 _____ ADRIAN FARIAS
COMMISSIONER DISTRICT 5 _____ LETTY LOPEZ
COMMISSIONER DISTRICT 6 _____ JOSH PEDRAZA
CITY MANAGER _____ MIKE R. PEREZ

CONTRACTOR ACCEPTANCE
UTILITY CONTRACTOR _____ DATE _____
PAYING CONTRACTOR _____ DATE _____



LOCATION MAP

SCALE : 1"=200'

INDEX TO SHEETS

SHEET 1 _____ TITLE SHEET
SHEET 2 _____ GENERAL NOTES, LEGENDS AND ABBREVIATIONS
SHEET 3 _____ SUBDIVISION PLAT
SHEET 4 _____ WATER DISTRIBUTION AND OSSF LAYOUT
SHEET 5 _____ PAVING AND DRAINAGE
SHEET 6 _____ DRAIN DITCH WIDENING
SHEET 7 _____ STORM WATER POLLUTION PREVENTION PLAN
SHEET 8 _____ STREET LIGHTING AND SIGN PLAN



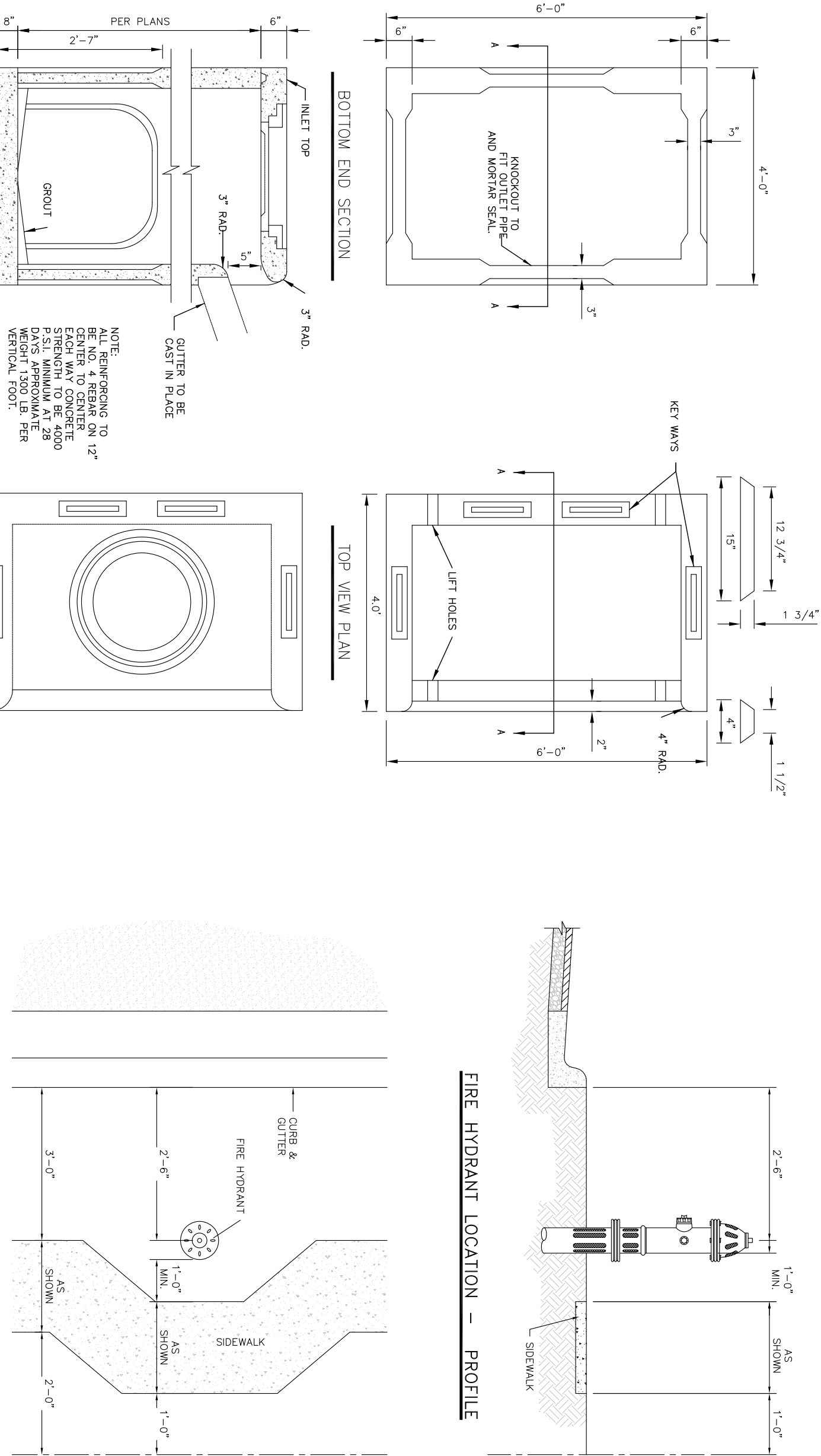
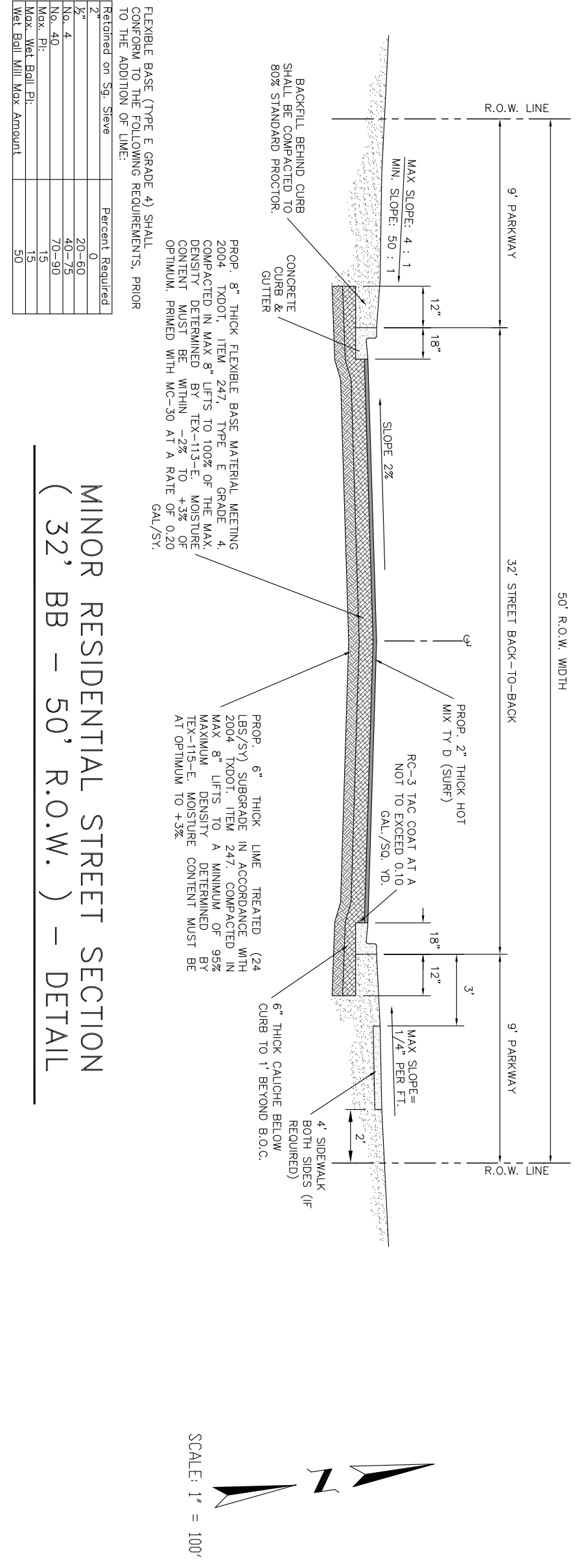
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW BY THE CITY OF WESTLACO. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. OF DAVID OMAR SALINAS, P.E., R.P.L.S., REG. NO. 71973 ON NOVEMBER 09, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DAVID O. SALINAS, P.E. # 71973 , R.P.L.S. # 5782 DATE

SHEET 1 OF 8

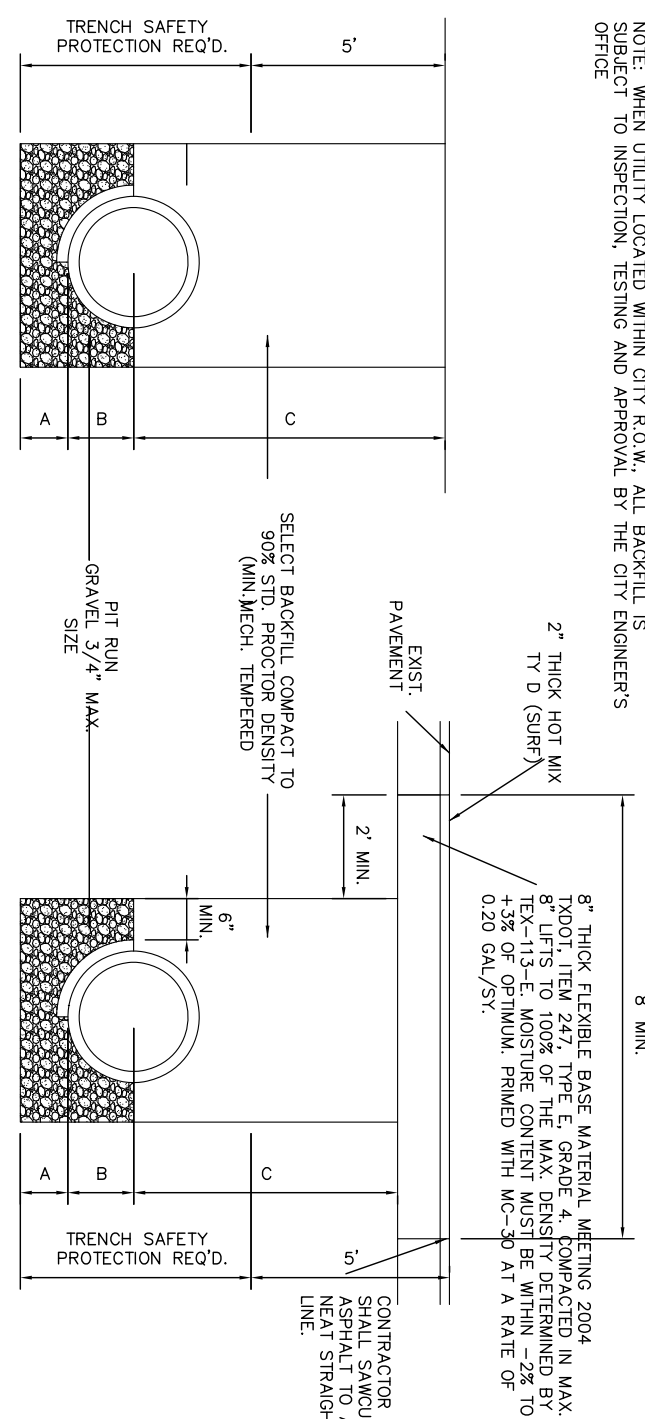
JOB No. SP-21-25398

SEAL
SALINAS ENGINEERING & ASSOCIATES, INC.
T.B.E.=F-6675
CONSULTING ENGINEERS & SURVEYORS
2221 DAFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

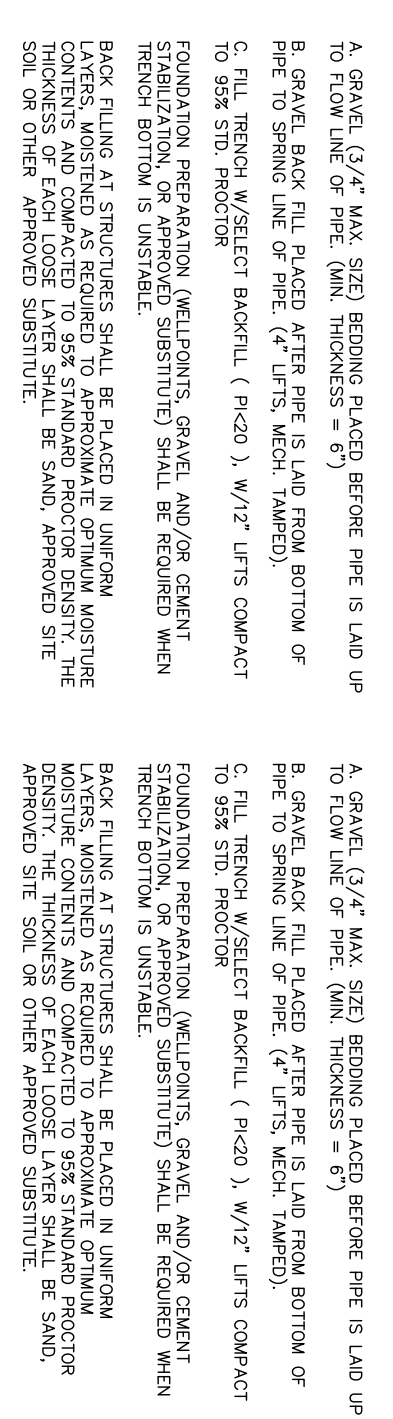


FIRE HYDRANT LOCATION - PLAN
SIDEWALK DEVIATION AT FIRE HYDRANT

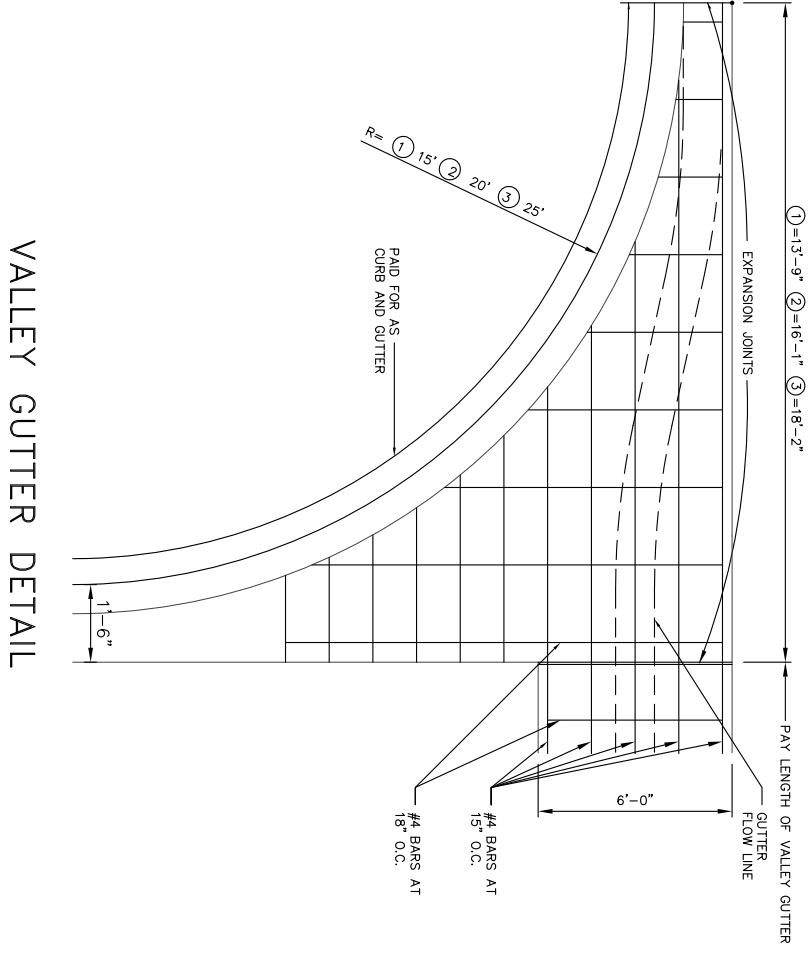
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF THE DRAINAGE DIVISION. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



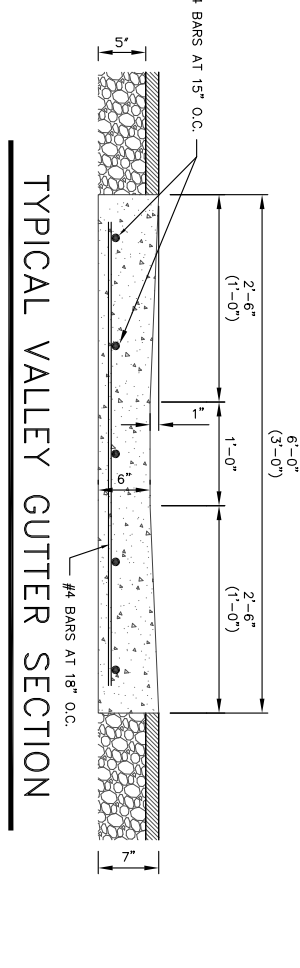
STANDARD PIPE BEDDING



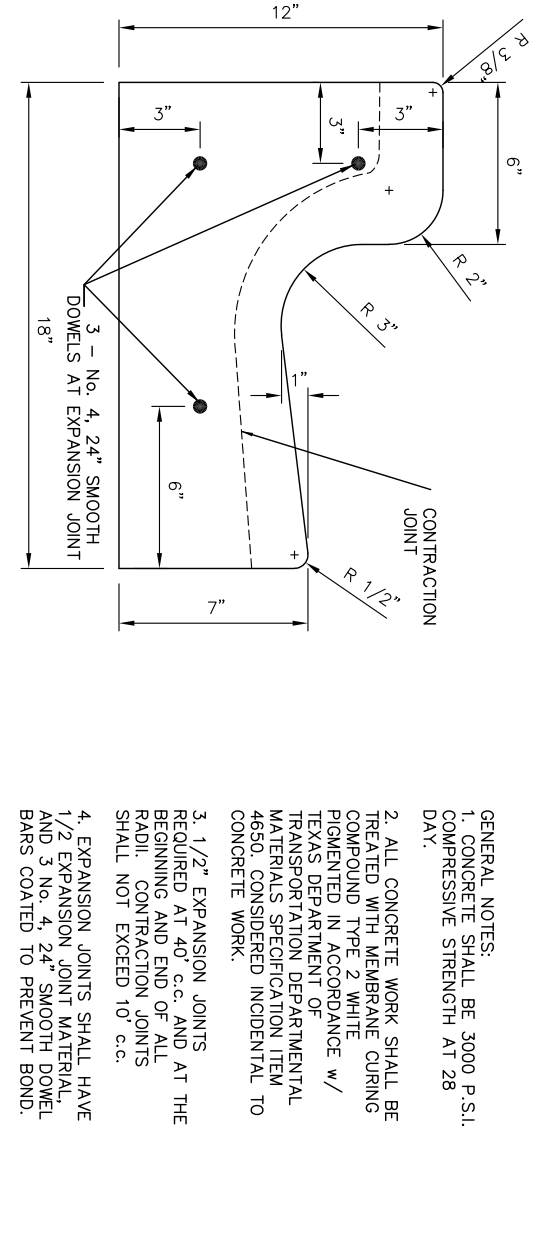
RECONSTRUCTION OF ROAD SIDE DITCH



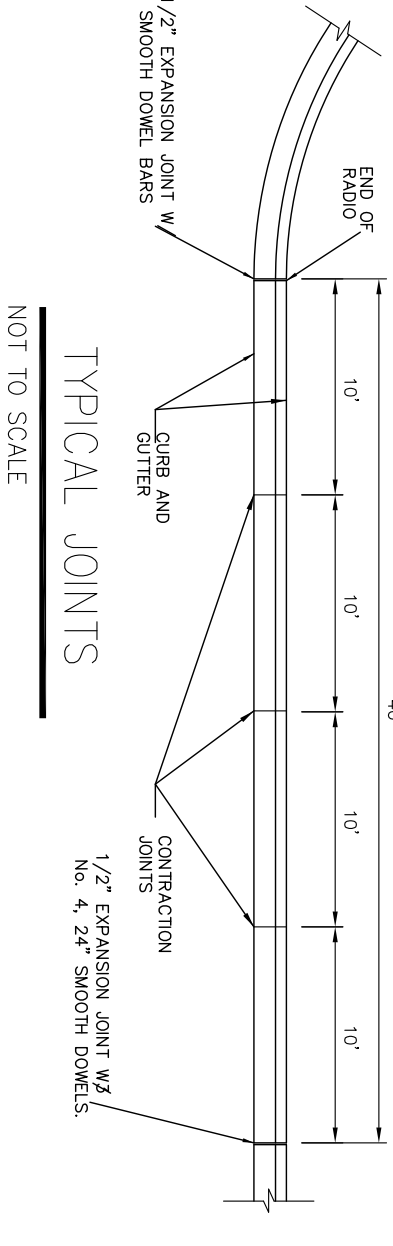
VALLEY GUTTER DETAIL



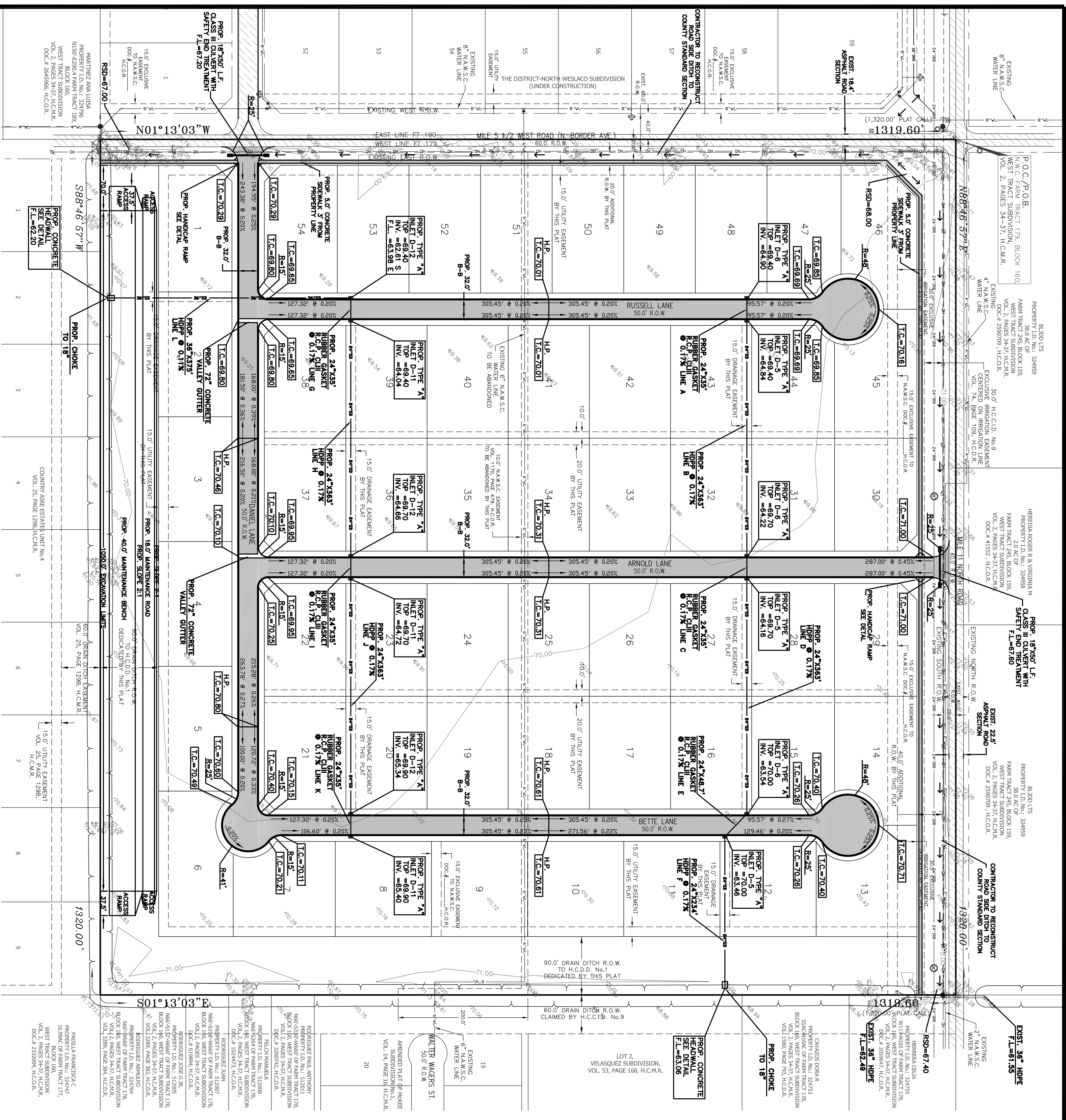
TYPICAL VALLEY GUTTER SECTION

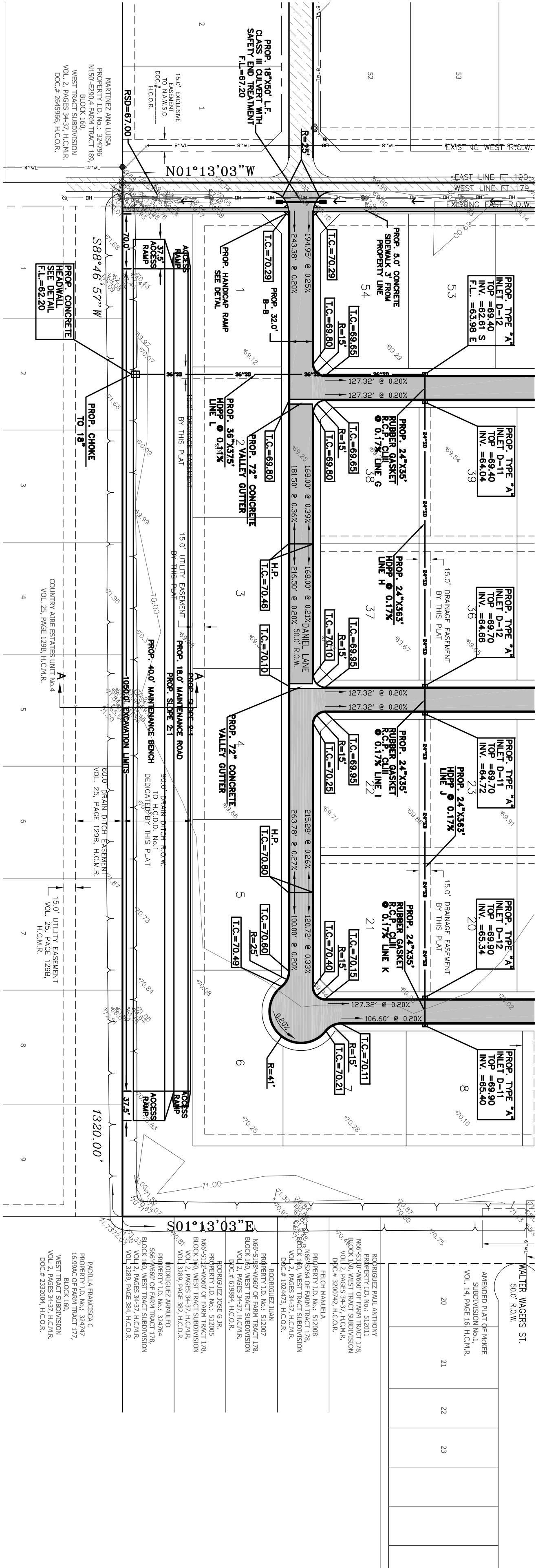


CURB AND GUTTER DETAIL

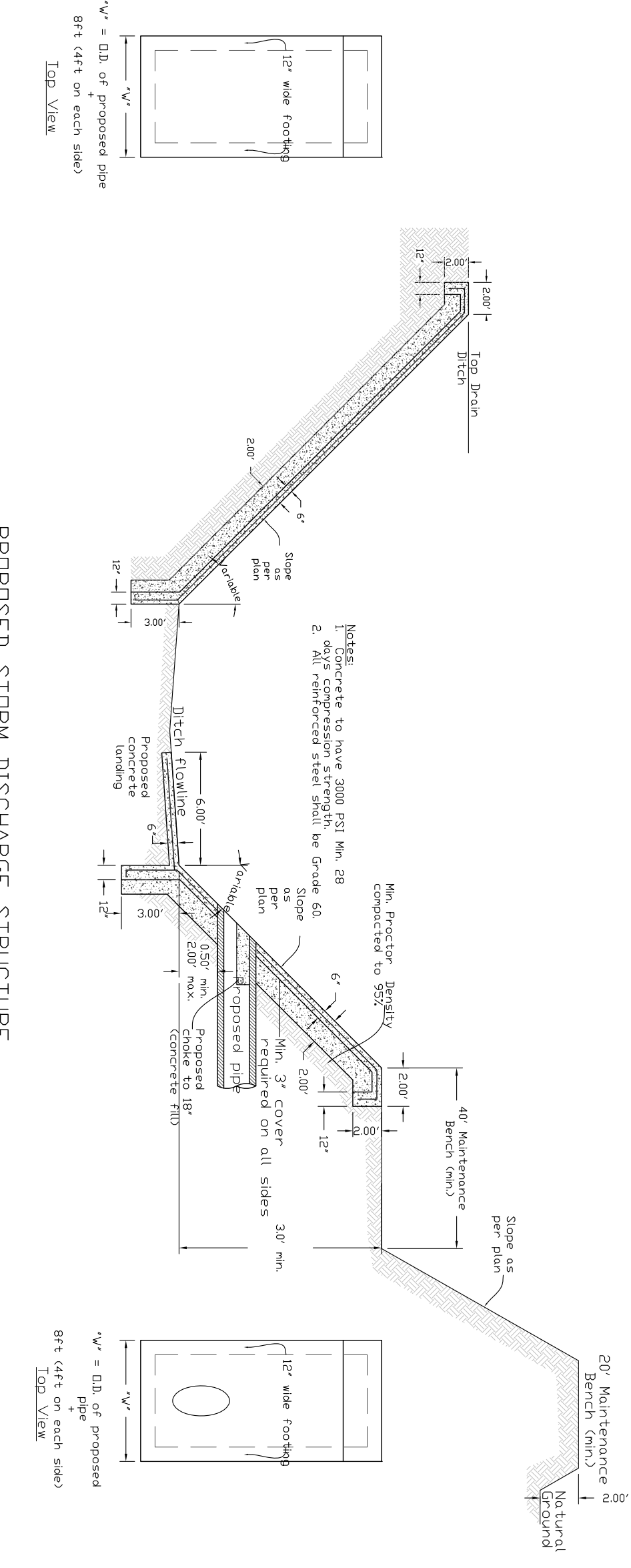
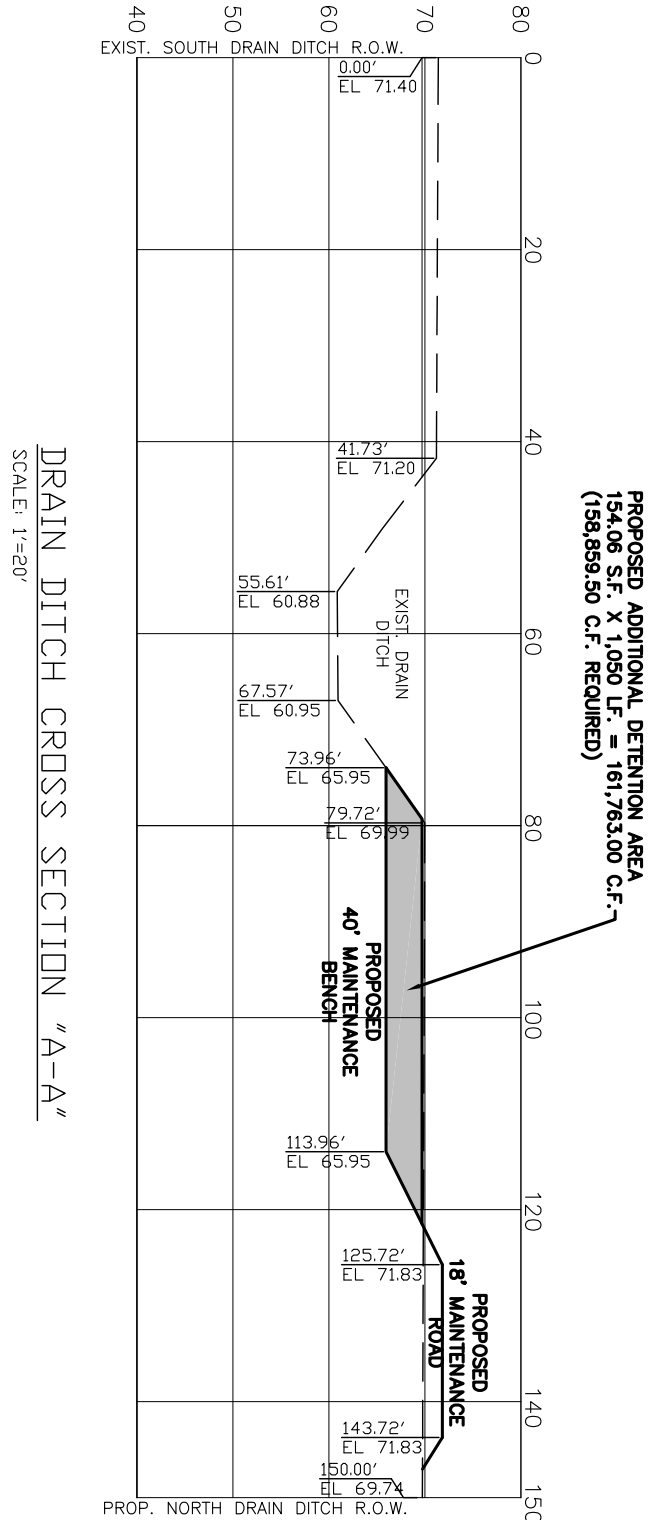


TYPICAL JOINTS





SCALE 1" = 100'



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON NOVEMBER 09, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Project: THE DISTRICT-NORTH WESLACO SUBDIVISION PHASE II

Sheet Title: DRAIN DITCH WIDENING

SE SALINAS ENGINEERING & ASSOCIATES (8686) ENGINEER (10065700) SURVEY CONSULTING ENGINEERS & SURVEYORS 2221 DAFFODIL - McALLEN, TEXAS 78501 (956) 682-9081 (956) 686-1489 (FAX)

David Omar Salinas Registered Professional Engineer # 71973 Date: 11/09/21 Scale: 1"=100' Designed By: D.O.S. Drawn By: P.R. Checked By: D.O.S. Approved By: D.O.S. Project No: SP-21-25510 Drawing No: SP-21-25510 Sheet 6 of 8

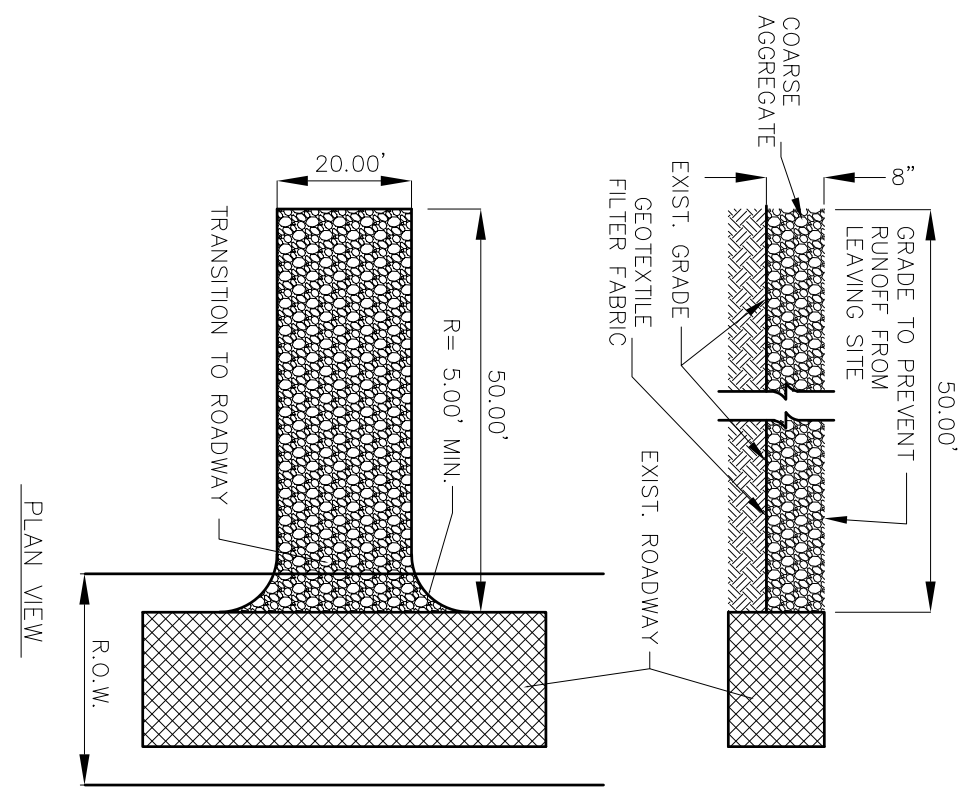
**STORM WATER POLLUTION
PREVENTION PLAN**

Sheet Title:

**THE DISTRICT-NORTH WESLACO
SUBDIVISION PHASE II**

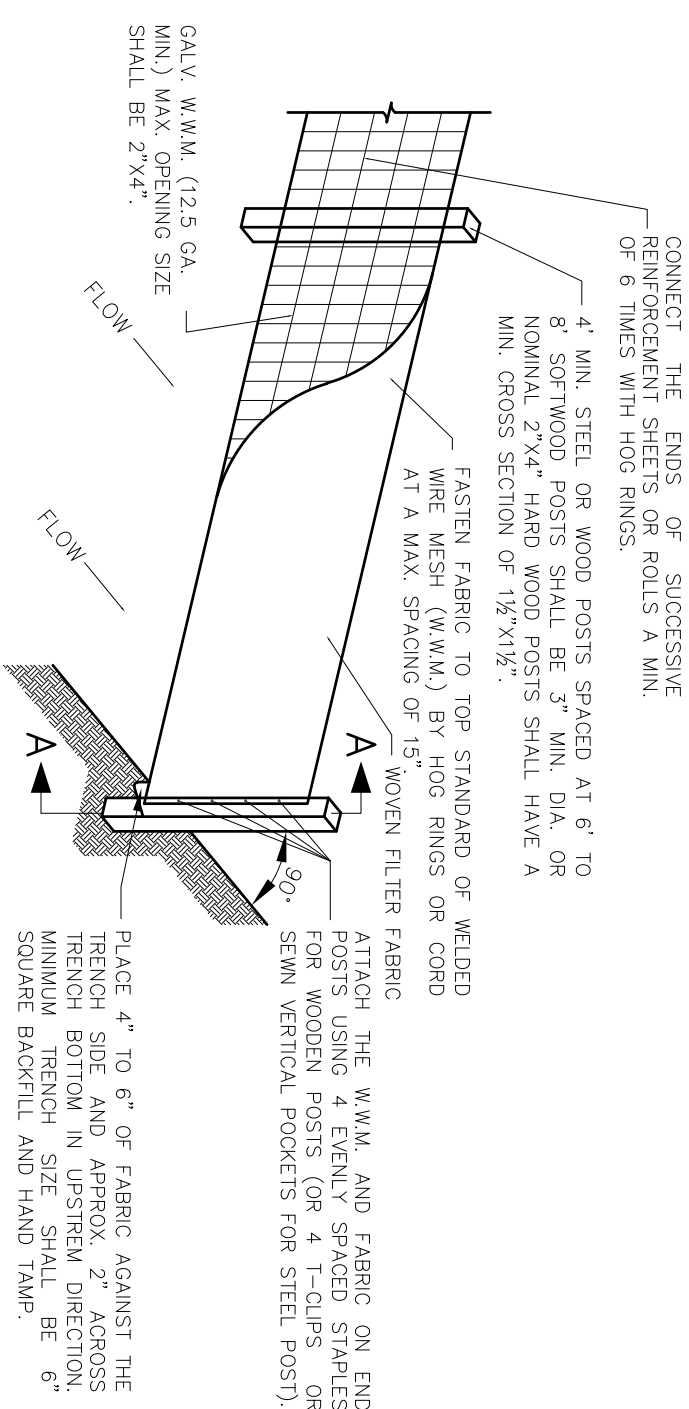
Project:

- NOTES:
1. STONE SHALL BE 3 TO 5 INCH DIA. CRUSHED ROCK OR ACCEPTABLE CRUSHED CEMENT CONCRETE.
 2. CLEAR ALL VEGETATION, ROOTS AND ALL OTHER OBSTRUCTIONS IN PREPARATION FOR GRADING.
 3. PRIOR TO PLACING GEOTEXTILE FILTER FABRIC MAKE SURE THAT THE ENTRANCE IS PROPERLY GRADED AND COMPACTED.
 4. GEOTEXTILE FILTER FABRIC LINED UNDER IF GEOTEXTILE FILTER FABRIC HAS BEEN DAMAGED IT SHALL BE REMOVED AND REPLACED.
 5. WHEN NECESSARY VEHICLES SHALL BE CLEARED FROM ROADWAY WHEN WASHOUTS ARE REQUIRED. A SHALL BE DONE ON AN AREA STABILIZED WITH GEOTEXTILE FILTER FABRIC TO PREVENT EROSION FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING THE DRAINAGE DITCH OR WATERCOURSE USING APPROVED METHODS.
 6. THE ENTRANCE SHALL BE PROPERLY GRADED OR INCORPORATE DRAINAGE "SCALE" TO PREVENT ROUGH FROM LEAVING THE CONSTRUCTION SITE.
 7. THE ENTRANCE SHALL BE MAINTAINED IN A FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY BE REQUIRED PERIODIC TOPPING UP OF SEDIMENT SPILLED, PREPARED, WASHED OR TRACKED ONTO PAVEMENT SURFACES, MUST BE REMOVED IMMEDIATELY.



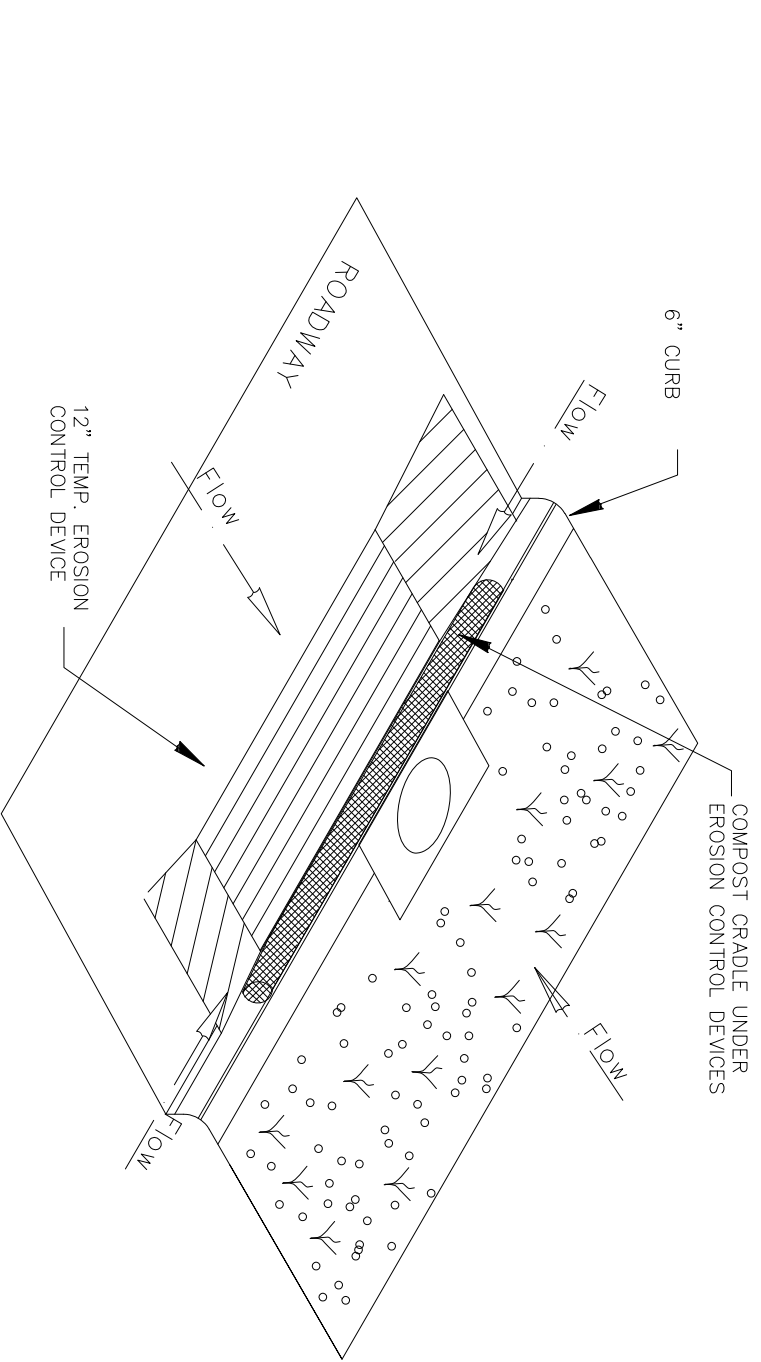
STABILIZED CONSTRUCTION EXIT

N.T.S.



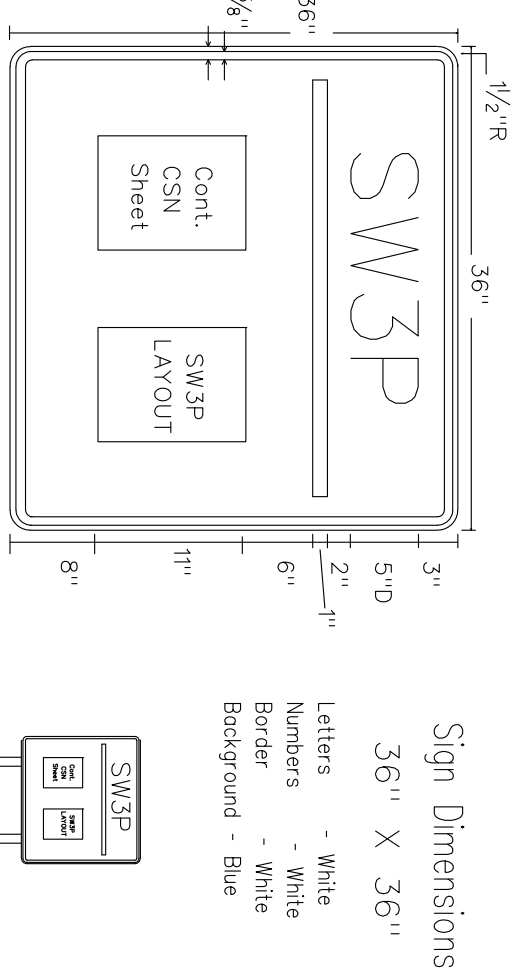
TEMPORARY SEDIMENT CONTROL FENCE

N.T.S.



CURB INLET SEDIMENT TRAP

N.T.S.



Sign Dimensions

36" X 36"

1 1/2" Border

36" X 36" Sign Board

White Background - Blue Letters

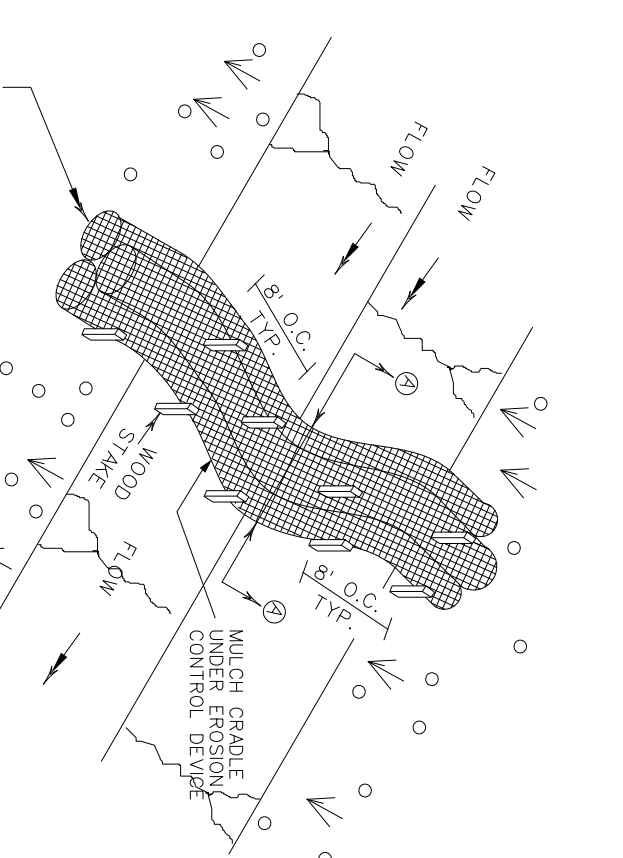
White Background - White Letters

Contractor
Construction Site Note
(CSN)

- The plastic lining should be free of tears or holes that allow the wastewater to escape.
- If hoy boies are used, they shall be placed in accordance with details shown on Exhibit for hoy boies.
- Washout pit shall be located in an area easily accessible to construction traffic.
- Washout pit shall not be located in areas subject to inundation from storm water runoff.

CONCRETE TRUCK WASHOUT PIT

N.T.S.



DITCH LINE SEDIMENT TRAP

N.T.S.

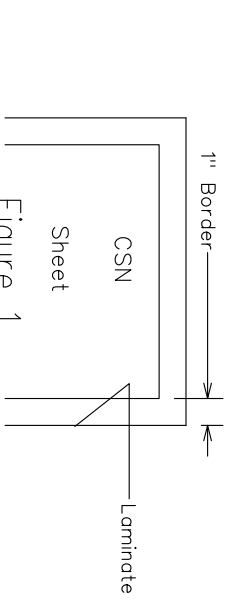
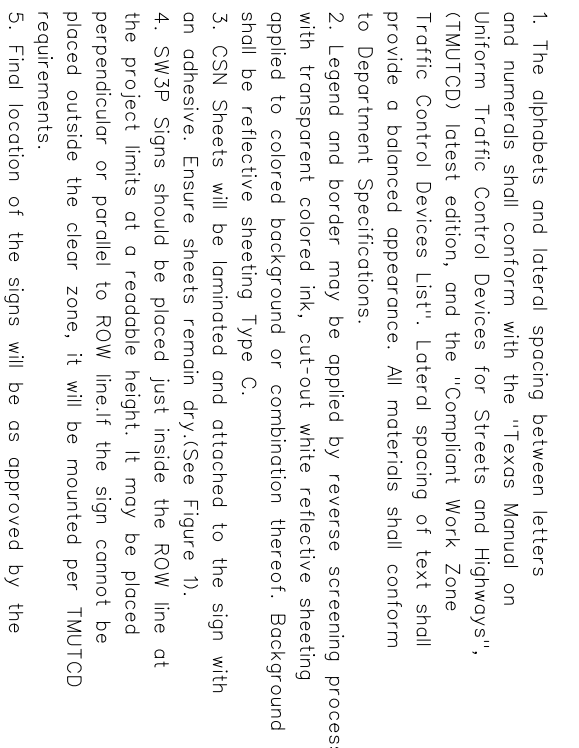


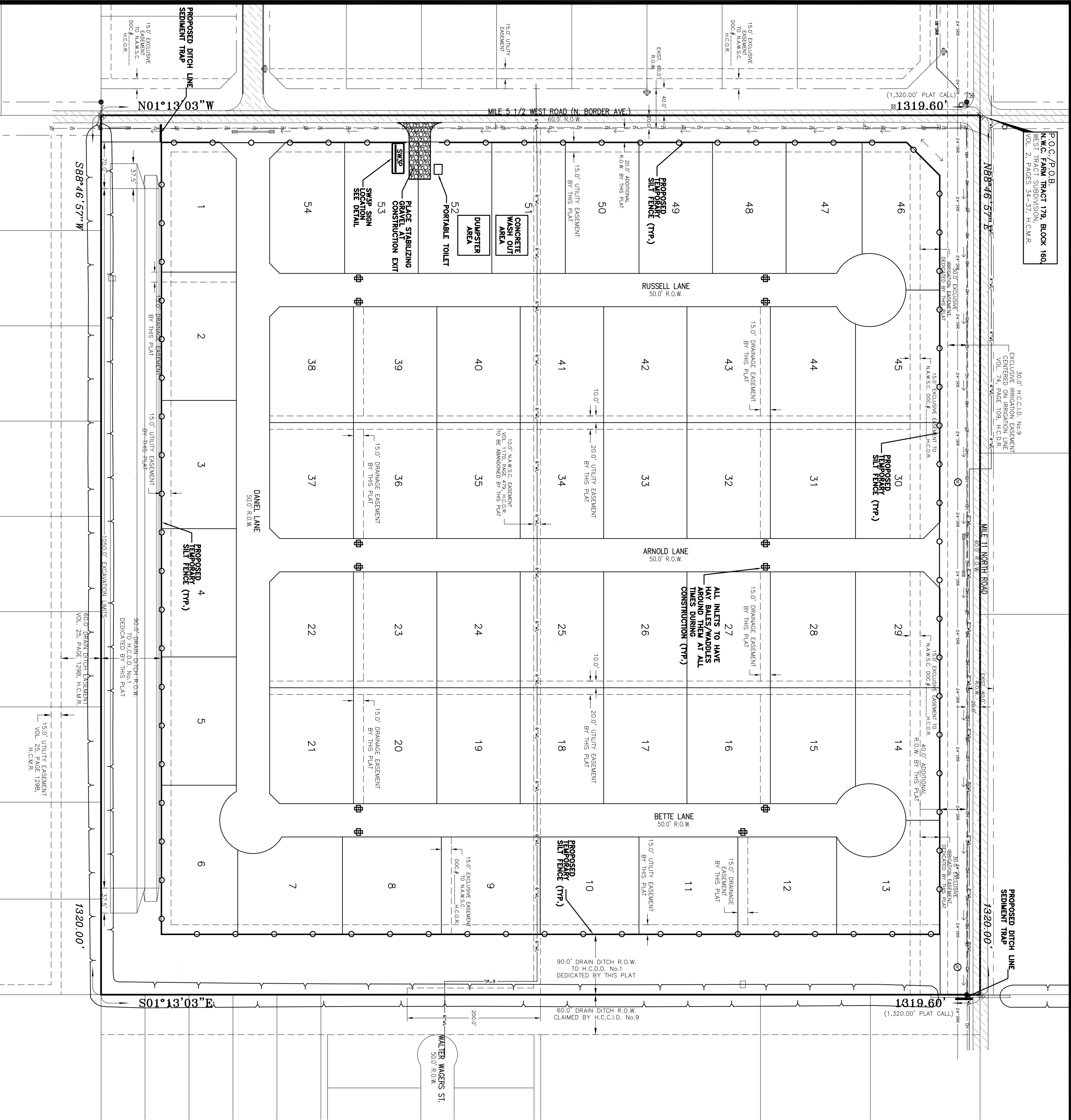
Figure 1

GENERAL NOTES:

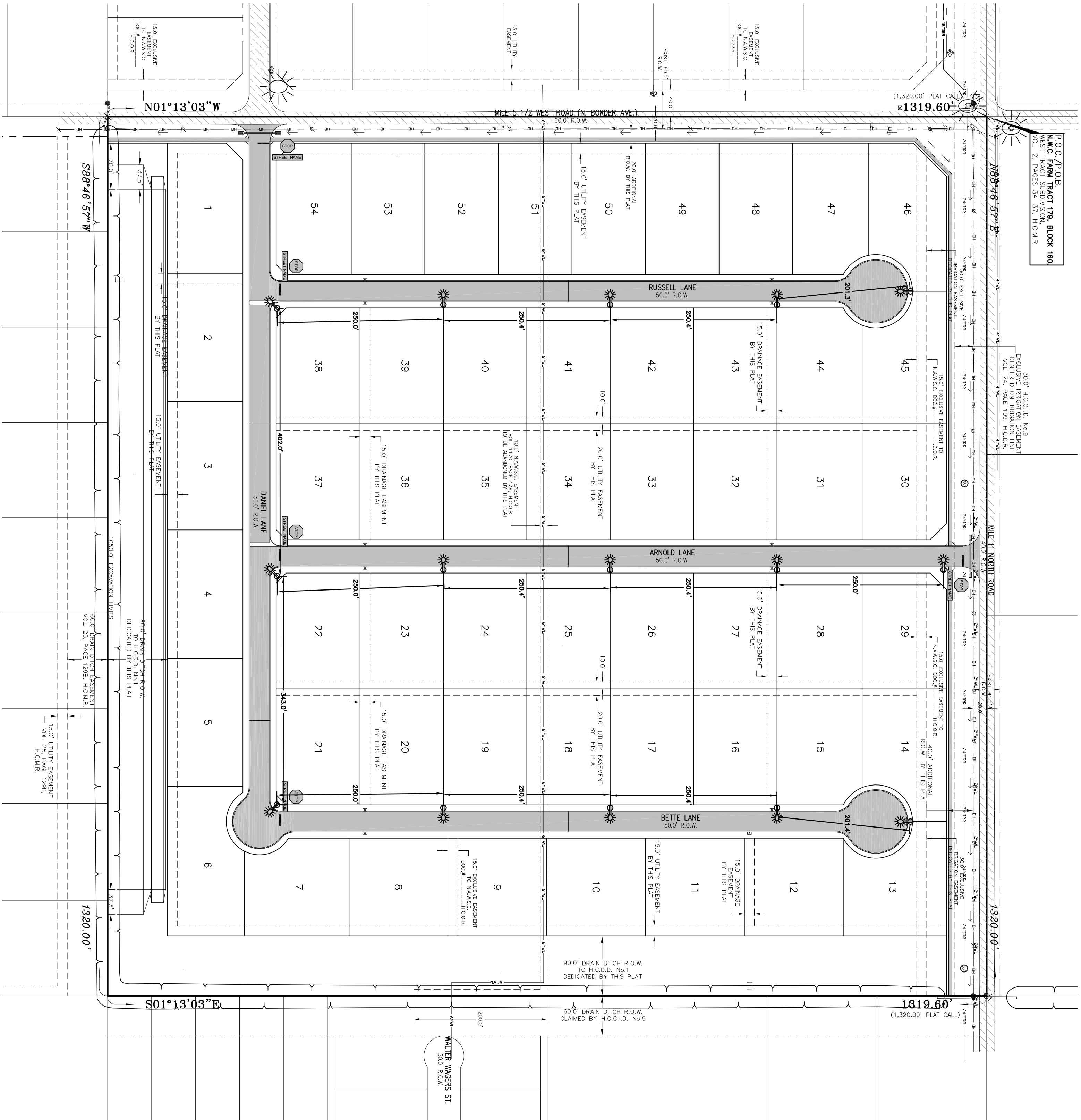
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".
2. THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADED OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. NECESSARY TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAND IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OF TO BOUNDING SUPPORT WITH IS TURN ATTACHED TO THE STEEL FENCE POST FABRIC SHALL OVERLAP AT ADJACENT ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO GAPS OR LEAKAGE OCCURS.
5. INSPECTION SHALL BE MADE BI-WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SILT IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR PRECE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE SITUATION OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SEDIMENT CONTROL FENCE USAGE GUIDELINES.
8. A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONDUIT TO INTERCEPT SEDIMENT FROM OPENLAND RUNOFF. A 2-YEAR STORM PRECIPITATION MAY BE USED TO DETERMINE THE FLOW RATE TO BE FILTERED.
9. SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT. MORE THAN TWO ACRES.

EROSION GENERAL NOTES:

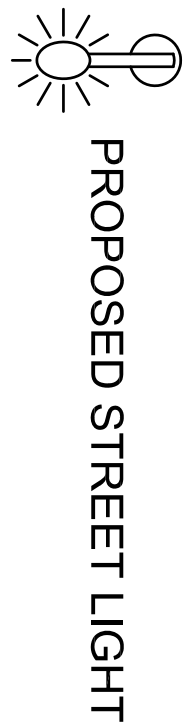
1. IT IS THE DUTY OF THE INFORMATION PROVIDED ON THIS SHEET TO BE USED AS THE GENERAL GUIDELINES FOR THE STORM WATER OF COMPLIANCE WITH FEDERAL REGULATIONS. THE CONTRACTOR SHALL PREPARE THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH IN THE EROSION CONTROL PLAN. THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL. THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL. THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
2. THE STORM WATER POLLUTION PLAN SHOULD ADDRESS THESE GOALS: A) DESIGN OF LOS, LONG SHORTEST DURATION POSSIBLE; AND C) REMOVAL OF SEDIMENT FROM STORM WATER BEFORE IT LEAVES THE SITE.
3. THE CONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE, UPON REQUEST TO (EPA).
4. THE CONTRACTOR MUST AMEND PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, MODIFICATIONS INCLUDING DESIGN AND PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MODIFICATIONS INCLUDING DESIGN AND PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MODIFICATIONS INCLUDING DESIGN AND PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MODIFICATIONS INCLUDING DESIGN AND PLANS.
5. STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES. REPAIRS AND MODIFICATIONS REVEALED BY THE INSPECTION MUST BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
6. AN INSPECTION REPORT THAT SUMMARIZES INSPECTION ACTIVITIES AND IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL. THE INSPECTION REPORT SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL. THE INSPECTION REPORT SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
7. THE CONTRACTOR SHALL CONSTRUCT A SINGLE STABILIZED CONSTRUCTION EXIT PRIOR TO EXISTING ROADWAY TO PREVENT EROSION.
8. THE CONTRACTOR SHALL ADAPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE AND OTHER POLLUTANTS TO STORM DRAINAGE. REGULAR COLLECTION OF WASTE, CONVENIENT WASTE RECEPTACLES, AND DISGASING AND CONTROLLING EQUIPMENT WASHDOWN.



THIS DOCUMENT IS REDACTED FOR THE PURPOSE OF INTERNAL REVIEW BY THE COUNTY OF HIDALGO ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



SCALE 1" = 100'



PROPOSED STREET LIGHT



PROPOSED STOP SIGN

STREET NAME PROPOSED STREET NAME SIGN

PROPOSED 24" STOP BAR



EXISTING STREET LIGHT

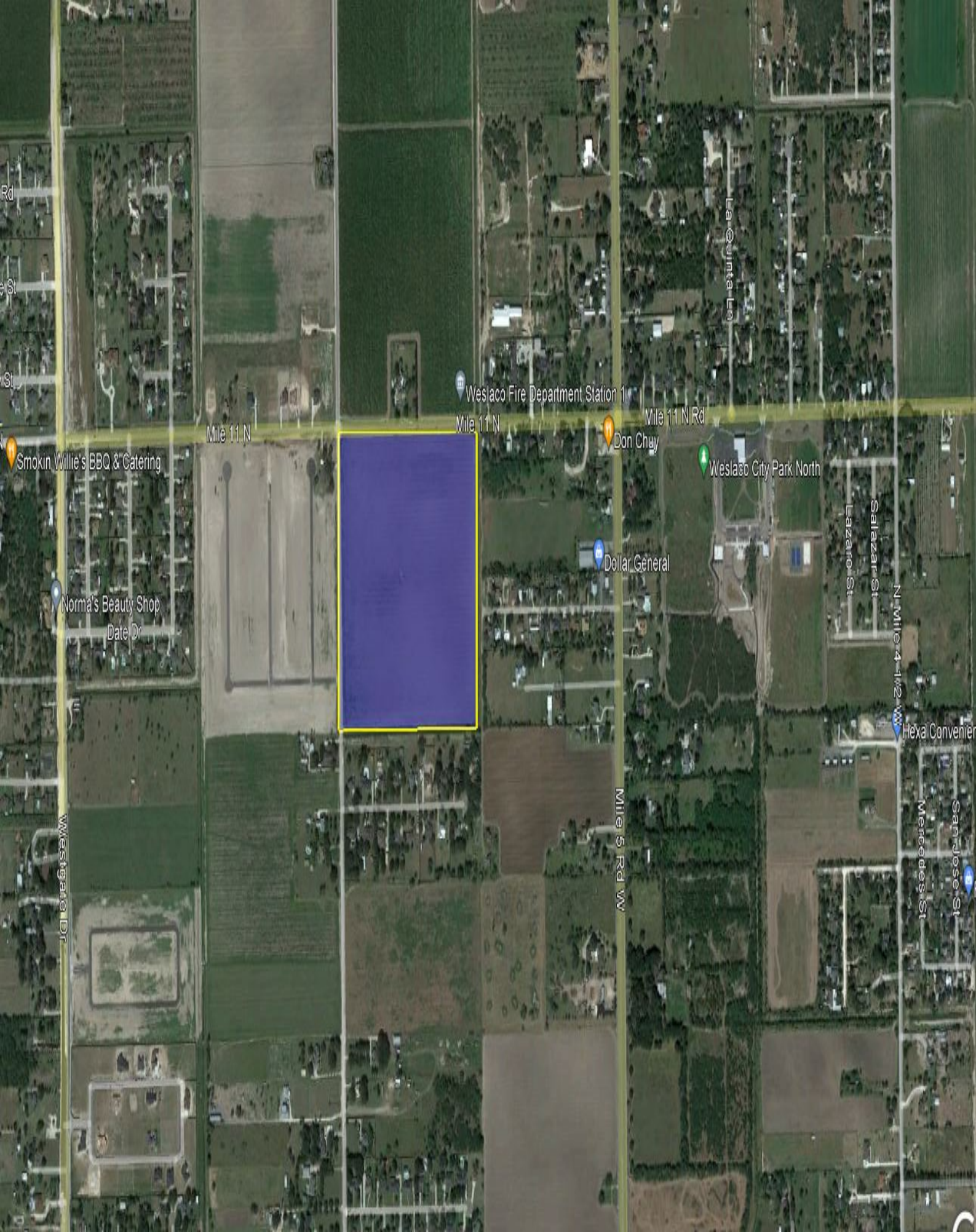
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF THE ENGINEER. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

David Omar Salinas
Registered Professional
Engineer # 71973
Date: 11/09/21
Scale: 1"=100'
Designed By: D.O.S.
Drawn By: P.R.
Checked By: D.O.S.
Approved By: D.O.S.
Project No: SP-21-25510
Drawing No: SP-21-25510
Sheet 8 of 8

Project: THE DISTRICT-NORTH WESLACO
SUBDIVISION PHASE II

Sheet Title: STREET LIGHTING AND
SIGN PLAN

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)





Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5422	
From:			
Subject: Discussion and re-consideration to approve the Final Plat for Pleasant View Village Subdivision— being a 8.55 out of Farm Tract 709, Block 136, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately 1,300 ft South of Business 83 & Pleasantview Dr and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The Subdivision was previously approved by the Commission on November 16, 2021, as a thirty (30) lot subdivision. The developer is requesting a rear setback variance of 5' and the City ordinance requires 15'.			
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 had previously approved the final plat at their regular meeting of November 16, 2021			
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, with a variance for the rear setback of 10' rather than the request 5' at their regular on meeting May 4, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by Staff and Planning and Zoning Commission.			
Staff Recommendation: Staff recommends approval of Final Plat and compliance with the ordinance for the variance request.			
Attachments, if any: Pleasant View Village- Memo, Pleasant View Village- Variance, Pleasant View Village Subdivision, Pleasant View Subdivision Plat			
Responsibilities upon Approval:			

Staff will advise the applicant

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Pleasant View Village- Final Plat

DATE: May 10, 2022

The proposed use for the 30-lot subdivision will be an apartment and duplex development, located inside the Weslaco City limits. The final plat was previously approved by City Commission on November 16, 2021. The developer is requesting a variance to permit a 5' rear setback instead of the city ordinance required 15'. The developer stated that due to the average depth of the lots being 67' it is difficult for the owner to comply with parking requirements and the required rear setback. The Planning & Zoning Commission has recommended a 10' rear setback, rather the request 5'. Previous City Commission and Planning & Zoning action have approved 10' rear setbacks in R-2 zoned areas.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Pleasant View Village Subdivision

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

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

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

Owner would kindly like to request a variance for the 15' Rear Building Setback Line,
and would like to have a 5' Rear Building Setback instead.

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Roberto Salvia & Marcos Luis Gutierrez Telephone: _____

Address: 3710 E. Canton Road Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

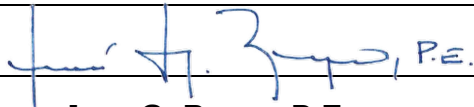
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

SWG Engineering, LLC is the authorized agent

Authorized Agent Signature:  P.E. Date: April 22, 2022

Authorized Agent Printed Name: Jose G. Reyes, P.E.

THIS PAGE FOR STAFF USE ONLY

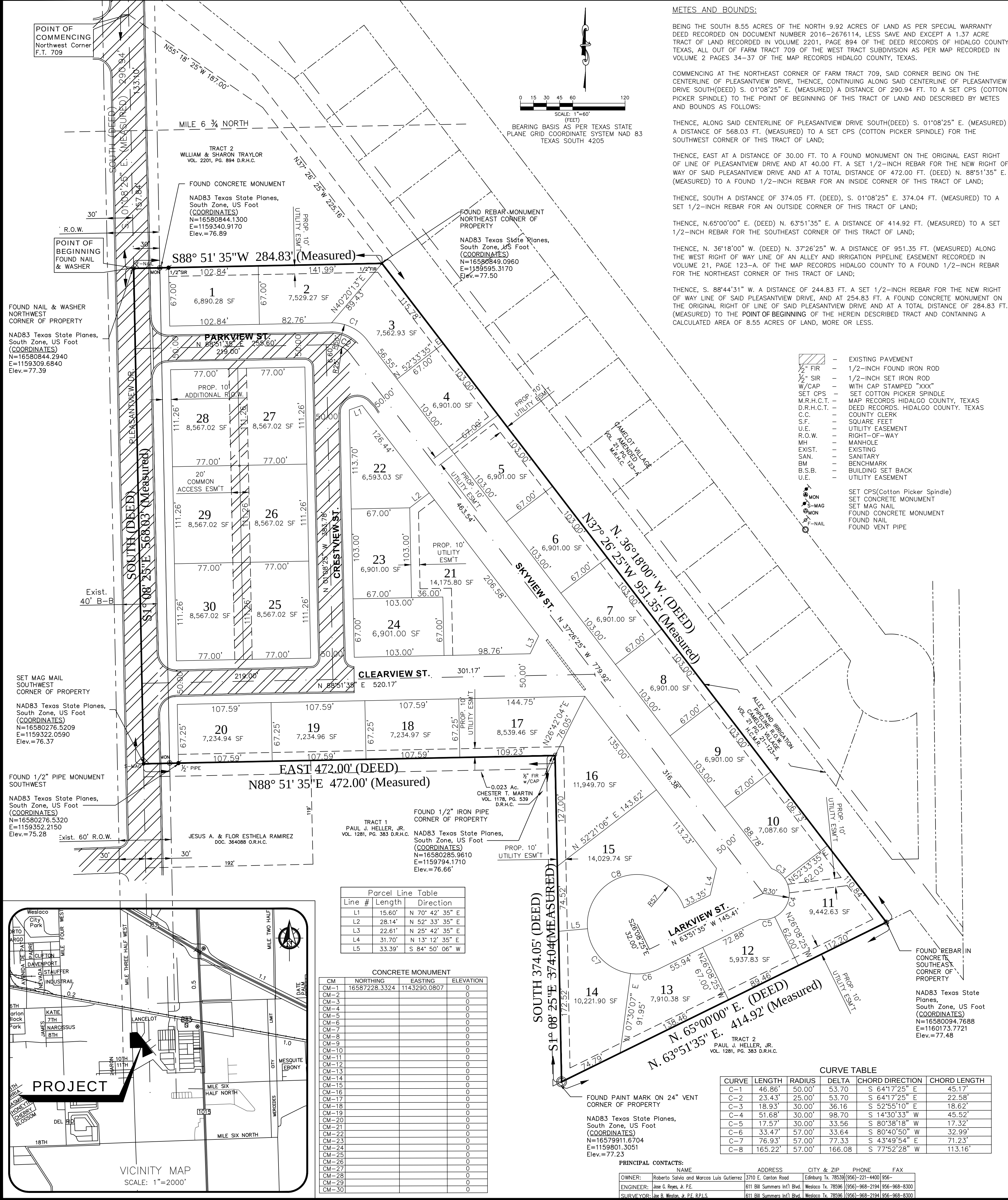
Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

C:\USERS\SWG\DROPBOX (SWG ENGINEERING, LLC)\SWG PROJECTS FOLDER\PROJECTS\21-112 PLEASANT VIEW VILLAGE SUBDIVISION\DRAWING\WORKING\DRAWING\FILE\PLAT.DWG 4/22/2022 3:35 PM



METES AND BOUNDS:

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

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

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

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

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

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

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

GENERAL NOTES:

1. THE SUBDIVIDER WILL COMPLY WITH THE REQUIREMENTS THAT:

A. WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET OR EXCEED THE MINIMUM STATE STANDARDS.

B. SEWER CONNECTIONS TO THE LOTS WILL MEET OR EXCEED MINIMUM STATE STANDARDS.

C. GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET OR EXCEED MINIMUM STATE STANDARDS.

D. ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS WILL MEET OR EXCEED MINIMUM STATE STANDARDS.

2. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334, PANEL NO. 0450C, DATED JANUARY 6, 2000.

ZONE "X"-AREAS OF 500 YEAR FLOOD, AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD. THIS INFORMATION WAS GRAPHICALLY SCALED AND WE ACCEPT NO RESPONSIBILITY FOR SUCH INFORMATION.

3. THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN A TITLE COMMITMENT BY TITLE RESOURCES GUARANTY CO. AND SECURITY LAND TITLE CO., GF. NO. 11820, DATED JUNE 14, 2006. THUS OTHER INTERESTS MY EXIST.

4. THE BEARINGS FOR THIS SURVEY ARE BASED OFF OF WESTERLY LINE OF VOLUME 1174, PAGE 991 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.

5. BENCHMARK INFORMATION: TOP OF INLET APPROXIMATELY 86.00 FEET NORTH OF PLEASANTVIEW ROAD AND CLEARVIEW ST. INTERSECTION. ELEVATION = 75.86 FEET.

6. SURVEYOR ONLY REVIEWED DOCUMENT SHOWN OF FACE OF THIS INSTRUMENT.

7. STREET LIGHT MUST BE LOCATED EVERY 300 FEET AS PER CITY STANDARDS.

8. MINIMUM BUILDING SETBACK LINES SHALL BE:

FRONT : 25'

SIDE SETBACK : 5'

REAR SETBACK : 5'

9. FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB LOCATED IN THE CENTER FRONT OF THE LOT. THE MINIMUM FINISH FLOOR ELEVATION = 78.08

10. ALL UTILITIES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AND NO TREES SHALL BE PLANTED OVER UTILITY LINES.

13. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE OF THE EASEMENT.

14. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 52,488 CUBIC FEET (1.2 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL EXPAND DITCH #34 OWNED BY H.C.I.D. #9 TO PROVIDE A TOTAL DETENTION OF 66,359 C.F. (1.5 AC.-FT.).

15. CORNER LOTS ALONG SKYVIEW TO HAVE 15 FOOT CORNER CLIPS UNLESS OTHERWISE NOTED.

16. LOTS 1 & 28 ENTRANCE TO BE FROM PARKVIEW STREET. LOTS 21 & 22 ENTRANCE TO BE FROM SKYVIEW STREET. LOTS 25 & 27 ENTRANCE TO BE FROM CRESTVIEW STREET. LOTS 20 & 30 ENTRANCE TO BE FROM CLEARVIEW STREET.

17. NO ACCESS TO LOTS 1, 20, 28, 29, & 30 THROUGH PLEASANTVIEW ROAD.

18. CITY WILL NOT ACCEPT THE STREETS IF HOME OWNER'S ASSOCIATION IS EVER DISSOLVED UNLESS THE STREETS ARE RETURNED TO ACCEPTABLE CITY STANDARDS.

19. A 5 FT. SIDEWALK IS REQUIRED ALONG PLEASANTVIEW DRIVE UPON THE ISSUANCE OF A NOTICE TO PROCEED.

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

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

ENGINEER'S CERTIFICATION

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

SURVEYOR'S AND ENGINEER'S CERTIFICATION

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

MAYOR OF CITY OF WESLACO _____ DATE _____

SECRETARY OF THE CITY OF WESLACO _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

PLANNING AND ZONING COMMISSION CHAIR

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

PLANNING AND ZONING CHAIR _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

DATE THIS _____ DAY OF _____, 2022.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER _____

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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

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

BY: _____
DEPUTY

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

ROBERTO SALVIA _____ DATE _____

MARCOS LUIS GUTIERREZ _____ DATE _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO SALVIA AND MARCOS LUIS GUTIERREZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC _____

PLAT OF PLEASANT VIEW VILLAGE SUBDIVISION

WESLACO, TEXAS

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

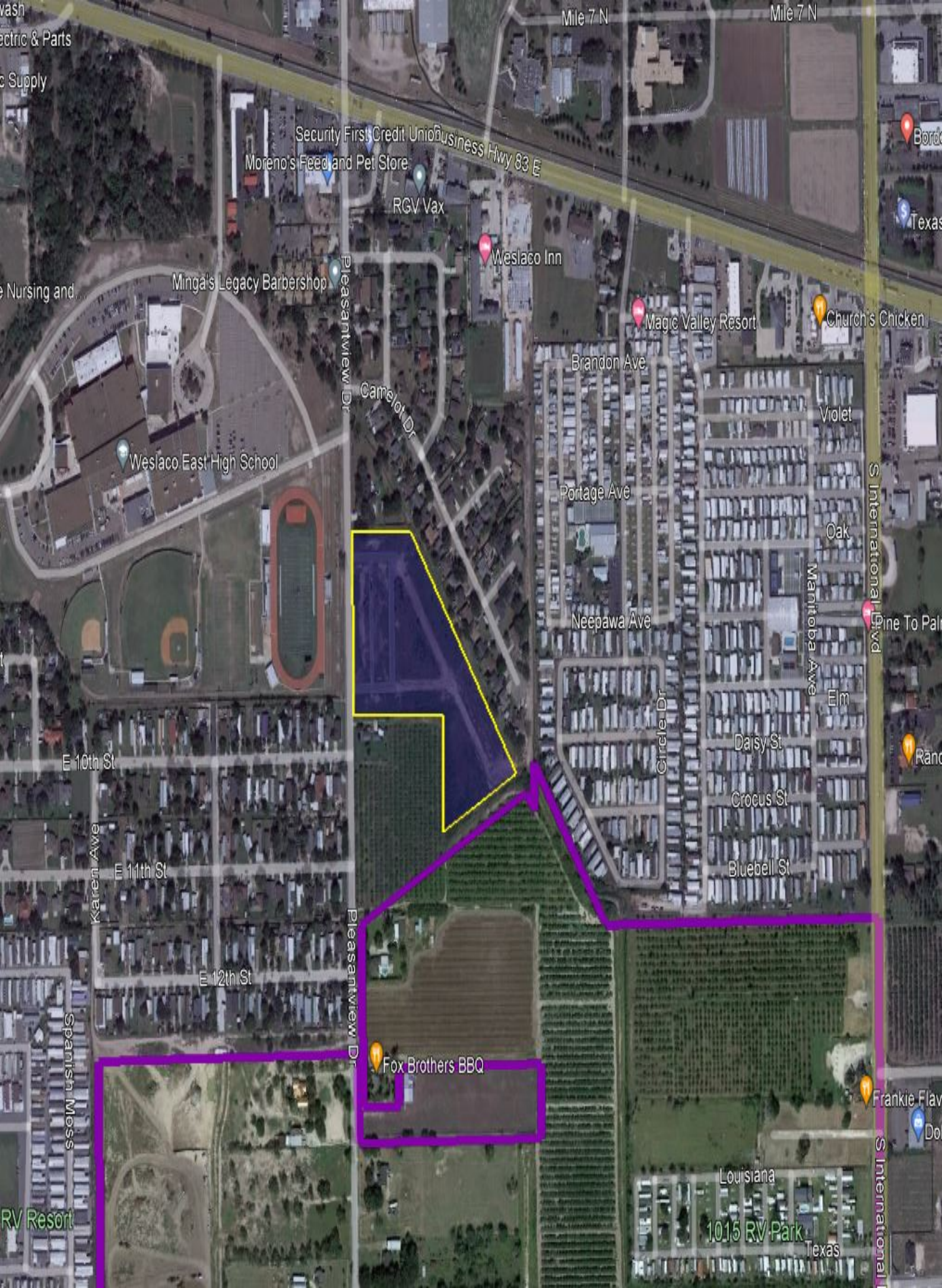
Sigler, Winston, Greenwood, & Associates, Inc.

SWG

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

DATE OF PREPARATION APRIL, 2022

21-112



Wash
Electric & Parts
c Supply

e Nursing and

RV Resort

Security First Credit Union
Business Hwy 83 E
Moreno's Feed and Pet Store

RGV Vax

Weslaco Inn

Magic Valley Resort

Church's Chicken

Minga's Legacy Barbershop

Weslaco East High School

Brandon Ave

Portage Ave

Neepawa Ave

Violet

Oak

S International Blvd
Line To Pal

Manitoba Ave

Em

Daisy St

Crocus St

Bluebell St

E 10th St

E 11th St

E 12th St

Karen Ave

Spanish Moss

Pleasantview Dr

Fox Brothers BBQ

Frankie Flav

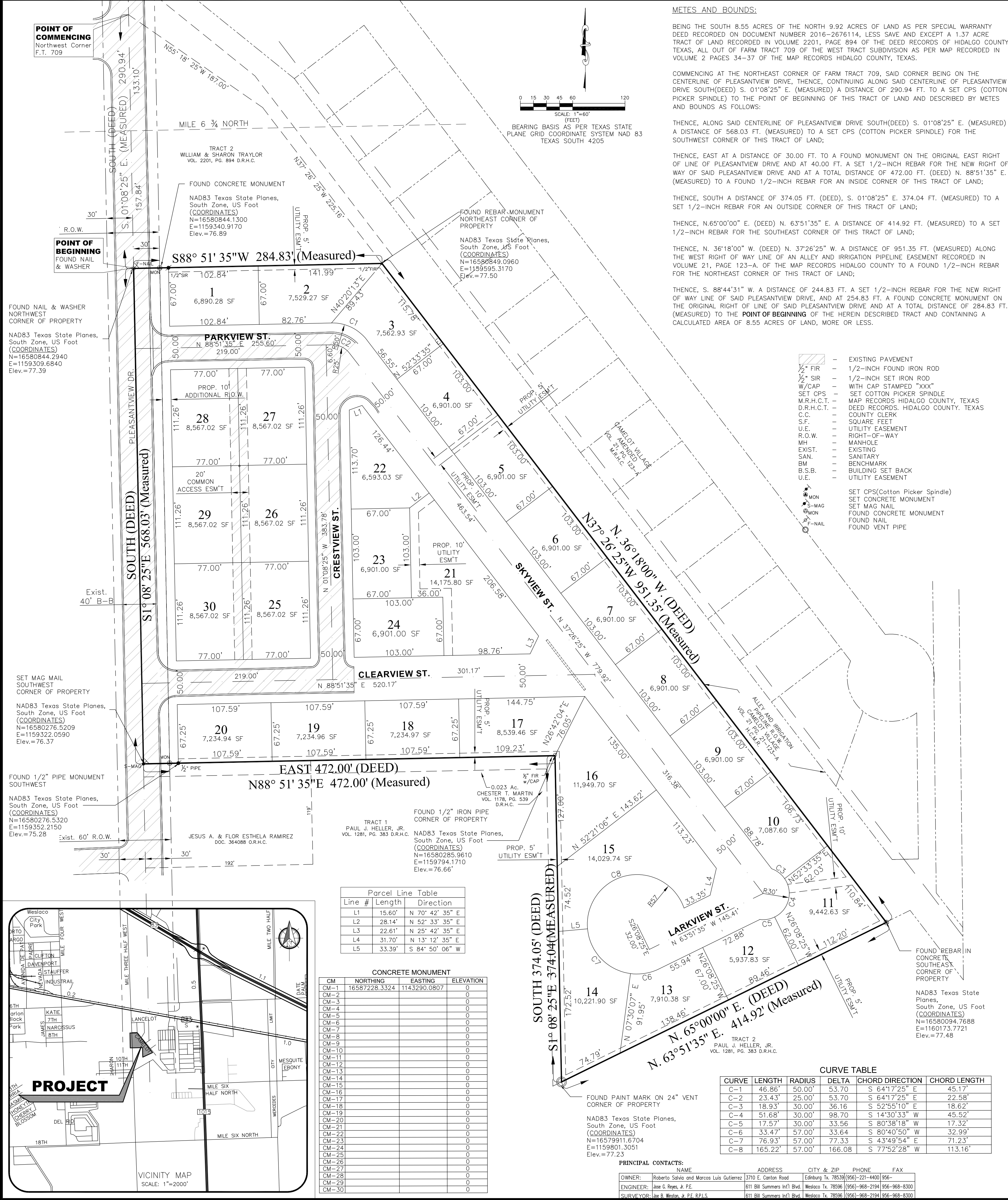
Louisiana

1015 RV Park

Texas

S International

C:\USERS\ANDY.DROBBOX (SWG ENGINEERING, LLC)\SWG PROJECTS FOLDER\PROJECTS\21-112 PLEASANT VIEW VILLAGE SUBDIVISION\DRAWING\WORKING DRAWING FILE\PLAT.DWG 4/22/2022 3:38 PM



METES AND BOUNDS:

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

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

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

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

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GENERAL NOTES:

- THE SUBDIVIDER WILL COMPLY WITH THE REQUIREMENTS THAT:
 - WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET OR EXCEED THE MINIMUM STATE STANDARDS.
 - SEWER CONNECTIONS TO THE LOTS WILL MEET OR EXCEED MINIMUM STATE STANDARDS.
 - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET OR EXCEED MINIMUM STATE STANDARDS.
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS WILL MEET OR EXCEED MINIMUM STATE STANDARDS.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334, PANEL NO. 0450C, DATED JANUARY 6, 2000.
ZONE "X"-AREAS OF 500 YEAR FLOOD, AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD. THIS INFORMATION WAS GRAPHICALLY SCALED AND WE ACCEPT NO RESPONSIBILITY FOR SUCH INFORMATION.
- THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN A TITLE COMMITMENT BY TITLE RESOURCES GUARANTY CO. AND SECURITY LAND TITLE CO., GF. NO. 11820, DATED JUNE 14, 2006. THUS OTHER INTERESTS MY EXIST.
- THE BEARINGS FOR THIS SURVEY ARE BASED OFF OF WESTERLY LINE OF VOLUME 1174, PAGE 991 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.
- BENCHMARK INFORMATION: TOP OF INLET APPROXIMATELY 86.00 FEET NORTH OF PLEASANTVIEW ROAD AND CLEARVIEW ST. INTERSECTION. ELEVATION = 75.86 FEET.
- SURVEYOR ONLY REVIEWED DOCUMENT SHOWN OF FACE OF THIS INSTRUMENT.
- STREET LIGHT MUST BE LOCATED EVERY 300 FEET AS PER CITY STANDARDS.
- MINIMUM BUILDING SETBACK LINES SHALL BE:
FRONT : 25'
SIDE SETBACK : 5'
REAR SETBACK : 5'
- FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB LOCATED IN THE CENTER FRONT OF THE LOT. THE MINIMUM FINISH FLOOR ELEVATION = 78.08
- ALL UTILITIES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AND NO TREES SHALL BE PLANTED OVER UTILITY LINES.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 52,488 CUBIC FEET (1.2 ACRE PER FOOT) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL EXPAND DITCH #34 OWNED BY H.C.I.D. #9 TO PROVIDE A TOTAL DETENTION OF 66,359 C.F. (1.5 AC.-FT.).
- CORNER LOTS ALONG SKYVIEW TO HAVE 15 FOOT CORNER CLIPS UNLESS OTHERWISE NOTED.
- LOTS 1 & 28 ENTRANCE TO BE FROM PARKVIEW STREET.
LOTS 21 & 22 ENTRANCE TO BE FROM SKYVIEW STREET.
LOTS 25 & 27 ENTRANCE TO BE FROM CRESTVIEW STREET.
LOTS 20 & 30 ENTRANCE TO BE FROM CLEARVIEW STREET.
- NO ACCESS TO LOTS 1, 20, 28, 29, & 30 THROUGH PLEASANTVIEW ROAD.
- CITY WILL NOT ACCEPT THE STREETS IF HOME OWNER'S ASSOCIATION IS EVER DISSOLVED UNLESS THE STREETS ARE RETURNED TO ACCEPTABLE CITY STANDARDS.
- A 5 FT. SIDEWALK IS REQUIRED ALONG PLEASANTVIEW DRIVE UPON THE ISSUANCE OF A NOTICE TO PROCEED.
- A 4 FT. SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE ISSUANCE OF BUILDING PERMIT. ON CORNER LOTS, OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

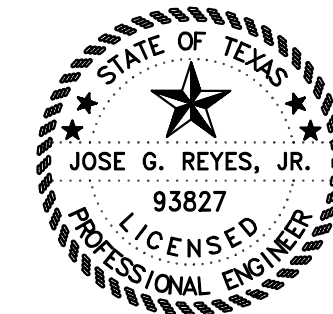
STATE OF TEXAS
COUNTY OF HIDALGO

ENGINEER'S CERTIFICATION

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

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

4/22/2022
DATE



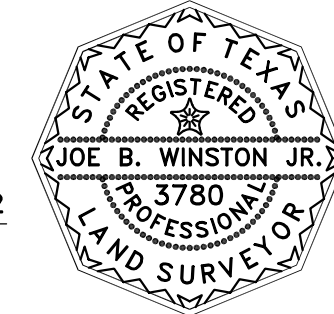
STATE OF TEXAS
COUNTY OF HIDALGO

SURVEYOR'S AND ENGINEER'S CERTIFICATION

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

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

4/22/2022
DATE



STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

PLANNING AND ZONING COMMISSION CHAIR

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

PLANNING AND ZONING CHAIR _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

DATE THIS _____ DAY OF _____, 2022.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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

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

BY: _____
DEPUTY

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

ROBERTO SALVIA _____ DATE _____

MARCOS LUIS GUTIERREZ _____ DATE _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO SALVIA AND MARCOS LUIS GUTIERREZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC

PLAT
OF
PLEASANT VIEW VILLAGE
SUBDIVISION

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



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

DATE OF PREPARATION
APRIL, 2022



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5423	
From:			
Subject: Discussion and re-consideration to approve the Final Plat for Ten Fifteen Subdivision—being 10.33 acres being a resubdivision of lots 1A,2A,3A, 4A,5A and 6A, out of Plaza Diez Quince Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of F.M. 1015 and Mile 6 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The Subdivision was previously approved by City Commission June 15, 2021, as a thirty-two (32) lot subdivision. The developer is requesting change from a public to a private subdivision. The developer will need to provide fire with gate details and paved road widths, as well as Knox box access. Engineering will need a minimum throat length of 80 ft for queueing.			
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 previously approved the final plat on June 15,2021.			
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 May 4, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by Staff and Planning and Zoning Commission.			
Staff Recommendation: Staff recommends approval for the final plat change			
Attachments, if any: Ten Fifteen- Memo, TEN FIFTEEN- Private Subdivision request, TEN FIFTEEN SUBD PLAT, TEN FIFTEEN SUBD PLAT- aerial			
Responsibilities upon Approval: Staff will advise the applicant			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Ten Fifteen Subdivision- Final Plat

DATE: May 10, 2022

The proposed use for the 32-lot subdivision will be an apartment and duplex development, located inside the Weslaco City limits. The final plat was previously approved by City Commission on June 15, 2021. The developer is requesting to convert the subdivision from a public subdivision to a private gated subdivision. The developer will need to provide fire with gate details and paved road widths, as well as Knox box access. Engineering will need a minimum throat length of 80 ft for queueing. The developer has complied with all Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM

JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504

Tel: (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NO. F-1295

MEMORANDUM

To: City of Weslaco
Attn: Ms. Rebekah De La Fuente, CFM
Planning & Code Enforcement Director

From: Gil Teegardin 

Subject: **Ten Fifteen Subdivision**

Date: April 26, 2022

Attached please find twelve (12) copies of the subdivision plat for the Ten Fifteen Subdivision. These are submitted as requested showing the modifications for private subdivision. If you have any questions or require further information, please feel free to contact me at your convenience.

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Tuesday, April 19, 2022 9:37 AM
To: javier@javierhinojosaeng.com
Subject: RE: Ten Fifteen

Good morning,

Please see comments below from the departments and make required changes so we can proceed with reconsideration of the Final Plat

Fire marshal:

We will need a paving plan to include gate details and road widths at the proposed gates. The gates shall not obstruct access to fire hydrants. They will also need to provide a Knox emergency gate access key switch for all entrance gates.

Engineering:

I would add that the throat length should be a minimum of 80 feet to accommodate queueing vehicles.

Public Works:

Call out separate easements for Public utilities where lines are proposed to run do not include as part of private access easement

Planning:

Under Ten Fifteen in parathesis callout (Private Subdivision)

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: javier@javierhinojosaeng.com <javier@javierhinojosaeng.com>
Sent: Thursday, April 7, 2022 4:24 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Ten Fifteen

Rebekah,

Attached please find a copy of the revised subdivision plat for Ten Fifteen Subdivision turning the street right of way into an access and utility easement. This is for your review and comments. I will wait for your reply before forwarding to the owner.

Thank you,

Gil Teegardin
JAVIER HINOJOSA ENGINEERING
416 E. Dove Avenue
McAllen, Texas 78504
Tel: 956-668-1588
email: javier@javierhinojosaeng.com

From: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Sent: Thursday, April 7, 2022 10:23 AM
To: javier@javierhinojosaeng.com
Cc: Gilbert Teegardin <giltee4@yahoo.com>
Subject: Ten Fifteen & San Gabriel

Good morning,

In order of Ten Fifteen to become a private subdivision I would need at least 3 hardcopies and one PDF copy of what is being proposed. We will need to know gate location and throat length to confirm that there will be no stacking on 18th or FM 1015. Would will also need to add the comments and language below so private subdivision. If water and sewer lines are currently in the right-of-way they would have to be placed in public dedicated easements otherwise they are considered private lines.

This would have to go back to P&Z and City Commission for reconsideration but once finalized and accepted by staff approvals could be done in about a month.

Also, attached are the sample letters of support we need for the off-site drainage for San Gabriel

PRIVATE SUBDIVISION- Comments

The developer's dedicatory language on the plat shall read as follows: "I, the undersigned, owner of the land shown on this plat, and designated as (the name of the subdivision), 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 the streets, alleys, and easements thereon shown, surface use of the streets and alleys is restricted to the employees or agents of the City of Weslaco, employees of utilities operating under franchise to the City of Weslaco, residents of the subdivision, and their guests."

Plat notes shall be required on the plat to be as follows:

Plat note: All private streets, inclusive of median islands and any sentry shelters, plus any accompanying storm drainage, street lighting, and/or sidewalks, shall be privately maintained by the homeowner's association. Also, all perimeter walls and fences shall be under the ownership and the exclusive responsibility of the homeowner's association for the purposes of enclosed privacy, security, and repair.

Plat note: After the recording of the plat's conditions, covenants, and restrictions (CCRs) to thus assure maintenance of common areas and median islands, etc., a building permit application may be filed with the City of Weslaco for any proposed gated entry mechanisms whereafter it shall be reviewed for approval or disapproval by the city including the fire marshal's office. In no case shall gate(s) be installed where a building permit has not been issued.

Plat note: The homeowner's association and/or every lot owner shall hold the City of Weslaco, Texas, harmless and indemnify said city from any and all liability and alleged claims relating to said private streets. The lot owners shall be responsible for the costs to maintain the private streets, accompanying storm drainage, private sidewalks, private street lighting, and any other private improvement in the private street area.

Plat note: The owner(s)/developer(s) shall sign and record an indemnification agreement holding harmless the City of Weslaco and indemnifying it from all obligations to maintain said streets and from any liability arising out of or incident to such streets.

The developer shall sign and record a private street agreement on a form established by the City of Weslaco after consultation with the city attorney.

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128

rdelafuente@weslacotx.gov



SUBDIVISION PLAT OF
**TEN FIFTEEN
SUBDIVISION**

10.33 ACRES BEING A RESUBDIVISION OF LOTS 1A, 2A, 3A, 4A, 5A AND 6A, OUT OF PLAZA DIEZ QUINCE SUBDIVISION AS RECORDED IN VOLUME 55, PAGE 103 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS TEN FIFTEEN SUBDIVISION, 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 THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

NAME: EZEQUIEL REYNA
OWNER: REYNA FAMILY DEVELOPMENT, LTD.
ADDRESS: 702 W. EXPRESSWAY 83
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED EZEQUIEL REYNA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF TEN FIFTEEN SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ DATE _____

SECRETARY OF THE CITY OF WESLACO, NORMA A. CANTU DATE _____

THIS PLAT OF TEN FIFTEEN SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

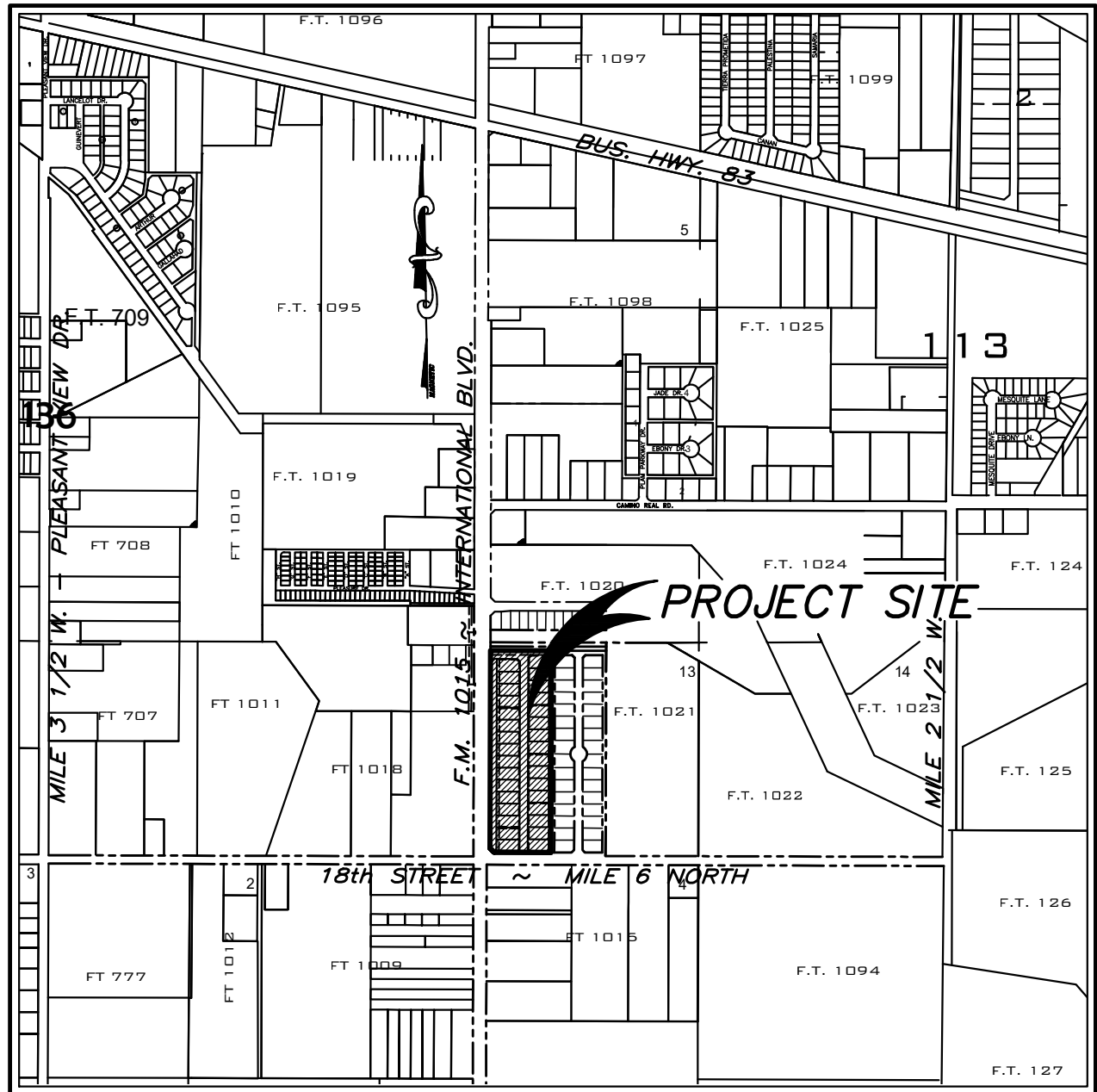
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

IVAN GARCIA P.E., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
RIO DELTA ENGINEERING & SURVEYING
921 S. 10TH STREET
EDINBURG, TEXAS 78539
TEL. (956) 382-5152 DATE SURVEYED: 04-01-2021
TBPELS FIRM No. 10194027

GENERAL NOTES

- THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0525 B, REVISED JANUARY 2, 1981, ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT OR ELEVATION 71.00, WHICHEVER IS HIGHER.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 43,769 CUBIC FEET (1.005 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 THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT:25 FEET
REAR:15 FEET
SIDE:5 FEET
SIDE CORNER:10 FEET
- A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF F.M. 1015 AND ALONG THE NORTH SIDE OF 18th STREET.
- A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT TIME OF BUILDING PERMIT.
- PROJECT BENCHMARK: MAGNETIC NAIL SET 27.55 FEET SOUTH AND 310.57 FEET EAST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. ELEVATION: 68.64 (NAD 83-NAVD 88) (ZONE 4205 TX. SOUTH). NORTHING: 16578357.402 EASTING: 1162741.954
- SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS.
- LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
- A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SW3P.
- STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
- NO ACCESS SHALL BE PERMITTED FOR LOTS 1 AND 32 TO 18th STREET AND FOR LOTS 1 THROUGH 16 (INCLUSIVE) TO F.M. 1015.
- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- 39' DETENTION AREA TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR TEN FIFTEEN SUBDIVISION.
- ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALL AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
- AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCR'S) TO THIS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREABOUT IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
- THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND AN OTHER PRIVATE IMPROVEMENTS IN THE PRIVATE STREET AREA.
- THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
- THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENT ON A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULTATION WITH THE CITY ATTORNEY.



LOCATION MAP

SCALE: 1" = 1,000'

METES AND BOUNDS DESCRIPTION

BEING 10.33 ACRES OF LAND OUT OF LOTS 1A, 2A, 3A, 4A, 5A AND 6A, PLAZA DIEZ QUINCE SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 55, PAGE 103, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 10.33 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF FARM TRACT 1021, WEST AND ADAMS TRACT SUBDIVISION, ALSO BEING THE SOUTHWEST CORNER OF PLAZA DIEZ QUINCE SUBDIVISION, THENCE, EAST, ALONG THE SOUTH LINE OF FARM TRACT 1021 AND THE CENTERLINE OF MILE 6 NORTH, A DISTANCE OF 429.00 FEET TO A FOUND NAIL, THENCE NORTH 50.00 FEET TO A FOUND No. 4 REBAR (w/ PLASTIC CAP STAMPED RGEC) AT THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 6 NORTH FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

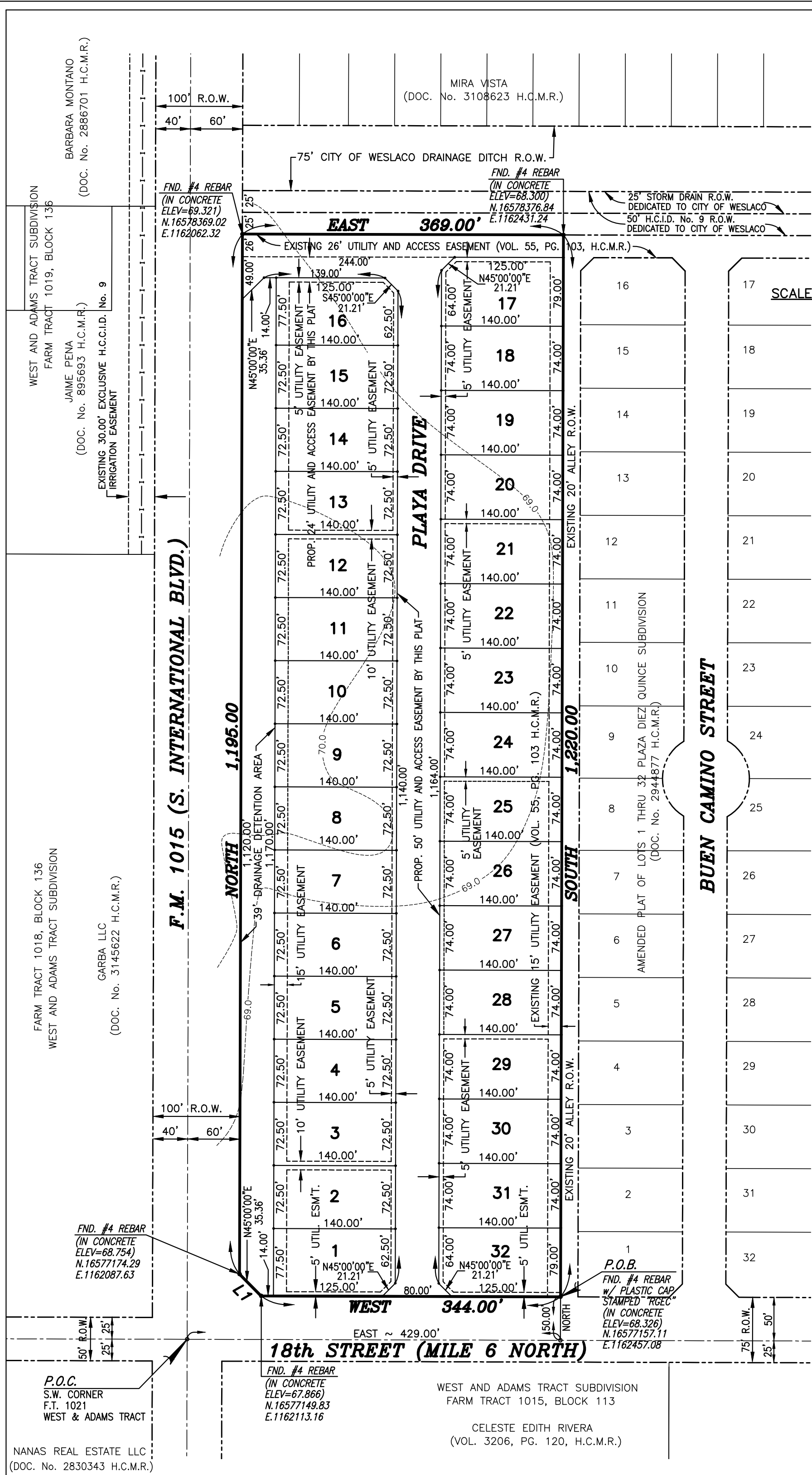
THENCE WEST, ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF MILE 6 NORTH, A DISTANCE OF 344.00 FEET TO A FOUND No. 4 REBAR FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N 45°00'00" W, ALONG A 25 FOOT BY 25 FOOT CORNER CLIP, A DISTANCE OF 35.36 FEET TO A FOUND No. 4 REBAR ON THE EAST RIGHT-OF-WAY LINE OF F.M. 1015 (INTERNATIONAL BLVD.) FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE OF F.M. 1015 (INTERNATIONAL BLVD.), A DISTANCE OF 1,195.00 FEET TO A FOUND No. 4 REBAR FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST, ALONG THE SOUTH SIDE OF A 50 FOOT H.C.I.D. No. 9 DITCH RIGHT-OF-WAY, A DISTANCE OF 369.00 FEET TO A FOUND No. 4 REBAR FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH, AT A DISTANCE OF 1,220 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.33 ACRES OF LAND, MORE OR LESS.



LINE DATA		
No.	BEARING	DISTANCE
L1	N45°00'00"W	35.36'

IRREGULAR LOT AREAS		
LOT #	SQ. FT.	ACRES
1	10,737.50	0.246
16	10,737.50	0.246
17	10,947.50	0.251
32	10,947.50	0.251

LEGEND:

- IRON ROD FOUND
- IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE _____

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER REYNA FAMILY DEVELOPMENT LLC	702 W. EXPRESSWAY 83	WESLACO, TX 78596	(956)477-3962
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McAlLEN, TX 78504	(956)668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McAlLEN, TX 78501	(956)618-1551

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DATE OF PREPARATION: UPDATED APRIL, 2022 DRAWN BY: P.GONZALEZ



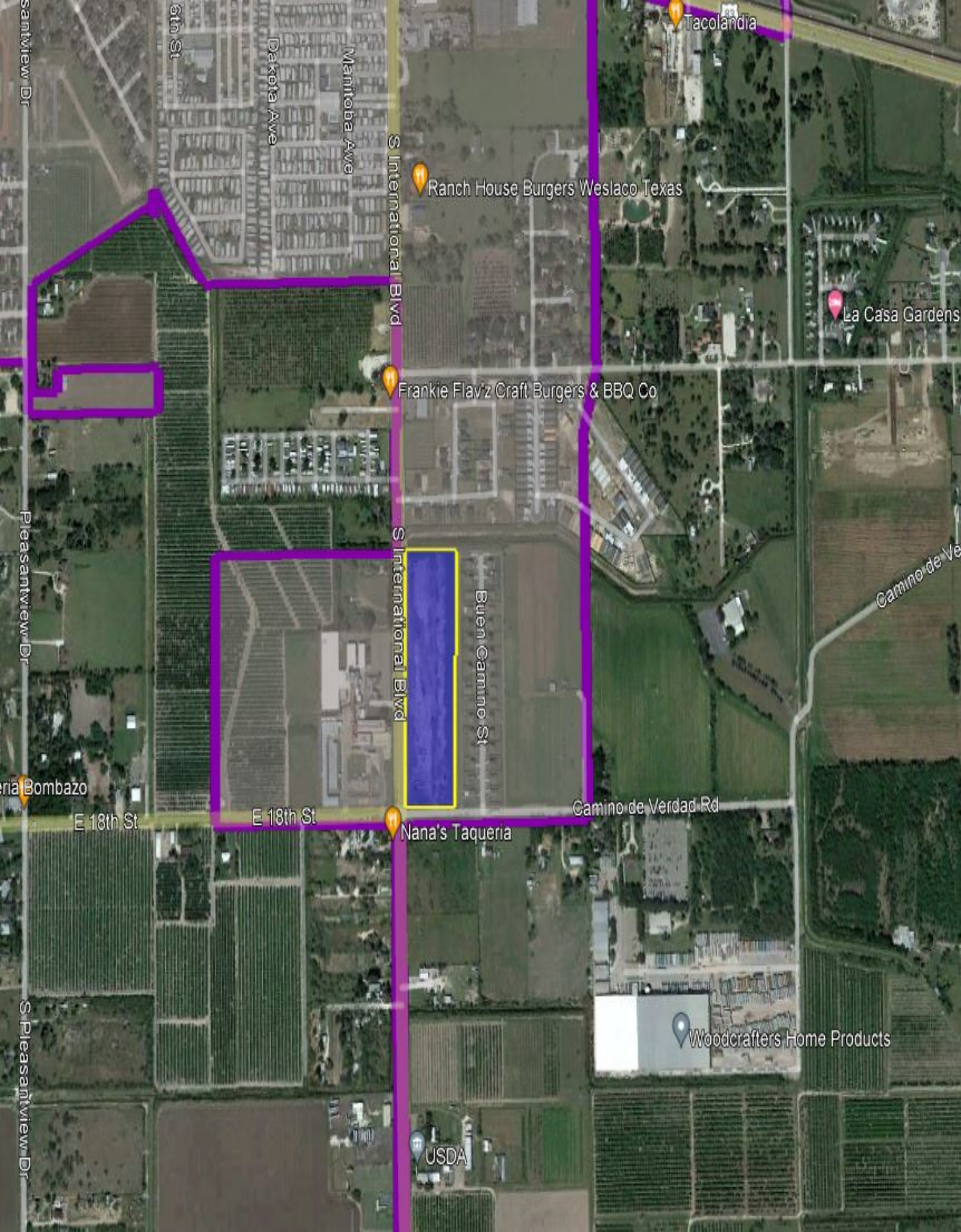
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

416 E. DOVE AVENUE McAlLEN, TEXAS 78504

PHONE (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM No. F-1295



Tacolandia

Ranch House Burgers Weslaco Texas

La Casa Gardens

Frankie Flavz Craft Burgers & BBQ Co

S International Blvd

Buen Camino St

Camino de Verdad Rd

Camino de Verdad Rd

Nana's Taqueria

Woodcrafters Home Products

USDA



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5421	
From:			
Subject: Discussion and consideration to approve Ordinance 2022-17 for the Voluntary Annexation of Mid Valley Estates – being a 40.00 acre tract of land out of Farm Tract 715, West Tract Subdivision, Hidalgo County, Texas, located on the southwest corner of Mile 6 North and Mile 6 ½ West and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-17. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water and sewer by the City of Weslaco. The developer has initiated a buyout from NAWSC and MHWSC so that the city can service this area. The proposed development will be a combination of one-family residential lots and apartments. The development is contiguous to the existing city limits line.			
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 voluntary annexation at their regular meeting of May 4, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by Staff and Planning and Zoning Commission.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Mid Valley Estates Annex- Memo, Mid Valley Estates Annex - attachments, Mid Valley Estates Annex- METES & BOUNDS, Mid Valley Estates- aerial, Mid-Valley Estates Subdivision Plat, O2022-17 Annexation Ordinance- Mid Valley Estates Annex			

Responsibilities upon Approval:

Staff will advise the applicant

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Mid Valley Estates Annex- Voluntary Annexation

DATE: May 10, 2022

The proposed subdivision will be for forty-four (44) apartments and duplex lots and one-hundred fourteen (114) residential lots and is located just outside the City of Weslaco city limits located on the southwest corner of Mile 6 ½ N Road and S Milanos Road. The location will be provided with water and sanitary sewer by the City of Weslaco. The developer has initiated a CCN buyout from both NAWSC and MHWSC. This annexation will be contiguous to the current city limits.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR VOLUNTARY ANNEXATION

ANNX - 000225-2022

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: Mid Valley Estates

Location: Southwest Corner of Mile 6 North (18th St.) and mile 6 1/2 West (Milano)

Legal Description: Farm tract 715, out of the west tract subdivision Hidalgo County, Texas as per map recorded in vol. 2, pages 34-37 of the H.C.M.R.

- ☒ 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: Affordable Homes of South Texas, Inc. (AHSTI) Telephone: 956-687-6263

Address: 1420 Erie Ave.

Fax: _____

City: McAllen State: Tx Zip: 78504 E-mail: rcalvillo@ahsti.org

ENGINEER INFORMATION

Name: Ronnie Cruz, P.E., CFM Telephone: 956-682-5022

Address: 605 E. Violet Ave., Ste. 1

Fax: _____

City: McAllen State: Tx Zip: 78504 E-mail: ronnie@cruz Hogan.net

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: Robert Calvillo, Executive Director

Owner Signature:  Date: 4/13/22

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

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: _____

MID- VALLEY ESTATES METES AND BOUNDS DESCRIPTION

Being 40.00 acres of land and being all of Farm Tract 715 out of the WEST TRACT SUBDIVISION, as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 40.00-acre tract being more particularly described by metes and bounds as follows:

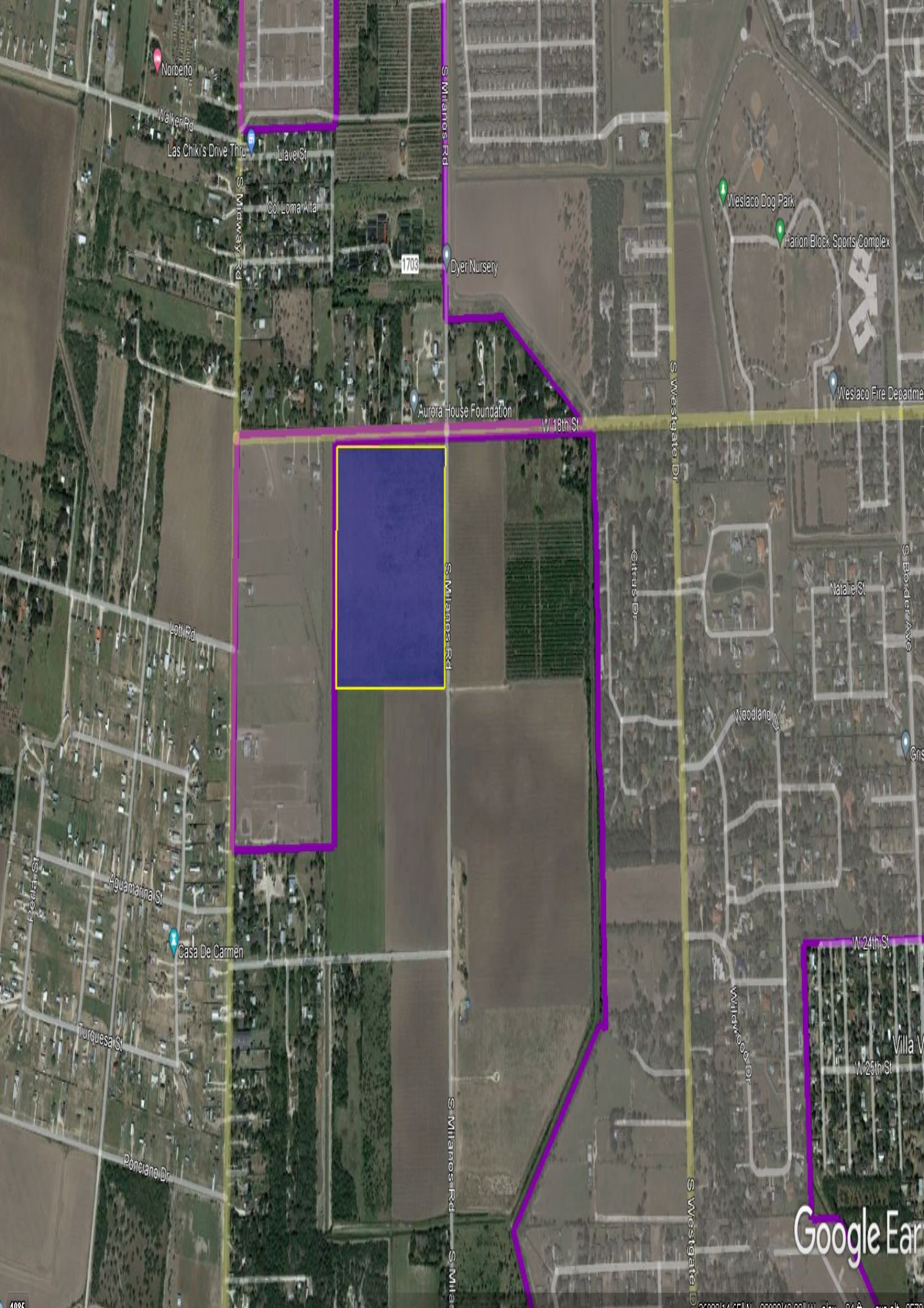
BEGINNING at a cotton picker spindle found for the northeast corner of said Farm Tract 715 for the northeast corner of said tract herein described;

THENCE, SOUTH, 1320.00 feet with east line of said Farm Tract 715, the west line of Farm Tract 722 and the centerline of Mile 6 $\frac{1}{2}$ West Road to a cotton picker spindle found for the southwest corner of said Farm Tract 722, the southeast corner of said Farm Tract 715 and the southeast corner of said tract herein described;

THENCE, WEST, with the south line of said Farm Tract 715 and the north line of Farm Tract 716, at a distance of 20.00 feet pass a 1/2-inch iron rod found for reference on the west right-of-way line of said Mile 6 $\frac{1}{2}$ West Road, and continuing for a total distance of 1320.00 feet to a 1/2-inch iron rod found for the northwest corner of said Farm Tract 716, the southwest corner of said Farm Tract 715 and the southwest corner of said tract herein described;

THENCE, NORTH, with the west line of said Farm Tract 715, the east line of Midway Meadows Subdivision, as per map recorded in Volume 55, Pages 158-161 of the Hidalgo County Map Records, and the east line of a Hidalgo and Cameron Counties Irrigation District No.9 right-of-way, at a distance of 1300.00 feet pass a 1/2-inch iron rod found for reference on the south right-of-way line of Mile 6 North Road (18th Street), and continuing for a total distance of 1320.00 feet to a cotton picker spindle found for the northeast corner of said Midway Meadows Subdivision, the northwest corner of said Farm Tract 715, and the northwest corner of said tract herein described;

THENCE, EAST, 1320.00 feet, with the north line of said Farm Tract 715, the south line of Farm Tract 650 and the centerline of said Mile 6 North Road to the POINT OF BEGINNING and containing 40.00 acres of land more or less.



Norberto

Walker Rd

Las Chik's Drive Thru

Llave St

Col Loma Alta

1703

Dyer Nursery

Aurora House Foundation

W 18th St

Weslaco Dog Park

Marion Block Sports Complex

Weslaco Fire Department

Loti Rd

Aguananna St

Casa De Carmen

Turquesa St

Ponciano Dr

S Milanos Rd

S Westgate Dr

Citrus Dr

Natalie St

Woodland Dr

Willowood Dr

W 24th St

W 25th St

Villa V

Google Earth

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MID VALLEY ESTATES SUBDIVISION", OF THE CITY OF WESLACO, TEXAS, WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF WESLACO, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

ROBERTO CALVILLO, EXECUTIVE DIRECTOR
AFFORDABLE HOME OF SOUTH TEXAS
1420 ERIE AVE.
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

CITY OF WESLACO

CERTIFICATION APPROVAL

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.

DAVID SUAREZ

MAYOR, CITY OF WESLACO

CITY SECRETARY

PLANNING AND ZONING:

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

CHAIRMAN, PLANNING & ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(X). 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

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9:

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

DATE THIS _____ DAY OF _____, 20____

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS

DATED THIS THE _____ DAY OF _____, 20____

REYNALDO ROBLES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4032
WESLACO, TEXAS

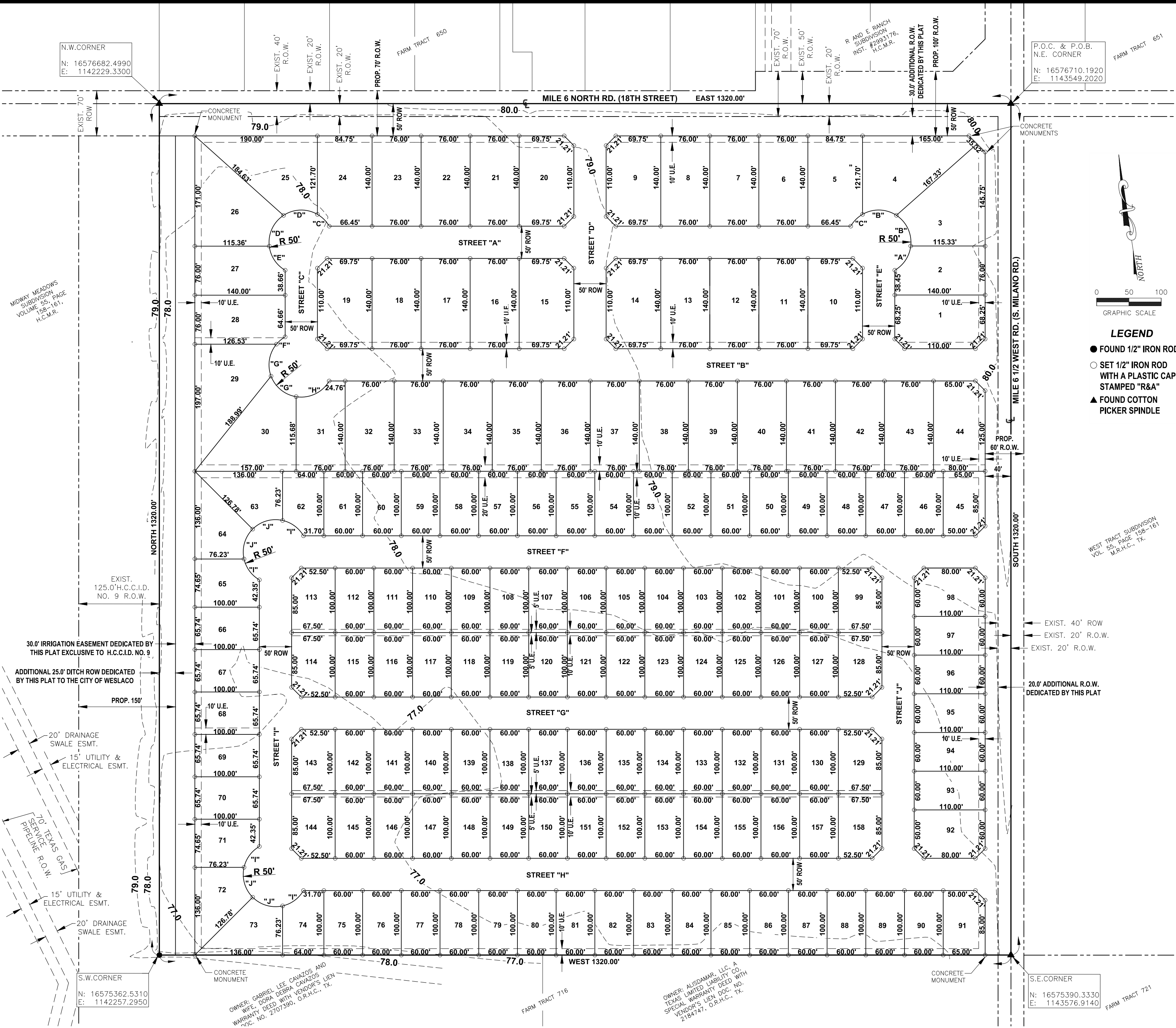
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ROLANDO CRUZ, P.E. CFM
REGISTERED PROFESSIONAL ENGINEER
NO.55459
MCALLEN, TEXAS 78504

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ROBERT CALVILLO	1420 ERIE AVE.	MCALLEN, TX. 78501	(956) 687-6263	(956) 682-9751
ENGINEER: ROLANDO CRUZ, PE	605 E. VIOLET AVE. STE. 1	MCALLEN, TX. 78504	(956) 682-5022	(956) 682-5089
SURVEYOR: REYNALDO ROBLES	P.O. BOX 476	WESLACO, TX. 78599	(956) 968-2422	(956) 969-2011



MID VALLEY ESTATES SUBDIVISION

FARM TRACT 715
WEST TRACT SUBDIVISION
HIDALGO COUNTY, TEXAS
AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, H.C.M.R.

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "B"

ZONE "B" (AREAS OF MINIMAL FLOOD) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEARS 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 FLOOD. (MEDIUM SHADING)

COMMUNITY-PANEL NUMBER: 480334 0525 B
EFFECTIVE DATE: JANUARY 2, 1981

2. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 79' OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

3. LOTS 1-44 ARE FOR MULTI-FAMILY RESIDENTIAL AND LOTS 45-158 ARE FOR SINGLE FAMILY RESIDENTIAL.

4. SETBACKS: (LOTS 1-44 MULTI-FAMILY RESIDENTIAL) SETBACKS: (LOTS 45-158 SINGLE FAMILY RESIDENTIAL)
FRONT.....20.00 FEET FRONT.....25.00 FEET
FRONT-CUL-DE-SAC.....15.00 FEET REAR.....10.00 FEET
SIDE.....10.00 FEET SIDE.....10.00 FEET
CORNER SIDE.....10.00 FEET CUL-DE-SAC.....20.00 FEET

OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

5. BENCH MARK: CPS FOUND FOR THE NORTHWEST CORNER OF FARM TRACT 715;ELEV. = 80.11 (NAVD 88)

6. DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 164,632 CUBIC FEET (3.28 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 ACCUMULATE 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 THAT THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

7. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. U.E. DENOTES UTILITY EASEMENT.

9. E.E. DENOTES ELECTRICAL EASEMENT.

10. A 5 FT WIDE SIDEWALK IS REQUIRED ALONG MILE 6 NORTH ROAD (18TH STREET) & MILE 6 1/2 WEST ROAD (S MILANO RD.) DURING CONSTRUCTION OF SUBDIVISION.

11. A 4 FT WIDE 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.

12. CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

13. STREET LIGHTS TO BE INSTALLED BY DEVELOPER, AS PER CITY ORDINANCE. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

14. LANDSCAPING TO BE PROVIDED, AS PER CITY ORDINANCE.

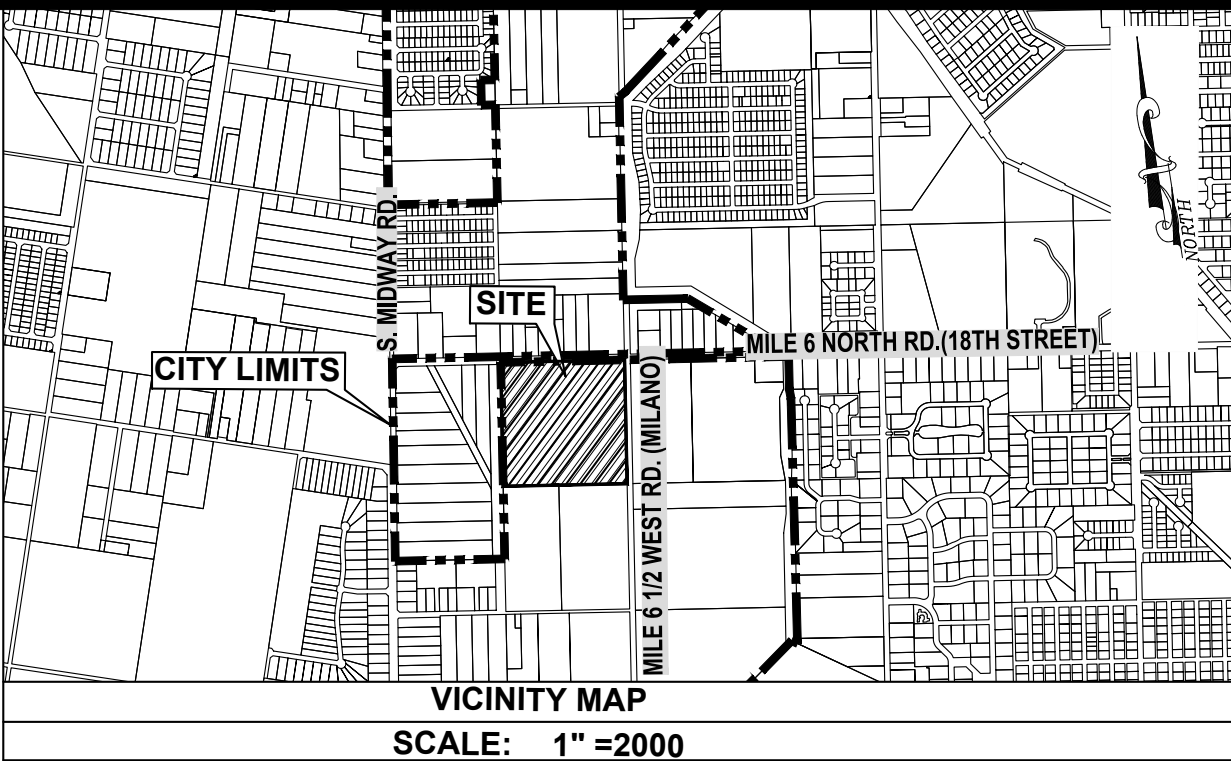
15. SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMITS.

16. NO ACCESS TO 18TH STREET FROM LOTS 4-9, AND 20-25.

17. NO ACCESS TO MILANO ROAD FROM LOTS 1-3, 44, 45, AND 91-98.

18. NO LOT FRONTAGE OR ACCESS TO STREET "B" FROM LOTS 10-19.

19. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.



METES & BOUNDS

BEING 40.00 ACRES OF LAND AND BEING ALL OF FARM TRACT 715 OUT OF THE WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 40.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF SAID FARM TRACT 715 FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH, 1320.00 FEET WITH EAST LINE OF SAID FARM TRACT 715, THE WEST LINE OF FARM TRACT 722 AND THE CENTERLINE OF MILE 6 1/2 WEST ROAD TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF SAID FARM TRACT 722, THE SOUTHEAST CORNER OF SAID FARM TRACT 715 AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, WITH THE SOUTH LINE OF SAID FARM TRACT 715 AND THE NORTH LINE OF FARM TRACT 716, AT A DISTANCE OF 20.00 FEET PASS A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE WEST RIGHT-OF-WAY LINE OF SAID MILE 6 1/2 WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID FARM TRACT 716, THE SOUTHWEST CORNER OF SAID FARM TRACT 715 AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, WITH THE WEST LINE OF SAID FARM TRACT 715, THE EAST LINE OF MIDWAY MEADOWS SUBDIVISION, AS PER MAP RECORDED IN VOLUME 55, PAGES 158-161 OF THE HIDALGO COUNTY MAP RECORDS, AND THE EAST LINE OF A HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY, AT A DISTANCE OF 1300.00 FEET PASS A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 6 NORTH ROAD (18TH STREET), AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF SAID MIDWAY MEADOWS SUBDIVISION, THE NORTHWEST CORNER OF SAID FARM TRACT 715, AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, 1320.00 FEET, WITH THE NORTH LINE OF SAID FARM TRACT 715, THE SOUTH LINE OF FARM TRACT 650 AND THE CENTERLINE OF SAID MILE 6 NORTH ROAD TO THE POINT OF BEGINNING AND CONTAINING 40.00 ACRES OF LAND MORE OR LESS.

		CURVE DATA			
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
"A"	53°23'47.0"	50.00'	25.15'	46.60'	44.93'
"B"	63°18'6.48"	50.00'	30.82'	55.24'	52.47'
"C"	29°59'45.6"	50.00'	13.40'	26.18'	25.88'
"D"	63°25'25.7"	50.00'	30.89'	55.35'	52.56'
"E"	53°08'55.3"	50.00'	25.01'	46.38'	44.74'
"F"	2016°22.1"	50.00'	8.94'	17.69'	17.60'
"G"	60°18'49.7"	50.00'	29.05'	50.63'	50.24'
"H"	69°08'57.8"	50.00'	34.43'	60.30'	56.71'
"I"	47°17'27.6"	50.00'	21.89'	41.27'	40.11'
"J"	57°42'32.4"	50.00'	27.55'	50.36'	48.26'

IRREGULAR LOT AREAS		
MULTI-FAMILY LOT AREAS		
LOT #	SQ. FT.	ACRE
1	11,433	0.262
3	10,015	0.230
4	14,566	0.334
5&24	11,668	0.268
9&10	11,640	0.267
14&15	11,640	0.267
19&20	11,640	0.267
25	14,642	0.336
26	14,235	0.327
27	10,019	0.230
28	10,557	0.242
29	14,541	0.334
30	13,600	0.312
31	9,677	0.222
44	11,088	0.255
SINGLE-FAMILY LOT AREAS		
45&91	6,388	0.147
62	5,975	0.137
63	7,812	0.179
64	7,815	0.179
74	5,979	0.137
64&72	7,403	0.170
65	6,998	0.161
71	6,994	0.161
92&98	8,025	0.184
99&128	6,638	0.152
113&114	6,638	0.152
129&158	6,638	0.152

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

ON: _____ AT _____ AM/PM

DOCUMENT NUMBER _____

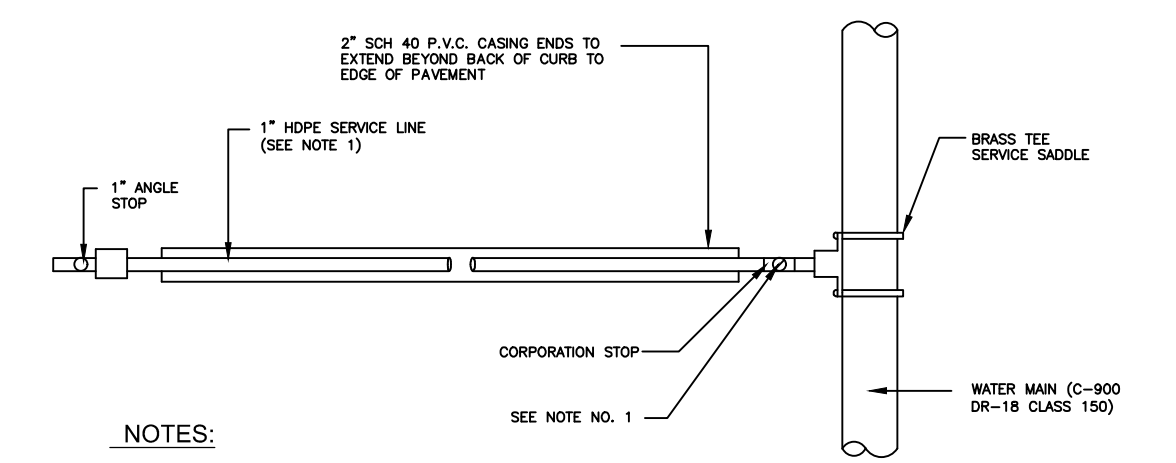
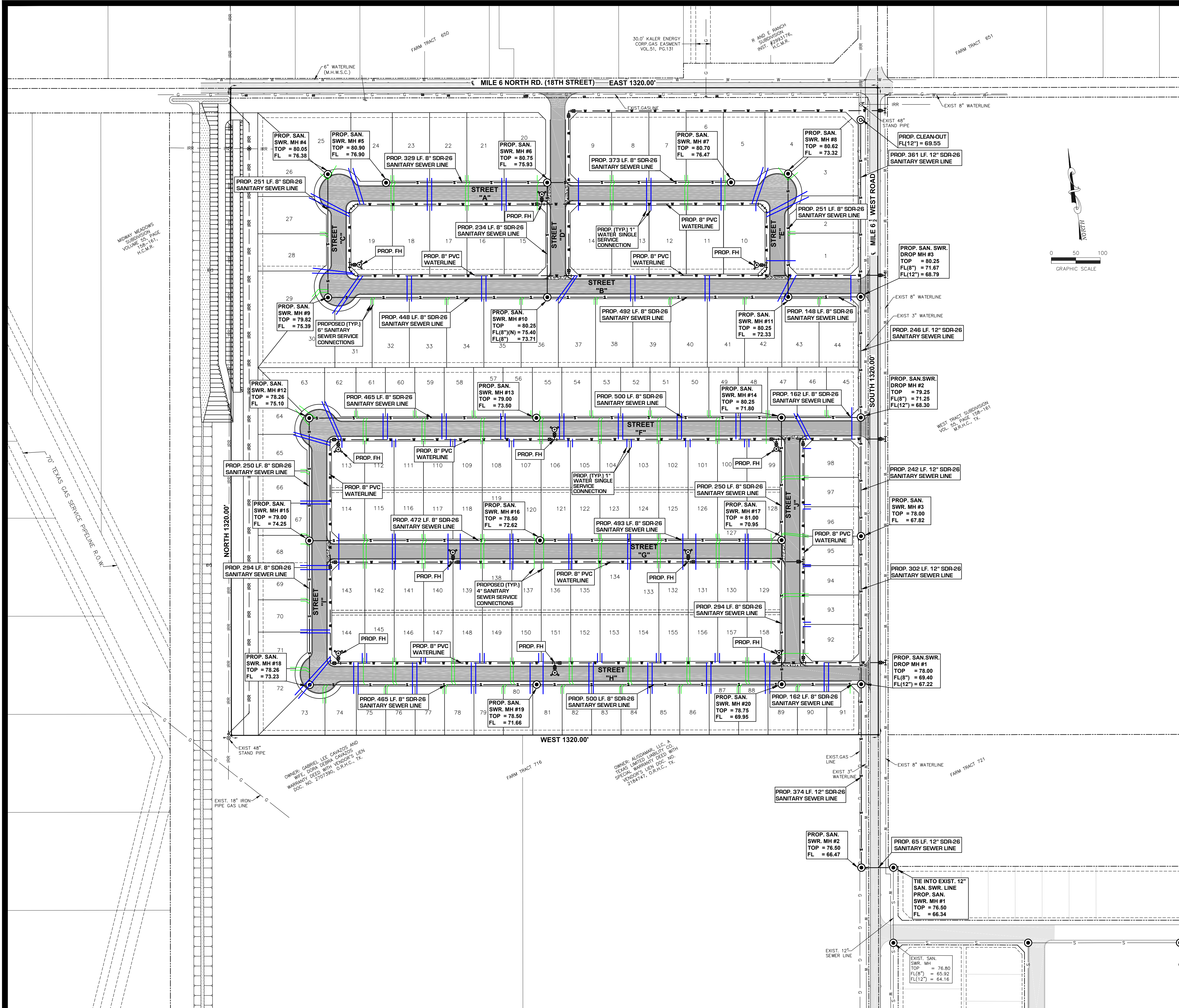
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

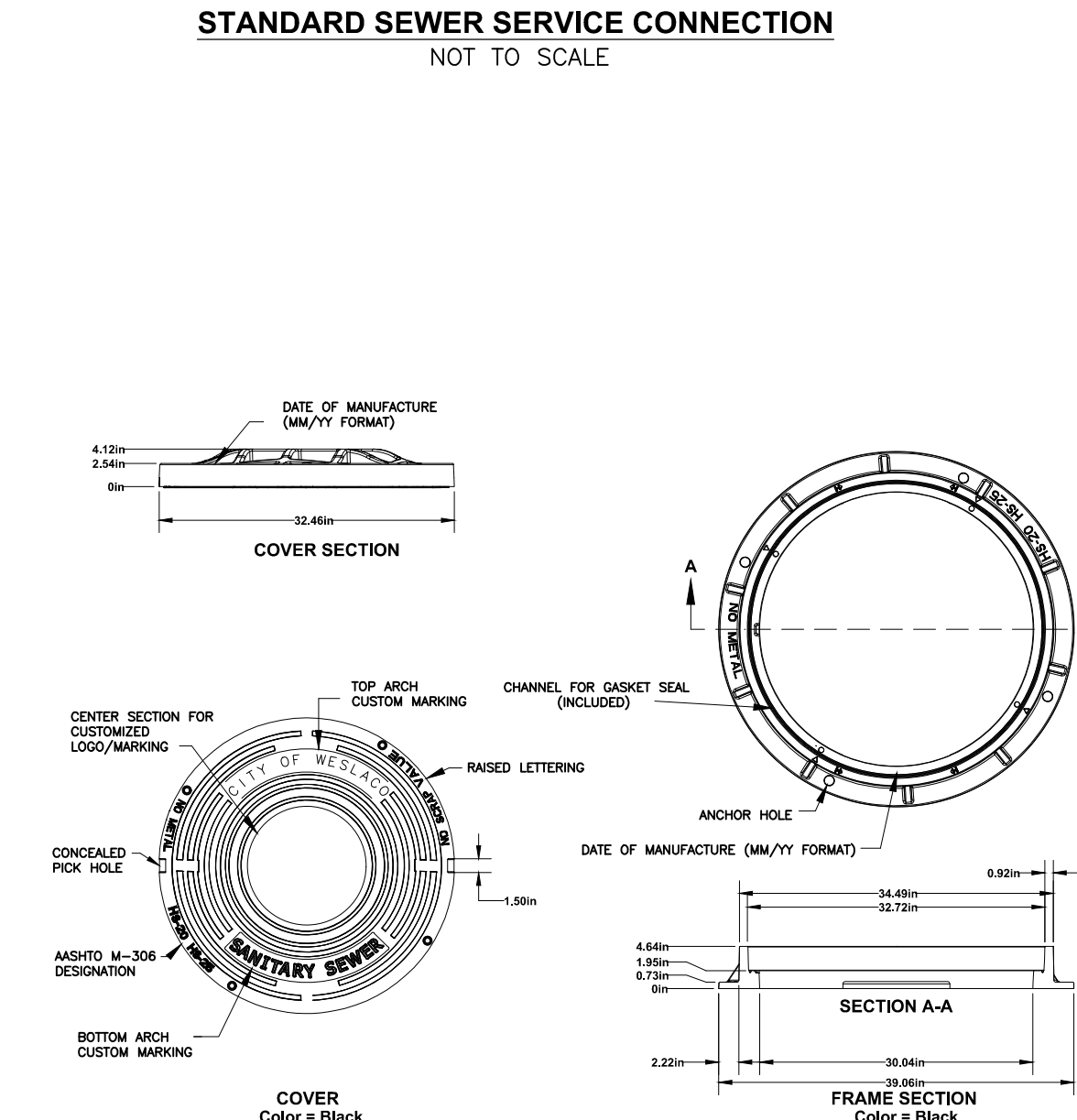
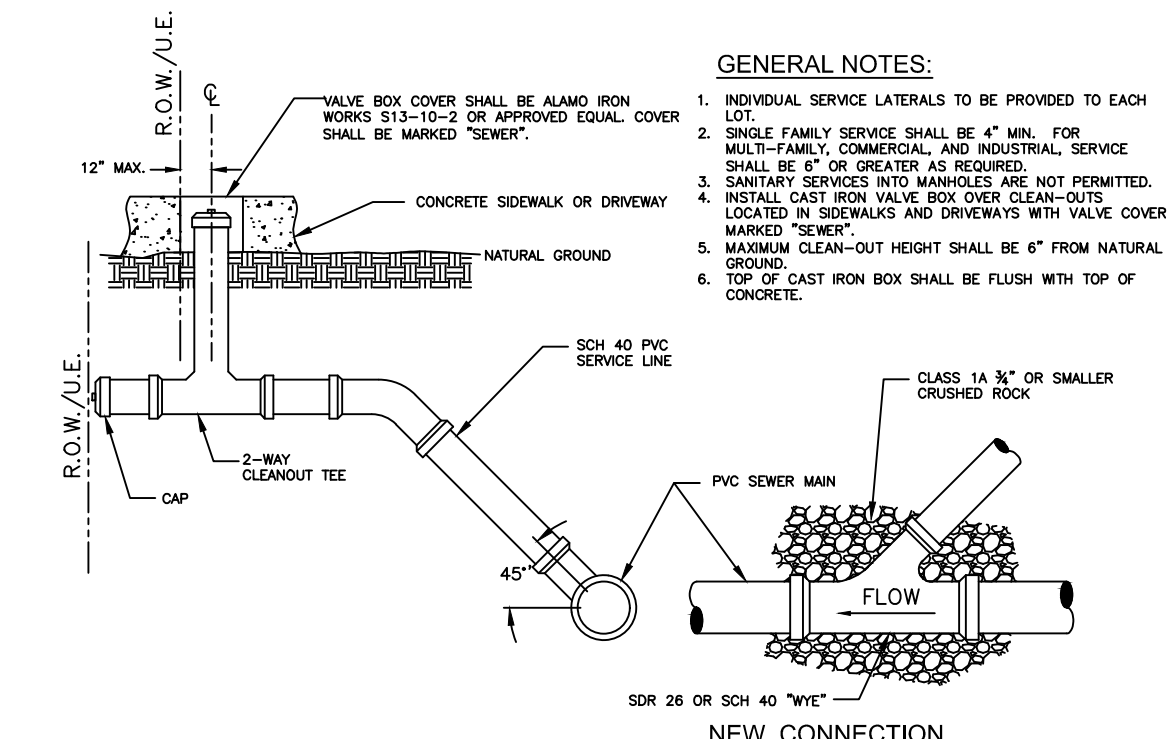
MID VALLEY ESTATES SUBDIVISION
DATE OF PREPARATION: APRIL 26, 2022

CRUZ - HOGAN
ENGINEERS | PLANNERS

McAllen Harlingen Weslaco
TBE FIRM REGISTRATION No: F-4860



- NOTES:
- SERVICE LINES GREATER THAN 1" REQUIRE P.V.C. SCHEDULE 40 PIPE.
 - SERVICE LINES SHALL BE SDR-26, HOPE, ASTM D-2737.
 - ONE SERVICE REQUIRED FOR EACH LOT.
 - A U-BRANCH FITTING REQUIRED FOR 1" SERVICES AT METER LOCATION.

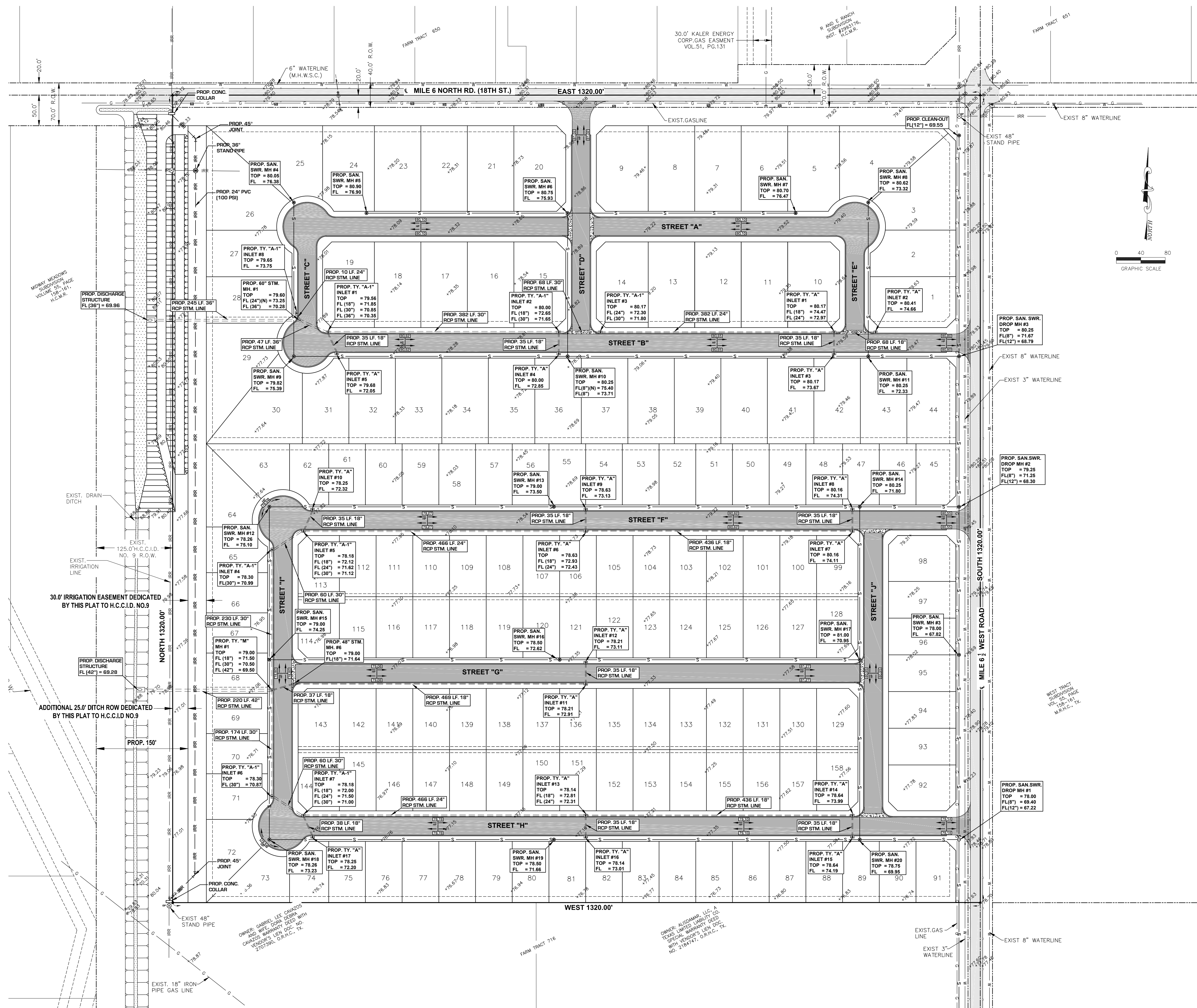


SANITARY SEWER AND WATER LAYOUT

MID VALLEY ESTATES SUBDIVISION
DATE: APRIL 26, 2022

 **CRUZ - HOGAN**
ENGINEERS | PLANNERS
McAllen Harlingen Weslaco
TBP# FIRM REGISTRATION No: F-4860

THIS DOCUMENT IS PRELIMINARY AND IS
RELEASED FOR THE PURPOSE OF INTERIM
REVIEW AND MARK-UP ONLY UNDER THE
AUTHORITY OF ROLANDO CRUZ, P.E. No. 55459
ON APRIL, 2022.



DRAINAGE & SANITARY SEWER LAYOUT

MID VALLEY ESTATES SUBDIVISION
DATE: APRIL 26, 2022



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RELEASED FOR THE PURPOSE OF INTERIM
REVIEW AND MARK-UP ONLY UNDER THE
AUTHORITY OF ROLANDO CRUZ, P.E. No. 55459
ON APRIL, 2022.

McAllen Harlingen Weslaco
TBE FIRM REGISTRATION No: F-4860

ORDINANCE NO. 2022-17

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
8.00 ACRES OUT OF
FARM TRACTS 632,
THE WEST TRACTS SUBDIVISION,
HIDALGO COUNTY, TEXAS**

Being 40.00 acres of land and being all of Farm Tract 715 out of the WEST TRACT SUBDIVISION, as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 40.00-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle found for the northeast corner of said Farm Tract 715 for the northeast corner of said tract herein described;

THENCE, SOUTH, 1320.00 feet with east line of said Farm Tract 715, the west line of Farm Tract 722 and the centerline of Mile 6 1/2 West Road to a cotton picker spindle found for the southwest corner of said Farm Tract 722, the southeast corner of said Farm Tract 715 and the southeast corner of said tract herein described;

THENCE, WEST, with the south line of said Farm Tract 715 and the north line of Farm Tract 716, at a distance of 20.00 feet pass a 1/2-inch iron rod found for reference on the west right-of-way line of said Mile 6 1/2 West Road, and continuing for a total distance of 1320.00 feet to a 1/2-inch iron rod found for the northwest corner of said Farm Tract 716, the southwest corner of said Farm Tract 715 and the southwest corner of said tract herein described;

THENCE, NORTH, with the west line of said Farm Tract 715, the east line of Midway Meadows Subdivision, as per map recorded in Volume 55, Pages 158-161 of the Hidalgo County Map Records, and the east line of a Hidalgo and Cameron Counties Irrigation District No.9 right-of-way, at a distance of 1300.00 feet pass a 1/2-inch iron rod found for reference on the south right-of-way line of Mile 6 North Road (18th Street), and continuing for a total distance of 1320.00 feet to a cotton picker spindle found for the northeast corner of said Midway Meadows Subdivision, the northwest corner of said Farm Tract 715, and the northwest corner of said tract herein described;

THENCE, EAST, 1320.00 feet, with the north line of said Farm Tract 715, the south line of Farm Tract 650 and the centerline of said Mile 6 North Road to the POINT OF BEGINNING and containing 40.00 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 17th day of May 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2022.

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: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5424	
From:			
Subject: Discussion and consideration to approve the construction of a cementitious manufacturing factory located at 615 E Business 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: In accordance to section 150-11 of the city's zoning ordinance, the proposed type of use requires P&Z and City Commission approval. The developer is proposing to construct a new building on the former McManus site. The site will have measures in place to capture dust created by the factory through a collection system.			
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 use of a cementitious manufacturing plant at the proposed location at their regular meeting of May 4, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved Final Approval	
City Manager Comments: Approved as recommended by Staff and Planning and Zoning Commission.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Cementitious manufacturing factory- Memo, Cementitious manufacturing factory- Request Letter, Ordinance Section 150-11 Industrial zone, 615 E Business 83- aerial			
Responsibilities upon Approval: Staff will advise the applicant			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

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

RE: Cementitious manufacturing factory- Industrial Use

DATE: May 10, 2022

The proposed use for the property will be a Cementitious manufacturing factory at the old McManus property. In accordance with section 150-11 of the city's zoning ordinance, the proposed type of use requires P&Z and City Commission approval. The site will have measures in place to capture dust created by the factory through a collection system and the product is made from eco-friendly materials. The site will utilize primarily railroad means of transportation and the owners are currently working on obtaining a railroad spur off of Nevada Street, to reduce the impact on Airport and Business. The owner's have also agreed to dedicate an additional 15' of right-of-way in accordance with the Hidalgo County MPO Map.

Thank you,

Rebekah de la Fuente, CFM



April 24, 2022

Mrs. Rebekah De La Fuente
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596

Dear Mrs. De La Fuente,

MagX Science Corporation, wishes to build a factory to manufacture Magnesium Oxide (MgO) construction boards at 615 E Business 83, Weslaco.

Upon review of the Weslaco zoning code, a recommendation from the planning commission and approval by the city commission is required as the company manufactures products that, while not cement, are cementitious in nature.

Our products are very different than cement, 100% 'green', made solely from naturally occurring minerals. Our products are composed of:

- Magnesium Oxide (used as food additive, in antacids and laxatives and agricultural fertilizer) see [Wikipedia](#)
- Magnesium Sulphate (commonly known as Epsom Salts and agricultural fertilizer) see [Wikipedia](#)
- Perlite (used in breweries and agriculture) see [Wikipedia](#)
- Sand
- Wood fibers

The manufacturing process varies significantly from cement manufacturing in that it is non-toxic, creates minimal amount of noise and dust, uses little energy.

When trimming our products to size, a minimal amount of dust is created (similar to cutting a sheet of plywood), which will be captured by a dust collection system. We use heat at 85 degrees in the drying room for the drying of the product. When the outside temperature is 90 degrees or higher, we will use outside air for drying. We will be storing finished product for several days before shipping.

We seek the recommendation of the planning commission and approval of the city commission for us to then seek a building permit.

I ask this matter be put on the agenda for the May 4th meeting.

Sincerely,

Greg Kelly
gkelly@magxscience.com
(802) 448-4884

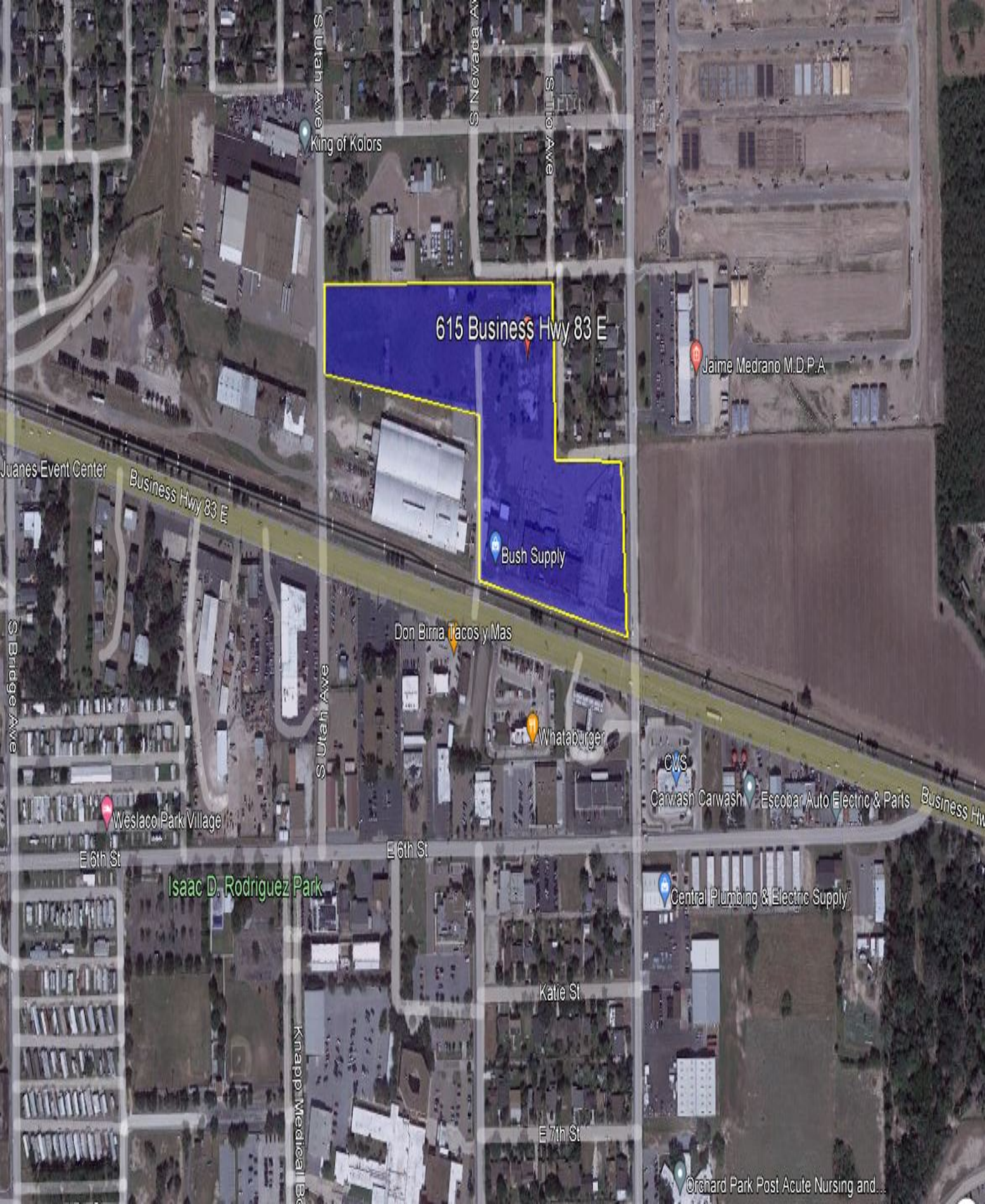
Sec. 150-11. - I industrial district.

The following regulations shall apply to the I Industrial district:

- (1) *Use regulations.* Any building or premises may be used within the I district for any purpose not in conflict with any ordinance of the city, provided that no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use shall have been approved by the city commission following a recommendation by the planning commission:
 - a. Cement or lime manufacture.
 - b. Distillation of bones.
 - c. Explosives manufacture or storage.
 - d. Fat rendering.
 - e. Garbage, offal or dead animal incineration, reduction or dumping.
 - f. Junkyards or automobile wrecking yards.
 - g. Petroleum refinery.
 - h. Slaughter and dressing of animals (not including poultry and rabbits).
 - i. Stockyards.
 - j. Wholesale storage of gasoline or other petroleum products in carload lots or more above ground.
 - k. Any manufacturing or processing use, including those whose operations are not conducted within a totally enclosed building.
 - l. The outside storage of materials or equipment that is not screened.
 - m. Laboratories—Experimental, film or testing.
 - n. All public utilities, including buildings, necessary structures, storage yards, and other related uses.
 - o. Warehousing and storage.
 - p. The residence of a night watchman or caretaker employed on the premises, including mobile homes.
 - q. Any wholesale trades including row [raw] cotton, grain, hides, skins, and raw furs, tobacco, wool or mohair, commercial or industrial machinery or synthetics, metals and minerals, and petroleum bulk stations and terminals.
 - r. Accessory uses and structures customarily related to the above principal uses authorized in this district, including a mobile home used as an office.
 - s. Solar and wind farms
- (2) *Height regulations.* No building shall exceed a height of six stories or 75 feet and must be in compliance with airport regulations.
- (3) *Yard regulations.*
 - a. *Front yard.* There shall be a front yard along the front line of the lot.
 - i. Corridors identified on the Hidalgo County Thoroughfare Map: The minimum depth of a front yard one foot back from property line for each two feet in building height, not to exceed one-half of the width of the abutting dedicated right-of-way or in line with the majority setback of existing structures along the same block, whichever is greater.
 - ii. All other corridors: the minimum lot depth shall be 20 feet.
 - b. *Side yards.* There shall be a side yard of not less than five feet, except that on a corner lot, the side yard on a street side shall be ten feet.
 - c. *Rear yard.* Rear yard setback shall be ten feet.

- (4) *Intensity of uses.* There are no minimum lot area or lot width requirements.
- (5) *Parking regulations.* Off-street parking shall be provided consistent with the requirements of Chapter 134, Article VI.
- (6) *Additional use, height, and area regulations.* Additional use, height, and area regulations and exceptions shall be as provided in section 150-12.

(Ord. No. 2018-02, § II, 2-6-2018)



S Utah Ave

S Nevada Ave

S 11th Ave

King of Kolers

615 Business Hwy 83 E

Jaime Medrano M.D.P.A.

Juanes Event Center

Business Hwy 83 E

Bush Supply

Don Birria Tacos y Mas

Whataburger

CVS

Carwash Carwash

Escobar Auto Electric & Parts

Business Hwy

Weslaco Park Village

E 6th St

E 6th St

Isaac D. Rodriguez Park

Knapp Medical Bldg

Katie St

E 7th St

Central Plumbing & Electric Supply

Orchard Park Post Acute Nursing and...



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5393	
From:			
Subject: Discussion and consideration to approve solicitation of proposals from qualified insurance carriers for Group Health Insurance to include EAP (employee assistance program) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.)			
Background: Health Insurance was initially awarded as a 1 year contract with an option to renew for one additional year. The renewal offer was presented to the commission and approved back on 07/20/2021. It will expire September 30, 2022; however, we are expecting a subsequent renewal offer in early July 2022.			
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):			
Luz Galindo Luz Galindo Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve solicitation of proposals as recommended by Director of Human Resources.			
Staff Recommendation:			
Attachments, if any: MEMO AGENDA 05 03 22 HEALTH INS			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

INTERNAL MEMO HUMAN RESOURCES DEPARTMENT

DATE: April 28, 2022

TO: Mayor and City Commission

CC: Martin Garza, Interim City Manager

FROM: Luz Galindo, Human Resources Director

SUBJECT: Group Health Insurance

Group Health Insurance to include EAP (employee assistant program). Health Insurance will expire September 30, 2022.

The one concerns employees have expressed with the HMO plan is the limited list of covered doctors in the area.

Jeff Everitt & Associates

- Group Health Insurance – United Health Care
- Employee Assistance Program - Optum



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5395	
From:			
Subject: Discussion and consideration to accept renewal of the group Dental Insurance and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background: Dental Insurance was initially awarded for 1 year with the option to renew for one additional year. Renewal offer presented to the commission and approved back on 07/20/2021. It will expire September 30, 2022. The city received a renewal offer from current carrier BCBS with no rate increase for the period 10/01/2022 through 09/30/2023. Staff recommends approval.			
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):			
Luz Galindo Luz Galindo Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved renewal as recommended by Director of Human Resources.			
Staff Recommendation:			
Attachments, if any: RENEWAL OFFER 10 22			
Responsibilities upon Approval:			



BlueCross BlueShield
of Texas

City Of Weslaco

Prospective Premium Projection
for the period
October 1, 2022 - September 30, 2023
10/1/2022 Dental Renewal

RATE DEVELOPMENT

	Plan 1	Plan 2
Premium at Current Rates	\$19,147	\$82,951
Rate Action	0.0%	0.0%
Requested Premium at Renewal Rates	\$19,147	\$82,951

	Lives	Current	Renewal	Lives	Current	Renewal
Single	54	\$11.43	\$11.43	67	\$25.56	\$25.56
Single + Spouse	2	\$25.06	\$25.06	16	\$57.40	\$57.40
Single + Child(ren)	11	\$28.30	\$28.30	27	\$57.89	\$57.89
Family	14	\$44.07	\$44.07	30	\$90.62	\$90.62

HCSC & Medicare Total

81

140

Blue Cross and Blue Shield of TX, a Division of Health Care Service Corporation, a Mutual
Legal Reserve Company, an Independent Licensee of the Blue Cross and Blue Shield Association

Proprietary and Confidential Information of BCBSTX

Not for use or disclosure outside BCBSTX, Employer, their respective affiliated companies and third-party representatives, except with written permission of BCBSTX.

A Division of Health Care Service Corporation, a Mutual Legal Reserve Company,
an Independent Licensee of the Blue Cross and Blue Shield Association



BlueCross BlueShield
of Texas

04/18/2022

City Of Weslaco

Prospective Premium Projection
for the period
October 1, 2022 - September 30, 2023

10/1/2022 Dental Renewal

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BlueCross BlueShield
of Texas

City Of Weslaco

Prospective Premium Projection
October 1, 2022 - September 30, 2023
10/1/2022 Dental Renewal

CONDITIONS AND CAVEATS

Notwithstanding anything in the renewal or proposal to the contrary, BCBSTX reserves the right to revise or withdraw any term herein or to change our charge for the cost of coverage (premium, fees or other amounts) at any time before or during the contract period if any local, state or federal legislation, regulation, rule or guidance (or amendment or clarification thereto) is enacted or becomes effective/implemented, which would require BCBSTX to pay, submit or forward, on its own behalf or on the Employer Group's behalf, any additional tax, surcharge, fee, or other amount (all of which may be estimated, allocated or pro-rated amounts). BCBSTX also reserves the right to change the premium rates it charges the Employer Group at any time before or during the contract period to the extent that any local, state or federal legislation, regulation, rule or guidance (or amendments or clarifications thereto) is enacted or becomes effective/implemented which results in increased projected claim costs or an increase to BCBSTX's expenses or cost of plan administration.

Flat 10% commission

The Affordable Care Act establishes a minimum value standard of benefits of a health plan. The minimum value standard is 60% (actuarial value). This health coverage does meet the minimum value standard for the benefits it provides.

After the initial benefit plan design(s) is quoted, HCSC will not be providing a Minimum Value determination for any requested alternative benefit plan design(s). After you have notified HCSC of your final benefit plan design selection(s) for the upcoming policy year or renewal period, a statement indicating whether each selected benefit plan design meets/does not meet Minimum Value standards will be included in the corresponding Summary of Benefits and Coverage document(s) provided by HCSC.

Rates are projected to be effective for the 12-month period beginning on the effective date indicated.
Final rates may vary based on actual enrollment results.

This renewal offer assumes BCBSTX will remain the exclusive carrier.

The total annual premiums are based upon the total current enrollment and contract distribution as indicated.

If the enrollment or contract distribution varies by more than 10% in total or in each coverage independently, we reserve the right to re-rate.

The minimum participation requirement is 75% without waivers and 65% with valid waivers in order for coverages to be issued.

The employer maintaining the current contribution schedule.

Annual open enrollment.

Upon inquiry from employer groups, BCBSTX will provide information to the employer group regarding commissions and other compensation paid to the employer's agent by BCBSTX in connection with the employer's policy or contract with BCBSTX.

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City Of Weslaco

Prospective Premium Projection
October 1, 2022 - September 30, 2023
10/1/2022 Dental Renewal

CLAIM EXPERIENCE SUMMARY

Plan 1			Plan 2		
<u>Current</u>			<u>Current</u>		
<u>Month</u>	<u>Claims Dental</u>	<u>Enrollment Dental</u>	<u>Month</u>	<u>Claims Dental</u>	<u>Enrollment Dental</u>
Mar-21		94	Mar-21		109
Apr-21	\$829.38	93	Apr-21	\$4,743.69	113
May-21	\$729.07	92	May-21	\$1,549.50	112
Jun-21	\$1,257.47	91	Jun-21	\$3,675.19	114
Jul-21	\$3,487.15	91	Jul-21	\$4,020.95	115
Aug-21	\$1,367.02	90	Aug-21	\$5,142.85	111
Sep-21	\$2,005.35	87	Sep-21	\$1,984.64	109
Oct-21	\$1,311.09	77	Oct-21	\$5,323.15	128
Nov-21	\$915.23	79	Nov-21	\$5,391.18	135
Dec-21	\$704.95	80	Dec-21	\$4,267.70	135
Jan-22	\$1,548.23	80	Jan-22	\$3,473.10	137
Feb-22	\$1,083.39	81	Feb-22	\$3,801.50	137
Mar-22	\$1,026.66		Mar-22	\$6,167.98	
Total	\$16,264.99	1,035	Total	\$49,541.43	1,455
Cost PCPM	\$15.72		Cost PCPM	\$34.05	
<u>Prior</u>			<u>Prior</u>		
<u>Month</u>	<u>Claims Dental</u>	<u>Enrollment Dental</u>	<u>Month</u>	<u>Claims Dental</u>	<u>Enrollment Dental</u>
Mar-20		89	Mar-20		102
Apr-20		90	Apr-20	\$1,344.71	100
May-20	\$178.40	91	May-20	\$1,695.80	101
Jun-20	\$724.60	91	Jun-20	\$2,138.30	105
Jul-20	\$678.08	90	Jul-20	\$1,082.20	103
Aug-20	\$614.77	91	Aug-20	\$3,891.78	101
Sep-20	\$1,901.60	92	Sep-20	\$4,195.44	100
Oct-20	\$129.00	86	Oct-20	\$2,721.51	107
Nov-20	\$871.23	88	Nov-20	\$2,798.62	109
Dec-20	\$2,303.20	86	Dec-20	\$4,742.52	108
Jan-21	\$2,518.53	85	Jan-21	\$5,116.76	108
Feb-21	\$315.00	93	Feb-21	\$3,171.35	110
Mar-21	\$2,637.32		Mar-21	\$3,964.09	
Total	\$12,871.73	1,072	Total	\$36,863.08	1,254
Cost PCPM	\$12.01		Cost PCPM	\$29.40	

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of Texas

City Of Weslaco

Prospective Premium Projection
October 1, 2022 - September 30, 2023
10/1/2022 Dental Renewal

CLAIM PROJECTION

Plan 1	DENTAL	
	Prior	Current
	04/20-03/21	04/21-03/22
Net Paid Claims	\$12,872	\$16,265
Exposures	1,072	1,035
Average Claim Value (ACV) Per Contract Per Month (PCPM)	\$12.01	\$15.71
Annual Trend Rate	4.0%	4.0%
Trend Months (midpoint method)	30.0	18.0
Trend Factor	10.3%	6.1%
Trended ACV PCPM	\$13.25	\$16.67
Historical Plan Change Adjustment	0.00%	0.00%
Enrollment Shift Adjustment	0.00%	0.00%
Demographic Adjustment	0.00%	0.00%
Projected ACV PCPM by Period	\$13.25	\$16.67
Experience Period Weighting	0%	100%
Blended Experience ACV PCPM		\$16.67
Manual ACV PCPM		\$13.93
Credibility		80%
Total Projected ACV PCPM		\$16.12
Projected Plan Change Adjustment		0.00%
Total Projected ACV PCPM with Adjustments		\$16.12
Stop Loss Alternate Level Adjustment		1.0000
Adjusted Projected ACV PCPM		\$16.12
Projected Enrollment		81
Number of Months in Policy Period		12
Projected Net Paid Claims		\$15,669

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BlueCross BlueShield
of Texas

City Of Weslaco

Prospective Premium Projection
October 1, 2022 - September 30, 2023
10/1/2022 Dental Renewal

CLAIM PROJECTION

Plan 2	DENTAL	
	Prior	Current
	04/20-03/21	04/21-03/22
Net Paid Claims	\$36,863	\$49,541
Exposures	1,254	1,455
Average Claim Value (ACV) Per Contract Per Month (PCPM)	\$29.40	\$34.05
Annual Trend Rate	4.0%	4.0%
Trend Months (midpoint method)	30.0	18.0
Trend Factor	10.3%	6.1%
Trended ACV PCPM	\$32.43	\$36.13
Historical Plan Change Adjustment	0.00%	0.00%
Enrollment Shift Adjustment	0.00%	0.00%
Demographic Adjustment	0.00%	0.00%
Projected ACV PCPM by Period	\$32.43	\$36.13
Experience Period Weighting	0%	100%
Blended Experience ACV PCPM		\$36.13
Manual ACV PCPM		\$28.68
Credibility		80%
Total Projected ACV PCPM		\$34.64
Projected Plan Change Adjustment		0.00%
Total Projected ACV PCPM with Adjustments		\$34.64
Stop Loss Alternate Level Adjustment		1.0000
Adjusted Projected ACV PCPM		\$34.64
Projected Enrollment		140
Number of Months in Policy Period		12
Projected Net Paid Claims		\$58,195

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BlueCross BlueShield
of Texas

City Of Weslaco

Prospective Premium Projection
for the period
October 1, 2022 - September 30, 2023
10/1/2022 Dental Renewal

TOTAL PROJECTED COST BY ASSOCIATION

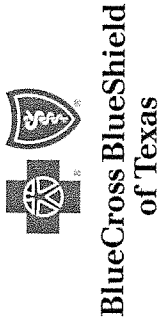
Total for All Associations	Total
Projected Enrollment	221
Total Projected Net Claims	\$73,864
Risk	\$2,142
Total Benefit Charges	\$76,006
Desired Loss Ratio (DLR)	74.42%
Required Premium	\$102,136
Premium at Current Rates	\$102,098
Required Premium/Premium at Current Rates	0.0%

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May 4, 2022

Dear Group Administrator:

Our underwriters at Blue Cross and Blue Shield of Texas (BCBSTX) have evaluated the **10/01/2022** renewal of the Dental only group insurance coverage for **City of Weslaco**.

The current and renewal information is enclosed.

This renewal reflects our continued commitment to adjusting to changes in the insurance industry. As part of these changes, we are gathering information from groups seeking to maintain grandfathered status. If your plan(s) is eligible to Grandfather, important information and instructions regarding grandfathered status are enclosed.

Thank you for doing business with Blue Cross and Blue Shield of Texas. We appreciate your continued trust in our organization, and will strive to continue to exceed the service needs of you and your employees.

Please contact your Agent/Producer or BCBSTX Account Representative if you have any questions.

Sincerely,

Tita Iruegas

Tita Iruegas
Account Executive
Tel 361-878-1637
Fax 361) 878-1619
Email tita_iruegas@bcbstx.com

cc: Jeff Everitt / Carlos Tamez



Standardized Agenda Request Form

Date of Meeting: May 17, 2022	Agenda Item No. (to be assigned by CSO): 2022-5429
From:	
Subject: Discussion and consideration on Resolution 2022-27 adopting the updated Parks, Recreation, and Open Space Masterplan and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Parks & Recreation Department).	
Background: Weslaco has had previous Parks, Recreation, and Open Space Master Plans in 2007 and 2016. In order to meet the five (5) year update requirement with Texas Parks & Wildlife, the 2016 plan is being updated. This document is the culmination of the park planning effort and is intended to guide staff and elected officials of the city as they decide how to best meet the need and park priorities identified by the citizens. Texas Parks and Wildlife Department looks at park master plans as having a ten (10) year life span with an evaluation at the completion of five (5) years. The review period is necessary as events and priorities can change within a city depending on demographics, land availability and funding options. The updated Master Plan will serve as the major planning document to meet the city's need in parks, recreation and open space. The goals from the original Master Plan remain the same for the updated plan. 1. Weslaco's Park system to remain as one of the premier park systems in the Rio Grande Valley and the park hub for the central Rio Grande Valley with adequate staffing and funding. 2. Design a matrix for the development of park facilities within the community. 3. Expand the development of neighborhood parks, community and regional parks to become focal points within the community. 4. Utilize natural open spaces, floodplain corridors, and irrigation corridors to develop linear parks within the community. To provide hike and bike trails along these corridors to provide connectivity throughout the community. 5. Develop partnerships with other public, semi-public, and private entities to efficiently utilize funding for the development of parks and open space. Including the school district in the development of city/school parks, Knapp Community Care Foundation and Valley Baptist Legacy Foundation to expand funding opportunities. The updated Master Plan recommendations were comprised from the citizen survey, focus group and online survey. The items represent the highest priority based on citizen recommendations. Top Ten Priority Ranking: 1. Playgrounds	

2. Trails
3. Swimmng Pool
4. Picnic Areas
5. Upgraded Maintenance
6. Additional Lighting
7. Outdoor Exercise Equipment
8. Dog Park
9. Pavilions
10. New Park

Full Draft Master Plan attached.

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):

OMAR RODRIGUEZ	Created/Initiated
OMAR RODRIGUEZ	Approved
Martin Garza	New

City Manager Comments:

Approved as recommended by Parks Director.

Staff Recommendation:

Staff recommends approval of plan and updated priority list.

Attachments, if any:

Weslaco_Parks_Master_Plan_2022 DRAFT, R2022-27 Adopting 5 year update to year 2016-2026 Parks Plan

Responsibilities upon Approval:



13746 Eaglesnest Bay – Corpus Christi, TX 78418 – (956) 310-8386

Martin Garza
Interim City Manager
255 S. Kansas
City of Weslaco 78596

Dear Mr. Garza,

Attached is the DRAFT Parks, Recreation and Open Space Master Plan Update. The plan does not include all the Appendix Items. I would like to include some additional pictures of the improvements made to the park system in the past 5 years.

The plan does have all required data and the corresponding top priority list. The plan would have to be approved by the City Commission at the May 17, 2022 meeting to meet the June 1, 2022 deadline. The main portions of the plan are complete within the document. The Appendix items are the approvals and recommendations, copies of the questionnaire, and other related items.

I respectfully ask the plan and the priority list be approved at the May 17th meeting. I will be in attendance to answer questions. The priority list can be changed in order if the Commission makes that decision. This was done in 2016 to move trails higher on the list.

Thank you for your consideration.

Sally Gavlik
President
P, R & S, LLC

cc. Omar Rodriguez
Parks and Recreation Director

Dan Reece

Local Park Grant Program Manager

4200 Smith School Road

Austin, Texas 78744

Dear Mr. Reece,

The City of Weslaco submits their Parks, Recreation and Open Space Master Plan Update. The original master plan was submitted in 2016. The city submits the five (5) year update at this time.

If there are any questions please contact Sally Gavlik, at 956-310-8386 or sallyg361@yahoo.com.

Thank you for your assistance.

Sincerely,

DRAFT

WESLACO

PARKS,

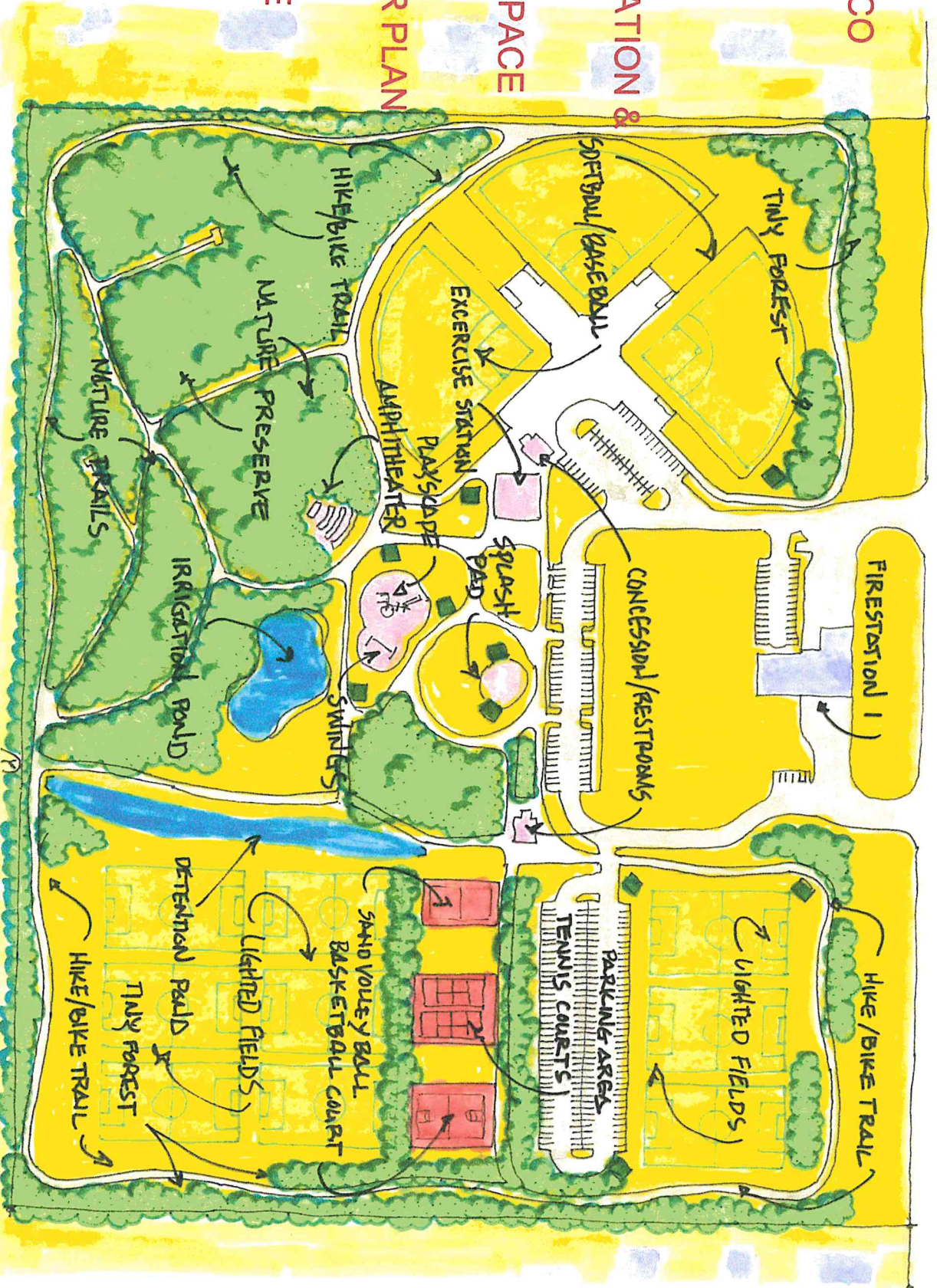
RECREATION &

OPEN SPACE

MASTER PLAN

UPDATE

2022



Weslaco Parks, Recreation and Open Space Master Plan Update

Acknowledgements

The following individuals are being recognized for their significant contribution to the preparation of the 2022 Parks, Recreation and Open Space Master Plan Update.

City Commission

David Suarez,	Mayor
Josh Pedraza	Mayor Pro Tem, Commissioner District 1
Letty Lopez	Commissioner District 2
Jose “JP” Rodriguez	Commissioner District 3
Adrian Farias	Commissioner District 4
Leo Munoz,	Commissioner At Large
Greg Kerr	Commissioner At Large

City Staff

Martin Garza	Interim City Manager
Omar Rodriguez	Parks and Recreation Director

Parks and Recreation Advisory Board

Johnny Cavazos	Chairman
Caleb Cavazos	Vice-Chairman
Jose Calderon	Member
Alex Livas	Member
Carla McCaleb	Member
Nina Torkelson	Member

Weslaco Parks, Recreation and Open Space Master Plan Update

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Executive Summary

- 1. City of Weslaco**
- 2. Updated Park Inventory**
- 3. Survey Data and Citizen Input**
- 4. Goals**
- 5. Master Plan Recommendations**
- 6. Funding Opportunities**
- 7. Appendix**
 - Online Survey**
 - Park Ranking Question**
 - Citizen Comments**
 - Public Notices**
 - Park Board Approval of Priorities**
 - City Commission Approval for Submission**

Weslaco Parks, Recreation and Open Space Master Plan Update

EXECUTIVE SUMMARY

Introduction

Weslaco has had previous Parks, Recreation and Open Space Master Plans in 2007 and 2016. To meet the 5-year update requirement the 2016 plan is being updated in 2022. This document is the culmination of the park planning effort and is intended to guide staff and elected officials of the city as they decide how to best meet the need and park priorities identified by the citizens.

Park Time Frame – Texas Parks and Wildlife Department looks at park master plans as having a ten (10) year life span with an evaluation at the completion of five (5) years. The Weslaco plan is within the five (5) year review period. The review period is necessary as events and priorities can change within a city depending on demographics, land availability and funding options. The updated Master Plan will serve as the major planning document to meet the city's need in parks, recreation and open space.

Goals of the Parks, Recreation and Open Space Master Plan – The goals developed by the city during the original Master Plan planning process still remain relevant for the plan. The city maintains a high level of support for development of parks for residents with quality infrastructure and improvements to aging facilities.

The goals from the original Master Plan remain the same for the updated plan.

1. Weslaco's Park system to remain as one of the premier park systems in the Rio Grande Valley and the park hub for the central Rio Grande Valley with adequate staffing and funding.
2. Design a matrix for the development of park facilities within the community.
3. Expand the development of neighborhood parks, community and regional parks to become focal points within the community.
4. Utilize natural open spaces, floodplain corridors, and irrigation corridors to develop linear parks within the community. To provide hike and bike trails along these corridors to provide connectivity throughout the community.
5. Develop partnerships with other public, semi-public, and private entities to efficiently utilize funding for the development of parks and open space. Include the school district in the development of city/school parks, Knapp Community Care Foundation and Valley Baptist Legacy Foundation to expand funding opportunities.

Population Growth – In the five (5) year period from 2016, in the Rio Grande Valley has been one of the fastest growing areas in the state. Weslaco's population has increased by

Weslaco Parks, Recreation and Open Space Master Plan Update

approximately 5,000 individuals. The population is young with 32.3% under the age of 18 which is higher than the state average of 25.5%.

Park System Changes – Weslaco added a new 45.25-acre park on the northside in 2020. This was the first large park on the northside of Interstate Highway 2. The park provides athletic fields, splash pad, trail system and nature area for residents. The Parks and Recreation Department is working with Hidalgo County and other communities in the development of a comprehensive trail plan for all of Hidalgo County to connect municipalities.

Citizen Input – The planning process for the 2022 Master Plan update included two (2) focus group meetings and an online survey with 1198 responses. The focus groups were held March 8 and April 20, 2022. The online survey remained open until April 28, 2022. The online survey was advertised through the City of Weslaco website and social media.

The information obtained from the focus groups and the survey were used to outline the needs and wants of the community. Citizen input helped determine which current facilities are used, where there is a deficit of facilities and programs, and the amenities citizens would like to see developed over the next five (5) years. The April focus group brought the Mayor, two (2) Commissioners and City Manager in attendance. Discussion centered around the need for upgrading current facilities rather than building new ones and improving maintenance at existing facilities. The online survey was advertised through the City of Weslaco website and social media.

Master Plan Recommendations

The Updated Master Plan recommendations were comprised from the citizen survey, focus group and online survey. The items represent the highest priority based on citizen recommendations. As the city prepares to design and construct each project, final cost estimates will be developed. No cost estimates are included in this report as construction dates and funding sources are not available.

Top Ten Priority Ranking

1. Playground
2. Trails
3. Swimming Pool
4. Picnic Areas
5. Upgraded Maintenance

Weslaco Parks, Recreation and Open Space Master Plan Update

- 6. Additional Lighting
- 7. Outdoor Exercise Equipment
- 8. Dog Park
- 9. Pavilions
- 10. New Park

New Trees being planted in Gibson Park.



SECTION 1

Weslaco Today

Introduction

Weslaco is considered the Mid-Valley area between Harlingen and McAllen. It is located along the Interstate Highway 2 corridor, 15 miles west of Harlingen, 7 miles north of the Mexican border, and 17 miles east of McAllen. The land was part of the Mexican land grant, which sold a portion of the property to W.E. Stewart Land Company, which provided the name for the town (Weslaco), and sold home plots.

Weslaco Economy Weslaco developed a 235-acre Mid Valley Industrial Park of which 45 companies are now thriving. Freight requirements for companies in the Valley and Mexico can be expedited through the use of the adjoining Mid Valley Airport along with immediate access to Interstate Highway 2.

The pandemic created a greater awareness of the outdoors and tourism for the area has increased with the multitude of birding sites increasing visitors. The Great Texas Coastal Birding Trail which includes Mid-Valley Nature Center, the Frontera Audubon Center, Estero Llano Grande World Birding Center, and Las Palmas Wildlife Management Area have all experienced increased participation.

The downtown area has seen new innovative projects like the mobile food market offering nightly dinners and events. Families come to the area developed by a private entrepreneur for the community. The area originally had five (5) food vendors and is now expanding to add additional food and other vendors.

Knapp Community Care Foundation has been able to supplement businesses, foundations and other not for profits to maintain businesses during the pandemic. The Foundation supports the health of the Weslaco community and promotes healthy lifestyles with the programming and facilities offered by the Weslaco Parks and Recreation Department.

Underserved Areas

The addition of the park north of Interstate Highway 2 has changed the geographic distribution of park amenities in Weslaco. The north side of town now has a park with amenities equivalent to parks located in the southern portion. Equality of the number of parks still needs to be addressed.

Weslaco Parks, Recreation and Open Space Master Plan Update

Demographics

The 2016 Master Plan population and demographic information was derived from the 2000 and 2010 Census and population predictions by the UTRGV Research, Innovation and Economic Development. The population for 2020 was estimated at 45,205. The actual figure was 40,160. While still showing substantial growth, the number was not as high as projected due to the pandemic limiting people's ability to travel. Many new residents to the area come from Mexico and South America. These individuals were granted limited opportunities to migrate to the United States.

The under 18 population is still higher than the state average (25.5%) with 32.3% of the residents being under 18. Texas leads the nation in population living below poverty level. The state rate for those living below the poverty level is 13.4%, with the rate in Weslaco 24.3%. This creates a greater need to have free outdoor recreational areas for families to participate.

Schools

The pandemic brought technology concerns for school children with on 85.3% of homes in Weslaco with broadband internet. The school system worked to create centers where families could connect so children could complete classwork assignments. The Rio Grande Valley is home to both the University of Texas Rio Grande Valley Campus in Edinburg, and Texas A&M campus in McAllen as well as South Texas College in Weslaco. This higher education base can assist with establishing educational systems for the school districts which allows local students the ability to attend college close to home. There are many local students who are the first members of their families to attend college.

SECTION 2

Existing Park Inventory

The only change to the park inventory is the addition of Northside Park located on 11th mile. The 45.25-acre park was constructed in 2020 which includes ballfields, soccer fields, pavilion, splash pad, nature site and trail, and a secondary trail extending around the park, and playground. The park is considered a community park and has a restroom facility. Funding for the park was through the Knapp Community Care Foundation, Texas Parks and Wildlife Non-urban Outdoor Grant, and the City of Weslaco.



New exercise equipment at Northside Park. Other improvements to the park system include painting, upgrading ballfields, redefining trails, and removing old playground equipment.

The National Recreation and Park Association have endorsed a program “10-minute walk to a park” whereby all parks should be within a 10-minute walk for youth and adults. The location

Weslaco Parks, Recreation and Open Space Master Plan Update

of Weslaco's parks in several neighborhoods with easy access from major streets meets the criteria. Discussions concerning a new aquatic center are addressing the issue based on site location.

SECTION 3

Needs Assessment and Citizen Input

Introduction

The online survey and the focus groups are the most critical components of the Parks, Recreation and Open Space Master Plan. The assessment reflects the needs and desires of the citizens, identifying those needs that are the most critical. Through the survey document and focus group discussions, deficiencies in the park system were noted and recommendations for improvements were identified.

1. Park Acreage Standards

Neighborhood Park: Standards for development are 1 to 1.5 acres per 1,000 residents. Future development of neighborhood parks should be concentrated in the northeast and northwest areas where there are limited parks and where younger families are living. The southeast area lacks neighborhood parks but there is a Texas Parks and Wildlife State Park and a wildlife area fill this gap. New parks ranked 10th in the top ten (10) priority listing from the citizen survey.

Community Park: The new Northside Park fills this previous gap.

Regional/Special Need Park: With the closure of the aquatic facility, a new aquatic facility would be justified to meet the needs of the community. A swimming pool ranked third in the top ten priority listing for future development.

Open Space: Weslaco is working with Hidalgo County and several other cities within the County are working to create a County wide Trail Plan similar to the one in Cameron County. This plan would create development of future grant opportunities for trail development in all government segments of Hidalgo County and eventually lead to a trail system linking cities and county together. This system would lend itself to special events and long distant bike rides and running. Trails ranked second in the top ten

Weslaco Parks, Recreation and Open Space Master Plan Update

priority listing for future development. In the 2016 Master Plan trails ranked number 1. Connecting trails and linear trails have remained top priorities for residents.

2. Facility Standards

Athletic Fields

Currently there are no deficits but as population grows the need for new fields for both adults and youth will increase. Within a five (5) year period at least one (1) new complex for baseball, softball, football and soccer should be constructed. All of these facilities rank **HIGH** for the level of need. Weslaco has excellent weather, being an outdoor community that can spend numerous hours outside to enjoy these sports for both men and women. Field Renovations



Weslaco Parks, Recreation and Open Space Master Plan Update

Pavilions

Currently no deficit.

Indoor Recreation Center

Boys and Girls Club fills this need but there is a deficit on the north side of Interstate Highway 2. This will rank **High** for the level of need.

Tennis

There is no deficit now. However, within the next 2 to 3 years, a new 4 plex should be built on the north side of town. Level of need is **Medium**



Playgrounds

All old playgrounds should be dismantled for safety issues. Programs with playground companies should be explored to provide new equipment as needed. This would include exercise equipment. Playgrounds ranked number 1 in the citizen survey. The need to replace old playgrounds at all parks was identified as a top priority. Level of need **High**.



Playground Replacement at Gibson Park

Outdoor Swimming Pool

A new aquatic facility was a highly discussed during the focus group. Several members of the community use swimming pools outside the area and believe a facility in Weslaco would draw swimmers to the area. The school district does not allow use of their pool which reduces facility use. A new aquatic facility to meet numerous needs was ranked high for the priority list.

Weslaco Parks, Recreation and Open Space Master Plan Update

Splash pads for younger children ranked high. These were also part of the swimming pool discussions. There was a recommendation to add splash pads to existing parks. Level of need **HIGH**.

Trails

Developing the County Trail Plan was **Very High** on the need level. This project has been discussed since 2007. Trails have been top priorities in both the 2007 and 2016 Master Plans. Currently, there are no trails in Weslaco that connect facilities. Developing connecting trails provides transportation access for citizens.

Irrigation, drainage canals, city streets and ROW's should be used to develop the trail system within the city limits of Weslaco.

In addition to these facilities, other amenities were identified in the citizen participation survey. These are listed in the Appendix.

3. Development Standards

Weslaco has the unique opportunity to promote green space and trail development along major corridors, utilizing the irrigation and drainage canals, and surplus land clear zones for practice of youth sports. Regional Detention Facilities (RDF's) can be used to offset flooding and practice fields need.

Utilizing sustainable materials and energy in construction will "promote" development.

Expansion of native and open space areas such as the Estero Llano State Park, Valley Nature Center and the Frontera Audubon Park will continue to promote birding and nature in the area.

Citizen Input from Online Survey

The 2022 Parks, Recreation and Open Space Master Plan Update included an online survey, two (2) community focus group, two (2) Park Board Meetings, and City Council Presentation. In addition, meetings were held with city staff about projects that have already been completed. The online survey was a valuable tool with over 1,000 respondents.

A second online survey for a swimming pool resulted in another 800 respondents. The interest in developing quality park amenities within the community has increased since the first master plan in 2016.

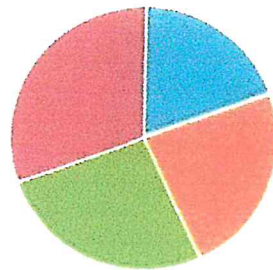
Weslaco Parks, Recreation and Open Space Master Plan Update

Location of Responders

As with the 2016, survey the largest group of responders were from south of Interstate Highway 2, where the majority of the parks are located. In 2016, 48.19% of the respondents were south of Business 83. The 2022 survey resulted in 55% of the respondents from the southern section.

Question 1 on the survey determined locations of respondents.

North of Expressway - East of ...	227
North of Expressway- West of ...	275
South of Expressway - East of ...	311
South of Expressway - West of...	359

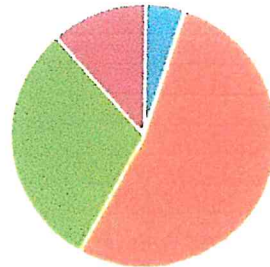


Level of Satisfaction with Park System

Respondents rated the level of satisfaction with the park system as 57%. This was down from the previous 2016 rating of 61.36%. The 2022 rating is higher than the 2007 rating of 54.2%. A satisfaction rating can be used over a period of time to determine improvements to the park system, and to address maintenance and budget issues.

How satisfied are you with the Park System?

Very Satisfied	57
Satisfied	630
Dissatisfied	364
Very Dissatisfied	137



Weslaco Parks, Recreation and Open Space Master Plan Update

Reasons for Satisfaction with Park System

This is an open-ended question where respondents can express their needs for the community, over 795 comments were received for this question. Comments included with additional comments included in the Appendix:

- Well-kept and provide a variety of activities
- The equipment at the playgrounds is broken or unsafe
- Additional trails are needed
- A new swimming pool needs to be added
- Restrooms need to be cleaned more often
- Valley Nature Center noted for excellent nature programs for children
- The sports programs for youth are well attended.

Are the Parks Well Maintained?

This question was almost evenly divided between respondents with 52% saying no and 48% stating the parks are well maintained. This is a perception question and can be based on when someone is in attendance at the park. A question related to this is “**How Many Utilize the Park**” over 89% responded in the affirmative.

Facilities to be developed in the next 5 years

There are many types of new facilities the community would like to develop. Many of the facilities and programs listed are addressed in the top ten (10) priority listing for the plan. The top ten (10) priority list includes some of the same items from 2016.

- Art Park with walls for painting, pads for sculpturing, sound system for music
- Upgrading maintenance
- More trees
- Water features
- Swimming pool with multiple features
- New playgrounds
- More lighting
- More seating
- Trails
- Clean restrooms

Weslaco Parks, Recreation and Open Space Master Plan Update

- Splash Park
- Dog Park
- Indoor Recreation Center
- New parks on north side
- Athletic Fields

Do You Have Children Who Attend the Park

Over 80% identified their children attended the parks. In the question of changes to the park system the need for improved playgrounds and more parks was identified for additional play space for children. The pandemic proved the outdoor area was especially important for families and children to have a safe place to play. Outdoor-park areas provided that safe space. Security at the park sites was identified in the Park Board discussions.

Park Board Meetings

The Park Board met in a zoom meeting on February 22, 2022 to review the survey and suggestion changes. The second Park Board meeting was held on March 8, 2022 to discuss the Swimming Pool Survey and the Parks, Recreation and Open Space Master Plan Survey. This meeting identified the need for a new swimming pool complex due to the swimming pool being closed, and how the swimming facility would affect the master plan. Representatives from the Park Board, school district and swimming community were present at the meeting.

Amenities for the swimming complex included a lap pool, shallow end, office space for classroom to hold CPR and Lifeguard Training, Concession Area, Pavilion, Picnic Area, Leisure Outdoor Pool, retractable roof, and potential for heating the pool. Cost was a factor in the final development of the complex.

The Master Plan discussion centered on the need to get as many community residents as possible to complete the online survey. That survey information will relate to the City Commission what is important to the residents.

The second Park Board meeting was held as a zoom meeting on May 16, 2022 to discuss the final Parks, Recreation and Open Space Plan and recommend the top priorities to the City Commission.

SECTION 4

Goals for the Weslaco Park System

Goals for the Weslaco Park System

It is important to establish goals as part of the park planning process. These goals express the views and desires of the community through survey, focus groups, meeting with city management, Park Board and City Commission. The goals will be used by the decision makers in determining priorities, funding and development of partnerships. The goals from the 2016 Master Plan will be updated.

Goal #1 Maintain Weslaco Park system as one of the premier park systems in the Rio Grande Valley

- 1.1 Implement a long-range plan for park development based on the recommendation of the Parks, Recreation and Open Space Master Plan.
- 1.2 Identify Park planning areas with the greatest need for park development, pursue the acquisition of land and develop facilities as needed. **ONGOING**
- 1.3 Provide adequate maintenance funds and staff for existing parks prior to building new ones. **ONGOING**

Goal #2 Develop an even and adequate distribution of park facilities citywide

- 2.1 Maintain a strong system and larger community park throughout the city.
- 2.2 Focus on both indoor and outdoor park systems.
- 2.3 Plan for park development in future park growth areas of the city.
- 2.4 Provide adequate funding for new park development. **ONGOING**
- 2.5 Develop a plan with the school district to develop joint use parks.
- 2.6 Provide opportunities for the citizens to participate in planning, developing, maintaining the city's parks.

Goal #3 Develop parks so they become focal points in the city

- 3.1 Incorporate unique designs and amenities in all future neighborhood parks so it reflects the neighborhood around it. **ONGOING**

Weslaco Parks, Recreation and Open Space Master Plan Update

- 3.2 Provide city staff with sufficient manpower and funding sources to maintain all parkland and facilities in a superior manner. Develop budgets for new recreational amenities to insure there is sufficient funding for maintenance once those amenities are open. **ONGOING**
- 3.3 Utilize native plant material and low water plants where appropriate to reduce maintenance and irrigation.
- 3.4 Develop pedestrian and bikeway corridors and trails to connect all parts of the city such as neighborhoods, parks, schools, civic facilities, and businesses.
- Goal #4 Protect the natural areas within the city and ETJ to include natural open spaces, drainage corridors and flood plain corridors**
- 4.1 Develop green spaces preservation as a Commission objective, so that the city can be known for the greenbelts and open spaces.
- 4.2 Develop criteria for the development of green and open spaces throughout the city and ETJ.
- 4.3 Prioritize areas of preservation in conjunction with conservation partners.
- 4.4 Encourage educational institutions, semi-private land trusts, and other non-profit organizations to acquire, manage and maintain natural and open space conservation areas within the city and ETJ. **ONGOING**
- Goal #5 Develop partnerships with private, non-profits, public and semi-public organizations to promote efficient use of public funds for parks and open space.**
- 5.1 Assist in strengthening local organizations that can assist with developing park and recreation facilities for the residents. **ONGOING**
- 5.2 Actively pursue partnerships to help build and fund parks facilities. **ONGOING**
- 5.3 Consider joint development of school and park sites to adequately fulfill the needs of the community. **ONGOING**
- 5.4 Pursue the beautification corridors into the city and nature sites.

SECTION 5

Master Plan Recommendations

Introduction

The Parks, Recreation and Open Space Master Plan recommendations have been developed through the online survey, and focus groups comments. Development is taking place rapidly on both the north side and the far south area. The majority of park facilities are located central or near south making it hard for citizens to reach within a ten-minute period as recommended by the National Recreation and Park Association. Available land in these areas will become non-existent as development continues to occur.

Comments from residents noted no new facilities should be constructed until maintenance and safety issues were addressed at current sites. Upgrading maintenance has been a constant theme since the 2016 master plan. The need for additional staff, upgrading existing facilities and improving playgrounds were identified in 2016 and again in 2022.

Park development falls into four (4) categories:

1. Improvements to existing parks: Upgrading maintenance, adding lighting, improving Athletic Fields. Weslaco Baseball Field Improvements



Weslaco Parks, Recreation and Open Space Master Plan Update

2. Development of new recreational amenities: Trails, Indoor Recreation Center, Athletic Fields
3. Development of new parks: Swimming Pool, Splash Park, Dog Park, New Parks
4. Partnerships/Funding: City-school, Non-profits, Grants

Comparison of Top Priority List

<u>2022</u>	<u>2016</u>
1. Playgrounds	Trails
2. Trails	New Parks
3. Leisure Pool	Additional Lighting
4. Picnic Areas	Splash Park
5. Upgraded Maintenance	Youth softball/baseball fields
6. Additional Lighting	Youth soccer/football fields
7. Outdoor Exercise Equipment	Indoor Community Center
8. Dog Park	Leisure Pool
9. Pavilions	Amphitheater
10. New Park	Pavilions

There are several amenities which remain the same but the priority has changed. This can be the result of factors such as the swimming pool closing, the Boys and Girls Club opening, and the new park on the north side. The pandemic has created the desire for more individuals to be outside for increased use of outdoor exercise equipment and playgrounds. Playgrounds that are over 20 years old are considered obsolete. In the valley, the sun can cause playground deterioration faster than in other parts of the state, resulting in worn out parts. Playgrounds over twenty years old do not have replacement parts available and are removed to avoid endangering the public.

Use of Priority List

Texas Parks and Wildlife scoring system for grants include points for a municipality developing a Parks, Recreation and Open Space Master Plan. The point system also addresses a top ten

Weslaco Parks, Recreation and Open Space Master Plan Update

priority listing for the city to use when developing parks. The theory is the list should address the amenities included in the grant application as the ones the community needs and wants. The number of amenities from the list included in the application can increase the points awarded for the grant application. Points can be combined together when developing a park by including a park with a splash pad, a dog park area, a pool, a pavilion, and a playground. The combinations can be creative based on the needs of the community. The top ten listing is very important for a city to meet the needs of the community in park development.

SECTION 6 FUNDING OPPORTUNITIES

GRANTS AND FOUNDATION

Texas Parks and Wildlife = Outdoor and Indoor

Knapp Community Care Foundation

Valley Baptist Legacy Foundation

GameTime Playground Grants

Apache Tree Grants

NRPA Meet Me at the Park Program

Texas Department of Transportation Trail Grants

National Fitness Court (Campaign)

Kaboom Playground Grant

APPENDIX

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO

RESOLUTION 2022-27

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS ADOPTING A FIVE (5) YEAR UPDATE TO THE YEAR 2016-2026 PARKS, RECREATION AND OPEN SPACE MASTER PLAN; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Commission of the City of Weslaco recognizes the need for a five (5) year update to the Year 2016-2026 Parks, Recreation and Open Space Master Plan "the Plan" to provide goals, assessments, standards, recommendations and strategies for implementation over a ten (10) year period in an effort to provide for and continually improve park and recreational facilities, provide trail opportunities, preserve open spaces and rehabilitate existing parks in the City of Weslaco; and

WHEREAS, the primary objective of "the Plan" is to provide recreational services desired by the citizens of Weslaco, acquire needed open spaces and preserve natural resources; and

WHEREAS, in order to address recreational needs in the future, the City of Weslaco has sought input from the citizens of Weslaco through surveys, public input meetings, the Weslaco Parks and Recreation Advisory Board and the Parks and Recreation staff; and that input has been incorporated into "the Plan"; and

WHEREAS, "the Plan" complies with Texas Parks and Wildlife Department master plan guidelines which require parks and recreation needs to be prioritized and addressed in an action plan format; and

WHEREAS, the City Commission, having taken into consideration the results of the in-depth study conducted by P, R and S, LLC for the City of Weslaco, determines that "the Plan" is reasonable;

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

I.

That the five (5) year update for the 2016-2026 Parks, Recreation and Open Space Master Plan for the City of Weslaco, Texas, is hereby officially adopted, and incorporated herein for all intents and purposes.

II.

A five (5) year update to the ten-year priority list of park amenities has been developed to guide the rehabilitation of existing parks, provide for guidance in the application of funding, and suggest alternative funding opportunities. Adoption of the five (5) year update to the 2016-2026 Parks, Recreation and Open Space Master Plan shall not commit the City of Weslaco to specific funding levels or implementation strategies but shall provide guidance for the City's vision for availability and growth of park and recreational services.

PASSED AND APPROVED on this 17th day of May 2022 by a vote of ____: yeas and ____ nays at a regular meeting of the City Commission 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: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5441	
From:			
Subject: Discussion and consideration to submit a letter of support to the United States Department of Transportation for the International Bridge Trade Corridor (IBTC) Project located in Hidalgo County, Texas, for funding under the INFRA/MEGA Grant Program and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: 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 Martin Garza		Created/Initiated Final Approval	
City Manager Comments: Approve submitting of letter of support.			
Staff Recommendation:			
Attachments, if any: IBTC PH English Fact Sheet v2, 22-05 IBTC letter of support			
Responsibilities upon Approval:			

International Bridge Trade Corridor (IBTC)

From 365 Tollway and FM 493 to I-2

Hidalgo County ★

CSJs: 0921-02-142 (Interim) and 0921-02-2022 (Ultimate)

Project Fact Sheet

The Hidalgo County Regional Mobility Authority (HCRMA), in cooperation with the Texas Department of Transportation (TxDOT) Pharr District would construct a new location, non-tolled roadway from 365 Tollway (FM 3072) and Farm-to-Market (FM) 493 to Interstate Highway 2 (I-2) in Hidalgo County, Texas. The proposed project would be 13.15 miles in total length, beginning at 365 Tollway and extending east, splitting just west of FM 1423, continuing north to I-2 and east to FM 493. The proposed project would traverse the cities of Pharr, Alamo, and Donna, Texas.

Currently, many of the east and west roadways south of I-2 and north of US 281 (Military Highway) are neither direct nor continuous, which leads to inefficient movement of vehicular traffic from cross-border travel at the international bridges.

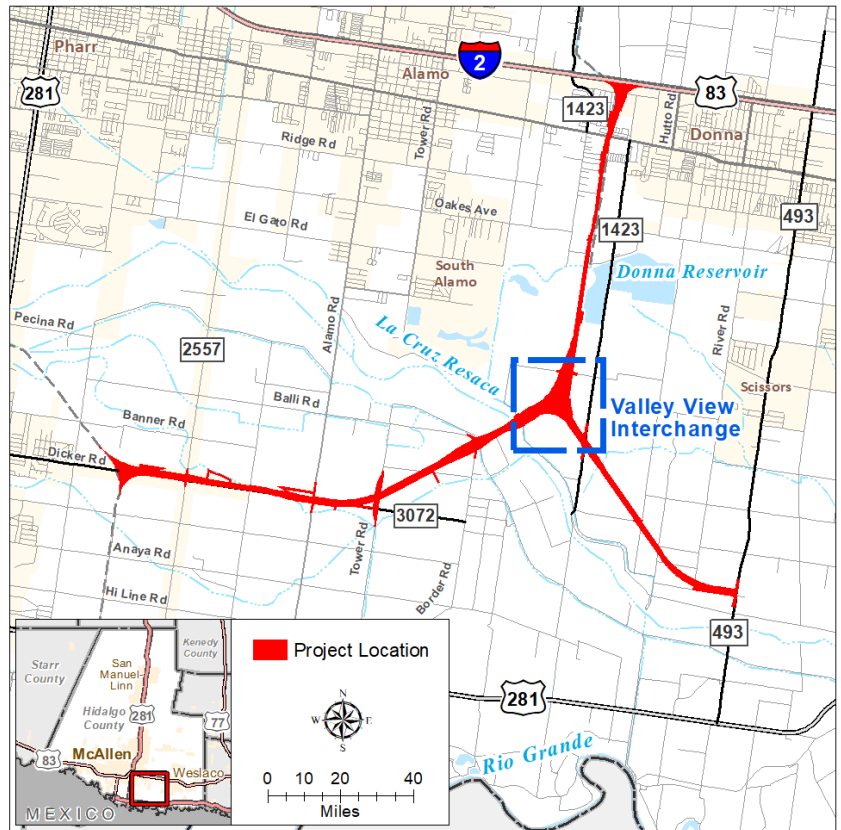
The proposed project would improve local and regional mobility for moving people and goods from the international ports of entry in the area north to I-2 between US 281 and FM 493.

Project Description

The proposed project would be constructed in two phases; Phase I, an interim phase and Phase II the ultimate design. For ease of reference, the different sections of the project are referred to as "legs." West Leg: 365 Tollway/FM 3072 Interchange to Valley View Interchange, East Leg: Valley View Interchange to FM 493, and North Leg: Valley View Interchange to I-2.

The ultimate design would consist of six 12-foot-wide mainlanes (three in each direction), with 10-foot-wide inside and outside shoulders, and divided by a concrete traffic barrier, four 12-foot-wide frontage road lanes (two in either direction), along with direct connectors to I-2 from IBTC.

Bicycle and pedestrian accommodations will be included by adding 10-foot-wide shoulders and 5-foot-wide sidewalks in some locations per TxDOT's policies and guidelines..



Project Goals

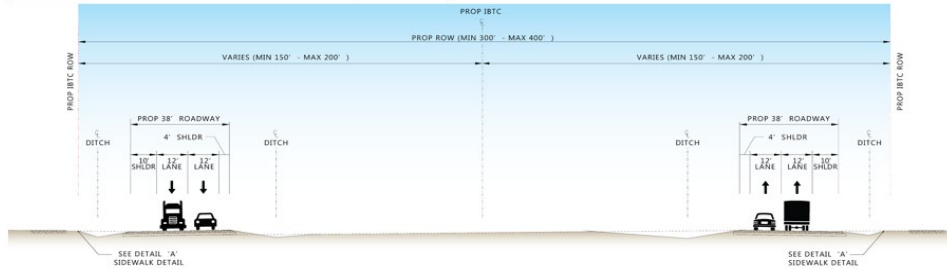
The project's goals are to improve local and regional mobility while providing a non-toll roadway that will meet the transporting demands of goods and persons.

IBTC Project Information (Two Phases):

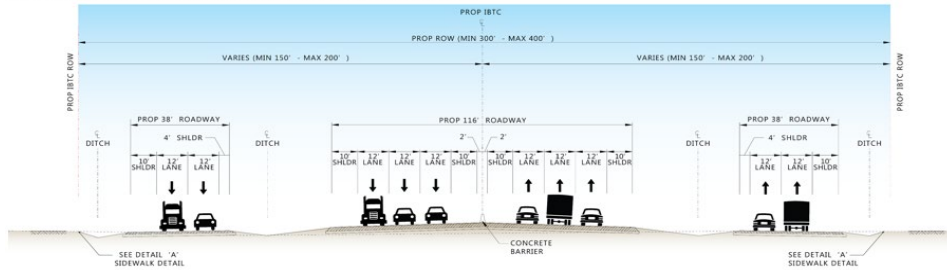
- The interim design (Phase I) includes:
 - Frontage roads in east and west legs
 - Mainlanes in north leg
 - Overpass at Business US 83
 - Improve intersections with existing local roadways
- The ultimate design (Phase II) includes:
 - Six-lane facility with frontage roads, ramps, and overpasses
 - Timing of construction determined by future traffic conditions
 - High-water bridge would be constructed across the IBWC main floodway

PROPOSED DESIGN CONCEPT

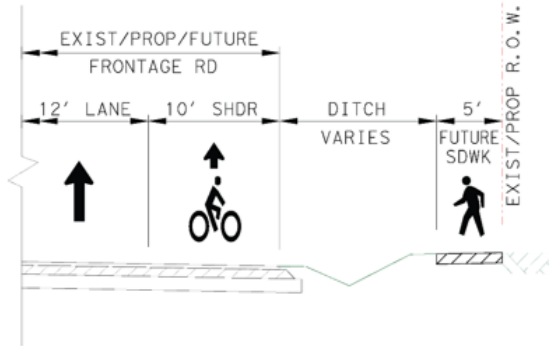
TYPICAL SECTION: WEST PHASE I (INTERIM)



TYPICAL SECTION: WEST PHASE II (ULTIMATE)



DETAIL 'A' PEDESTRIAN AND BICYCLE ACCOMMODATION FUTURE SIDEWALK DETAIL NOT TO SCALE



The proposed typical sections for Phase I and II of the proposed west leg of IBTC. The proposed west leg improvements would be constructed within a variable right-of-way width up to 400 feet.

Anticipated Schedule

*All dates are subject to change.

Late 2021

Schematic Design Approved & Draft Environmental Assessment

Early 2022

Draft EA and Virtual Public Hearing with In-Person Option

Mid-2022*

Address Public Comments & Finalize Environmental Assessment and FONSI

Mid-2022*

Notice of Availability of Final EA and FONSI

Late 2022*

Anticipated Environmental (NEPA) Clearance
Begin Detailed Design

**GIVE
US
YOUR
INPUT**

HOW TO COMMENT

Visit <https://www.hcrma.net/ibtc.html>
or www.TxDOT.gov
Keyword search: "IBTC"



EMAIL

IBTC@blantonassociates.com



MAIL

Blanton & Associates, Inc.
Attn: IBTC Project
5 Lakeway Centre Court, Suite 200
Austin, TX 78734



VOICEMAIL

(956) 278-0687



If you have any questions or need additional information, you may contact:

Eric Davila, P.E., PMP, CFM, Chief Development Engineer
HCRMA | (956) 402-4762 or eric.davila@hcrma.net

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

May 17, 2022

The Honorable Pete Buttigieg
Secretary
US Department of Transportation
Office of the Secretary of Transportation
1200 New Jersey Ave, SE
Washington, DC 20590

Dear Secretary, Buttigieg,

I am pleased to write this letter of support for the International Bridge Trade Corridor (IBTC) Project located in Hidalgo County, Texas, for consideration for funding under the INFRA/MEGA Grant Program.

I currently serve as the Mayor and recognize that this funding opportunity has the potential to not only greatly impact our regional transportation needs but would have a tremendous impact on the State of Texas and the United States as well. I am confident that the IBTC Project meets the criteria set forth under this competitive grant program and is a worthy project for your consideration.

Hidalgo County sits at the nation's front door on the Texas-Mexico border and serves as a critical international trade zone with several ports of entry. As such, the county has experienced a significant increase in the number of tractor trailers and overweight trucks hauling freight throughout the county and to the rest of the country. One of our local ports of entry, the Pharr International Bridge, is the top border crossing for produce and sees the passage of over 65% of the fresh produce consumed in America. Important manufactured parts that fuel our nation's economy also pass daily through our ports of entry. Hidalgo County is also one of the fastest growing counties in the state of Texas, and by 2040, more than 1,000,000 new residents will come to live and work here. All of this has led to congestion on main thoroughfares and residential streets.

The IBTC project is designed to expedite the flow of traffic, particularly truck freight traffic, in and out of Hidalgo County. The proposed project consists of approximately 13.15 miles in length and would provide a continuous roadway connecting ports of entry to the interstate corridor and out of Hidalgo County. The completion of the IBTC Project will attract more international trade related industry to the county while taking trucks out of our neighborhoods and improving safety for our children.

The ultimate goal of the project is to improve local and regional mobility, while providing a non-toll roadway that will meet the transportation demands of moving both goods and people in a safe and efficient manner.

I firmly believe that this project meets the criteria for funding under the INFRA/MEGA Grant Program and also stands out for its implications on our national economy and security. I want to thank you and your staff for your hard work and thoughtful consideration for this request.

Sincerely,

David Suarez, Mayor
City of Weslaco



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5434	
From:			
Subject: Discussion and consideration to approve Resolution 2022-28 in support of the funding application for the proposed Weslaco Pedestrian Connection 2022 Project through Section 5310 Grant Program by the Lower Rio Grande Valley Development Council and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.)			
Background: Construction of sidewalk and ADA pedestrian improvements on North Bridge Street between Pike Blvd and US Business 83. The project will provide connections to existing sidewalks, park and schools located along or near the route as well as the future swimming pool facility to be located near the New Weslaco Fire and Police Stations. (See attached Project Map).			
Funding Source (budget code, if applicable): Capital Improvement Project 21-22			
Amount: \$100,000	Term of Impact: 2	Identified in Current Budget: Yes	
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 Maggie Perez Albert Aldana Martin Garza		Created/Initiated Approved Approved New	
City Manager Comments:			
Staff Recommendation:			
Attachments, if any: Sidewalk Nomination Project sheet, R2022-28 5310 Program.			
Responsibilities upon Approval: Staff will submit grant to Hidalgo County MPO and, if awarded, prepare engineering plans.			

WESLACO PEDESTRIAN CONNECTION 2022 PROJECT

Section 5310 Grant Program Application

PROPOSED PROJECT:

Construction of sidewalk and ADA pedestrian improvements on North Bridge Street between Pike Blvd and US Business 83. The project will provide connections to existing sidewalks, park and schools located along or near the route as well as the future swimming pool facility to be located near the New Weslaco Fire and Police Stations. (See Project Map below).

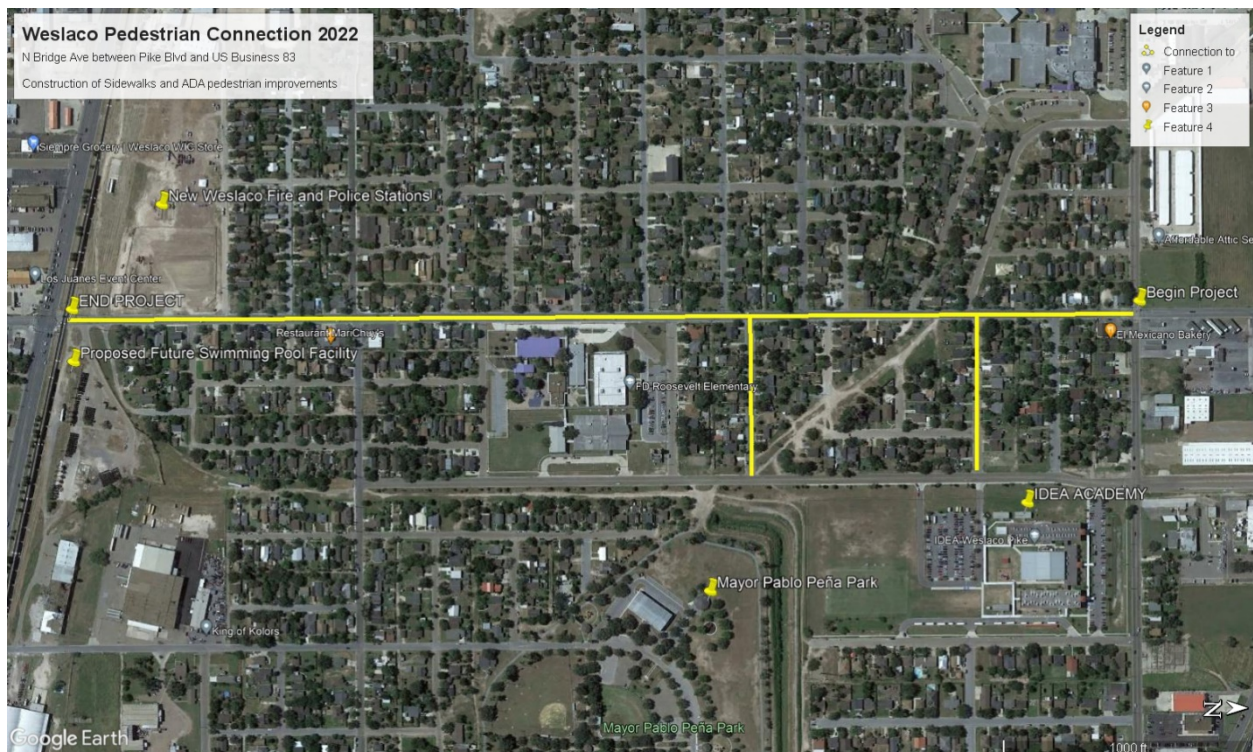
PROJECT GOAL:

The main goal of the proposed project is to enhance the mobility of seniors and individuals with disabilities in an area of the city that has high percentage of population aged 65 years and older.

PROJECT FUNDING:

The city is applying for \$500,000.00 in funding assistance under the Section 5310 Grant Program. The program requires a 20% local match in the amount of \$100,000.00. The city of Weslaco is in support of the application and is committed to the required local match, if awarded this funding. Additionally, the city will provide in-kind contributions in the form of engineering services through its Engineering Department.

PROJECT MAP:



RESOLUTION NO. 2022- 28

WHEREAS, the Rio Grande Valley Development Council issued a call for nominations in April 2022 through the Hidalgo County Metropolitan Planning Organization for entities to apply for Federal Transit Administration funding assistance made available through the Section 5310 program: and

WHEREAS, the Weslaco Pedestrian Connections 2022 will provide pedestrians in the City of Weslaco with facility improvements that will address the needs of seniors and persons with disabilities that go beyond those required by the Americans with Disabilities Act (ADA) and the City proposes to submit a nomination requesting federal funding for assistance and;

WHEREAS, the program requires a minimum 20% local funding match in cash, donations, volunteered services or in-kind contributions. The city will provide in-kind match requirement through Engineering Services by the City Engineering Department; thereby pledging 20% local match funds, plus 100% of any overruns above the total project estimate.

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

The City of Weslaco supports funding this project as shown in the nomination budget and commits to the project's development, implementation, construction, maintenance, management, and financing. The city is willing and able to enter into agreement with the Rio Grande Valley Development Council by resolution or ordinance.

The City adopts Resolution No. R-2022- 28 approving the submission of the project nomination and the support and funding of the project should it receive federal funds.

The Mayor is hereby authorized to act on behalf of the City in all matters relating to the funding nomination and to execute all necessary applications, assurances, certifications, and other documents, relative to the submission, later acceptance, and administration of such funds.

The resolution shall take effect immediately from and after passage.

PASSED AND APPROVED on this 17th day of May 2022.

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: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5440	
From:			
Subject: Discussion and consideration on request from the Leadership Mid Valley Class XVI to place benches in the Weslaco Downtown area and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.)			
Background: Leadership Mid Valley is a program provided by the Weslaco Chamber of Commerce and prior alumni. Each year, the class raises funds through a local event that highlights the community. This year the event made possible by Class XVI was the 2nd Annual Sabor de Weslaco. The funds are being proposed to add benches to the downtown Weslaco area. Exact location to be determined.			
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 Maggie Perez Martin Garza		Created/Initiated Approved Final Approval	
City Manager Comments: Approve request from Leadership Mid Valley Class XVI.			
Staff Recommendation:			
Attachments, if any: Leadership Memo, Leadership Proposed Areas for Benches			
Responsibilities upon Approval: Leadership Mid Valley Class XVI will add benches to the downtown area, as allowed by local laws.			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

MEMO

TO: Mayor and City Commission

FROM: Maggie Perez, Leadership Mid Valley Class XVI Leader, Grant Writer

RE: Weslaco Downtown Benches

DATE: May 10, 2022

The Leadership Mid Valley Class XVI held its fundraiser, *2nd Annual Sabor de Weslaco*, on May 5th 2022. The amount collected from the event will be used to give back to the community through a Legacy Project. The Legacy Project, whereby members are responsible for developing, coordinating, and partaking in a beautification project to give back to the community as it stands today and in a way that will benefit future generations.

The selected project is to add benches to the downtown Weslaco area to encourage the flow of customers to the local businesses as well as the beautification of the area. If approved, benches would be placed following local laws and regulations.

A ribbon cutting event is expected to be scheduled by the Weslaco Chamber of Commerce and Visitors Center. We would like to invite Mayor and City Commissioners to attend as they are an example of leadership in the community.

Thank you,

Maggie Perez,

Leader of LMV Class XVI, City of Weslaco Grant Writer



SUGGESTED AREAS FOR BENCHES



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5435	
From:			
Subject: Discussion and consideration to reject the sole-bid received for RFB 2021-22-26 in the amount of \$73,100 from FSG for the Weslaco Street Poles Banner Project and authorization to re-bid the project, and authorize the Mayor to execute any related documents. Possible action (staffed by the Engineering Department.)			
Background: See memo.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Albert Aldana Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve to reject sole bid as recommended by Engineering Department.			
Staff Recommendation: Staff recommends rejection of the bid and approval to re-advertise the project.			
Attachments, if any: Memo Poles Banner _Engineering Recommendation, FSG Bid 2021_22_26 (2), Bid Tab_Banner Poles			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

DATE: May 12, 2022

TO: Mayor Suarez, City Commission,
Interim City Manager Martin Garza

FROM: Albert J. Aldana, P.E.
City Engineer

RE: **RFB 2021-22-26 Weslaco Street Poles Banner Project
Bid Tabulation and Recommendation**

The request for bids (RFB) for this Street Poles Banner Project closed on May 4, 2022, at 10:00 AM. One sole bid was received in the amount of **\$73,100.00**.

Attached please find bid sheet by FSG and bid tabulation for this bid. The city engineer's estimate for this project is \$45,430.00. There is a difference of **\$27,670.00** between the engineer's estimate and the bid price.

I recommend that this bid be rejected and that approval to re-advertise this project be granted.



WESLACO STREET BANNER POLES PROJECT

RFB 2021-22-26

Bid Proposal Sheet

PROJECT: WESLACO STREET BANNER POLES PROJECT

RFB #2021-22-16

COUNTY: HIDALGO

ITEM- CODE		UNIT BID PRICE ONLY. WRITTEN IN WORDS	UNIT	APPROX QTY	TOTAL
ITEM NO	DESC CODE				
500	6001	MOBILIZATION DOLLARS and TWO THOUSAND DOLLARS CENTS ZERO	LS	1.000	\$2,000.00
502	6001	BARRICADES, SIGNS AND TRAFFIC HAN- DLING DOLLARS and EIGHT THOUSAND DOLLARS CENTS ZERO	MO	1.000	\$8,000.00
416	6004	DRILL SHAFT (36 IN) DOLLARS and SIX THOUSAND DOLLARS CENTS ZERO	LF	48.000	\$6,000.00
618	6023	CONDUIT (PVC) (SCHD 40) (2") DOLLARS and TWENTY THOUSAND DOLLARS CENTS ZERO	LF	100.000	\$20,000.00
620	6003	ELC CONDR (NO. 12) BARE DOLLARS and FIVE HUNDRED DOLLARS CENTS ZERO	LF	100.000	\$500.00
620	6004	ELC CONDR (NO. 12) INSULATED DOLLARS and ONE THOUSAND TWO HUNDRED FIFTY DOLLARS CENTS ZERO	LF	100.000	\$1,250.00
625	6004	ZINC-COAT STL WIRE STRAND (5/16) DOLLARS and ONE THOUSAND FOUR HUNDRED FIFTY DOLLARS CENTS ZERO	LF	180.000	\$1,450.00
686	6007	INS TRF SIG PL AM (S)STR(TY B) DOLLARS and THIRTY THREE THOUSAND DOLLARS CENTS ZERO	EA	4.000	\$33,000.00
		120V GFCI OUTLETS (WEATHERPROOF) DOLLARS and NINE HUNDRED DOLLARS CENTS ZERO	EA	4.000	\$900.00



WESLACO STREET BANNER POLES PROJECT

RFB 2021-22-26

GRAND TOTAL

SEVENTY THREE THOUSAND ONE HUNDRED

Words

\$73,100.00

Figures

BY: *Rick Venegas*

[Signature]
Signature

5/4/2022

Date

COMPANY

FACILITY SOLUTIONS GROUP (FSG)



WESLACO STREET BANNER POLES PROJECT

RFB 2021-22-26

BID TABULATION

PROJECT: WESLACO STREET BANNER POLES PROJECT
#2021-22-26
COUNTY: HIDALGO

RFB

					ENGINEER'S ESTIMATE		FSG	
ITEM-CODE		UNIT BID PRICE ONLY. WRITTEN IN WORDS	UNIT	APPROX QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
ITEM NO	DESC CODE							
500	6001	MOBILIZATION	LS	1.000	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
502	6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	1.000	\$3,000.00	\$3,000.00	\$8,000.00	\$8,000.00
416	6004	DRILL SHAFT (36 IN)	LF	48.000	\$250.00	\$12,000.00	\$125.00	\$6,000.00
618	6023	CONDUIT (PVC) (SCHD 40) (2")	LF	100.000	\$16.00	\$1,600.00	\$200.00	\$20,000.00
620	6003	ELC CONDR (NO. 12) BARE	LF	100.000	\$1.00	\$100.00	\$5.00	\$500.00
620	6004	ELC CONDR (NO. 12) INSULATED	LF	100.000	\$1.00	\$100.00	\$12.50	\$1,250.00
625	6004	ZINC-COAT STL WIRE STRAND (5/16)	LF	180.000	\$3.50	\$630.00	\$8.06	\$1,450.00
686	6007	INS TRF SIG PL AM (S)STR(TY B)	EA	4.000	\$6,000.00	\$24,000.00	\$8,250.00	\$33,000.00
		120V GFCI OUTLETS (WEATHERPROOF)	EA	4.000	\$500.00	\$2,000.00	\$225.00	\$900.00
TOTAL						\$45,430.00		\$73,100.00



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5436	
From:			
Subject: Discussion and consideration to approve the price increase for the purchase of an aeration blower for the North Wastewater Treatment Plant from \$305,700 to \$386,390, a previously approved sole-source purchase from Howden Roots, LLC and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)			
Background: See Memo			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Albert Aldana VIDAL ROMAN Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by City Engineer.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Memo_ Aerator Blower price increase, Dennis Fishbeck email 04-13-22, Sole Source_Howden Factory Authorized Service Provider, Howden Turbplex Blower - North WWTP - Proposal Validity Extension			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

DATE: May 11, 2022

TO: Mayor Suarez, City Commission,
Interim City Manager Martin Garza

FROM: Albert J. Aldana, P.E.
City Engineer

RE: **Aerator Blower for North Wastewater Treatment Plant
Price Quotation Increase**

This agenda item was brought before city commission for approval of a sole-source purchase of an aeration blower for the North Wastewater Treatment Plant at the meeting held on April 5, 2022. The commission approved the purchase of the blower at a cost of \$305,700.00.

However, when I reached out to Howden Roots, LLC, the manufacturer of the blower, to place the order they informed me that the cost of the blower had increased. They cited that global supply issues on materials and costs as the reason for the price increase. They provided an updated cost proposal for \$350,400.00 that is valid until May 31, 2022. Additionally, Howden presented two options for consideration. The first option is to replace old valves (expansion joints) that may not be operational where the old inoperable blower is sitting. This option is at an additional cost of \$24,490.00. A second option is to perform a class I service to the blower that is presently in operation. This option is at an additional cost of \$11,500.00

These options can be revisited and exercised at a later point in time since they do not require nearly as long of a lead time like the blower does.

Staff recommends that these two options be approved now to avoid cost increases for a total blower purchase cost of \$386,390.00.

Alberto J. Aldana

From: Dennis Fishbeck <dfishbeck@Hartwellenv.com>
Sent: Wednesday, April 13, 2022 3:58 PM
To: Homer Rhodes; Alberto J. Aldana
Subject: RE: Weslaco North WWTP - Turblex Blower
Attachments: Howden Proposal HROVCPA0138 Weslaco WWTP 2022-04-01.pdf

Good Afternoon Homer, Alberto,

Thank You for reaching out. We had updated the quote to confirm current costs and make sure it has validity for some time. The global supply issues on materials and costs is difficult for all large manufacturers. Attached is a copy of the updated quote sent to Orlando Cruz last week.

The proposal attached shows the amount for the NEW blower that is identical to the one that you have been operating continuously for about 10 years. There are also some option costs included that you can choose to accept or decline.

Option 1 (page 3) is to replace the old valves (expansion joints) that may or may not be operational where that old inoperable blower is sitting. If those valves have not been operated for many years, they are likely not functioning properly. These valve accessories are normally supplied on each new construction project, but you have the existing installed provided by Howden Turblex on the original construction project. We just don't know if they are in good working order. It would NOT be a good thing to invest in a NEW blower and have the intake / discharge line valves prevent it from operating properly. You could also revisit these options later given their lead time is not nearly as long as the actual NEW blower lead time.

There is also an option 2 (page 3) to perform a "class I" service to the blower that is operating. Howden Turblex maintenance records show that NO CLASS I service has ever been performed on that blower and it is significantly past due for breakdown and preventive maintenance. This is a comprehensive field breakdown that takes roughly 4 days to complete. They will replace normal wear components and give you a full report on the condition of the blower and recommendations for future service as the blower gets older. You have a lot of hours on that blower. It makes a lot of sense to do a major service while you have the Howden people on site to commission the new blower. This service would help insure that you have a reliable backup to the new blower should anything happen. It is amazing that the original blower has run for this long without ANY factory service. Again, this decision could be made later since it is a field service that would ONLY be performed once the new blower was up and running.

I will also get the Howden W9 form you requested.

Please let me know if you have any questions.

With Best Regards,

Dennis Fishbeck
Hartwell Environmental
(281) 799 - 2895

From: Homer Rhodes <hrhodes@weslacotx.gov>
Sent: Wednesday, April 13, 2022 1:31 PM
To: Alberto J. Aldana <aaldana@weslacotx.gov>; Dennis Fishbeck <dfishbeck@Hartwellenv.com>
Subject: RE: Weslaco North WWTP - Turblex Blower

Dennis

Please provide a copy of current W9 so that I can set up vendor on our system.

Also, let me know if anything is needed from the city so we can be set up on your system as well. I will provide a tax exempt certificate once I receive your W9 form

Thanks!

Homer Rhodes
Purchasing Agent – Finance Department
956.447.2240

From: Alberto J. Aldana <aaldana@weslacotx.gov>
Sent: Wednesday, April 13, 2022 11:12 AM
To: dfishbeck@hartwellenv.com
Cc: Homer Rhodes <hrhodes@weslacotx.gov>
Subject: Weslaco North WWTP - Turblex Blower

Good morning Dennis.

I am the city engineer for the City of Weslaco. The city has decided to proceed with the purchase of a blower for the North WWTP.

I understand that you are working on an updated quote. Can you tell me when that will be available?

Thank you for our prompt reply.

Sincerely,

 *Albert J. Aldana, P.E.*
City Engineer
255 S. Kansas Ave | Weslaco, TX 78596
(956) 969-1533

"The test of the artist does not lie in the will with which he goes to work, but in the excellence of the work he produces." — Thomas Aquinas

From: Dennis Fishbeck [<mailto:dfishbeck@Hartwellenv.com>]
Sent: Tuesday, March 15, 2022 10:26 PM
To: Orlando Cruz (orlando@cruzhogan.net)
Subject: RE: Weslaco North WWTP - Turblex Blower

Good Morning Orlando.

I wanted you to know that we are still working on the updated quote. Howden asked if this quote was firm and I advised it is a firm quote for purchase decision. They are updating the cost with current pricing. Everything is volatile and so they had to go back to their vendors to make sure the quote they provide will remain valid for a min of 30 – 60 days. I have also asked them to include an option cost for servicing the OLD existing blower that has been running for the last 10 years. This way you and Weslaco management can decide whether you want to take the option and include that service or just purchase the NEW blower ONLY. I should have the quote by early next week.

Please let me know if you have any questions.

Best Regards,

Dennis Fishbeck
Hartwell Environmental
(281) 799 - 2895



January 20, 2021

Howden Roots, LLC
4654 W. Junction Street
Springfield, MO 65802, USA

Tel: +1 417 864 5599
Fax: +1 417 866 0235
Web: www.howden.com

Subject: Factory Authorized Service

Dear Howden / Turblex Equipment Owners,

The Howden Roots site located in Springfield, Missouri is a production and service facility that has been providing customized turbomachinery solutions for over 30 years.

This location manufactures parts, performs repairs, and provides field services for Single Stage Blowers, Steam Turbines, and Compressors. Services are available for new and legacy OEM equipment brands including:

- Steam turbines – Howden, Siemens
- Blowers and compressors – HV-Turbo, Cord-Turbo, Siemens Energy, Inc., Roots, Kuhnle, Kopp & Kausch
- Fans – Schiele

Howden is the only factory-authorized service center and distributor of OEM components in North America for these machines. Our commitment to exemplary operating installations is demonstrated by the Company's investment in the Customer Service/Parts Department. This highly trained group of professionals includes in-house technical and parts departments, as well as mechanical and instrumentation field services personnel. The Howden field service group is supported by a staff of mechanical, electrical and instrumentation engineers from our engineering centers.

For technical support and/or spare parts for your Howden equipment, contact us at +1 417 864-5599.

Purchase orders should be addressed to:

Howden Roots, LLC
4654 West Junction Street
Springfield, MO 65802
USA



Remit to:

Howden Roots, LLC
P. O. Box 840455
Dallas, TX 5284-0455

Remit via Bank Wire/ACH to:

Howden Roots, LLC
Account number: 4451243234
USA Funds SWIFT Code: BOFAUS3N
Routing number domestic: 023009593
Routing number ACH/EFT: 111000012

Should you have any problems or additional needs, please do not hesitate to contact us.

With kindest regards,

A handwritten signature in blue ink, appearing to read 'Matt Martin', written in a cursive style.

Matt Martin
General Manager

Direct: (417) 380-5713
Email: Matt.Martin@howden.com

From: [Dennis Fishbeck](#)
To: [Homer Rhodes](#); [Alberto J. Aldana](#)
Subject: Howden Turblex Blower - North WWTP - Proposal Validity Extension
Date: Friday, May 6, 2022 5:41:01 PM
Attachments: [Howden Proposal HROVCPA0138 Weslaco WWTP 2022-05-06.pdf](#)

Alberto,

Per your request, Howden updated the proposal validity through the end of May.

Please let me know if you have any additional requirements. I hope your meeting goes well and we can get Howden started on building your blower.

If you need additional help with the installation services procurement qualifications and evaluations, please let me know.

Evaluated bid is a very common approach to this type of specialized project that supports and protects your objectives in getting the equipment installed properly.

There will be additional work to be done in the MCC room to complete the successful project installation and you certainly want an installer with that expertise involved and coordinating with Howden Turblex.

Have a Great Weekend.

With Best Regards,

Dennis Fishbeck
Hartwell Environmental
(281) 799 - 2895



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5438	
From:			
Subject: Discussion and consideration to purchase a 2'-24' Magna rotor/50hp Blades with fasteners from sole source providers at a price not to exceed \$48,000 and authorize the Mayor to execute any related documents (ARPA funding). Possible action. (Staffed by Finance/Inframark.)			
Background: During the course of the operations on the Water and Wastewater Treatment Plants, constant usage of the equipment will cause the wearing down of the apparatuses and will need to be replace on intervals. This request is for such an event. This purchase is being done with ARPA funds.			
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 VIDAL ROMAN Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by Finance/Inframark.			
Staff Recommendation:			
Attachments, if any: Rotor Blades Quote			
Responsibilities upon Approval: Purchase and installtion of the equipment.			



Need to add to the agenda

1022 E Devon Ave, BARTLETT IL 60103
T: (630) 837-5640 F: (630) 837-5647 E: parts@lakeside-equipment.com
https://www.lakeside-equipment.com/

PARTS REPLACEMENT QUOTE

DATE: 05/02/2022

EMAIL: lucio.garza@inframark.com

FOR: CITY OF WESLACO

SUBJECT: Quote #:09-142 WESLACO, TX

ATTN: LUCIO GARZA

QUOTE NO: Q21000427

FROM: LaVar Parish

Replacement Parts

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivery of the message to the intended recipient, YOU ARE HEREBY NOTIFIED that any dissemination, distribution, publication, or copying of this message is strictly prohibited. If you have received this message in error, please notify Lakeside immediately by phone at 630-837-5640 and return the message by U.S. Mail.

Dear : LUCIO GARZA

We are pleased to quote the following replacement parts for your Equipment(s). Your current costs are as follows:

Equipment No :	1) 2 - 24' Magna Rotors/50 hp, 72 rpm	09-142-01	
	960 EA MAGNA ROTOR BLADE w/ FASTENERS	D45971C-P001	\$48,000.00

Please be advised that this quotation will be honored for 30 days.

The above prices are F.O.B. factory with freight allowed to the job site. Terms of payment are net 30 days from date of shipment and the Conditions of Sales are in accordance with GIL-108, copy attached

NOTE: Lakeside will accept payment by Credit Card. A 3% Service Charge will be added to the invoice upon shipment

Shipment would be 1-2 WEEKS after receiving an order subject to the shop's backlog at the time of the order.

In an effort to become more efficient Lakeside would prefer to invoice clients by email whenever possible. When ordering if you could verify the email address you wish to have the invoice sent to it would be appreciated. We will Still be glad to mail the invoice if you wish

We thank you for this opportunity to quote and are looking forward to being of service to you

Very truly yours,

LaVar Parish

E-Mail:lp@lakeside-equipment.com

CC :Newman Regency Group/Houston (STAFFORD,TX)

QUOTATION ACCEPTED BY:

Sign as Agent for Purchaser

Print Name

Title

Company

Date



Standardized Agenda Request Form

Date of Meeting: May 17, 2022		Agenda Item No. (to be assigned by CSO): 2022-5439	
From:			
Subject: Discussion and consideration of purchasing and installation of a new rotor on the South Wastewater Treatment Plant to the lowest quote not to exceed \$27,800 and authorize the Mayor to execute any related documents (ARPA funding). Possible action. (Staffed by Finance/Inframark.)			
Background: During the course of operations in the Water and Wastewater Treatment Plans, the equipment and apparatuses tend to wear down with age and usage. In order to maintain the plants in operation, repairs and or replacement is necessary and this item will address this situation. Attached are the quotes in order to install a new rotor on the Wastewater Treatment Plant. ARPA funds are being utilized for this project.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU VIDAL ROMAN Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approved as recommended by Finance/Inframark.			
Staff Recommendation: Staff recommends acceptance of lowest quote. Texas Machine Shop at \$27,800.			
Attachments, if any: Rotor Quote			
Responsibilities upon Approval: Award project to lowest quote.			

Texas Machine Shop

GENERAL MACHINE WORKS AND WELDING

Address: 6709 Seminary Rd.

Edinburg, TX 78541

Phone (956)563-5440 Jaime Quintanilla

Email: texasmachineshop@yahoo.com

EstimateESTIMATE# **1796**

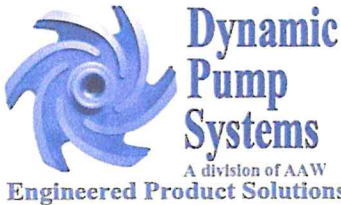
DATE:3/2/2022

TO: INFRAMARK

ATTN: Lucio

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Service call to remove motor, gear box & rotor #1 South WWTP		\$1,900.00
1	New rotor		\$22,500.00
1	Install rotor, gear box & motor		\$2,100.00
1	Crane service to remove & install rotor		\$1,300.00
SUBTOTAL			
SALES TAX			
SHIPPING & HANDLING			
TOTAL DUE			\$27,800.00

If you have any questions concerning this estimate, contact Jaime 956-563-5440 x_____



Engineered Product Solutions

496 Commercial Dr., Buda, Texas 78610 * Office: 512-312-0088 * Fax: 512-312-0988

Attn: Mr. Lucio Garza
Project: aerator rotor wastewater treatment plant South
Engineer:
DPS Rep: Jerry Ochoa

Date: 03-02-2022

Quote Number: JO-029-22

We propose to supply the following equipment for this project, subject to review and possible changes.
The price is firm for 30 days and subject to change thereafter.

Quote is to remove motor, gear box and rotor at south WWTP, provide new rotor and reinstall, motor and gear box. We will provide the crane service for the project. estimated time for crane service will be 2 days.

TOTAL PRICE \$31,500.00

Submitted by,

Jerry Ochoa
JERRY.OCHOA@DYNAMICPUMPSYSTEMS.COM
CELL# 956-249-1448

The equipment quoted is FOB our Buda, Texas warehouse. Submittals can typically be furnished approximately 4 to 8 weeks after receiving an acceptable purchase order. Price includes standard factory warranty which includes defective parts and workmanship for one year from date of start-up, beneficial use by owner not to exceed 18 months from last invoice. Warranty does not cover the removal, transportation, re-installation or crane service. Closest point for warranty repair is our facility in Buda, Tx. Price is firm for 30 days from date of quote. Price beyond 30 days of the quote date will be subject to price increase based on current material prices.

Notes/Exceptions:

Unless specifically described and listed in this proposal, Dynamic Pump Systems a Division of Austin Armature Works has not included any other quantities, items, additional labor, crane services or general services. Equipment and items quoted are of Mfg. standard construction unless otherwise noted. Any sale of goods is based on our "Standard Terms & Conditions of Sales", copy of available upon request. Proposal is limited to only the items and quantities listed. Installation is Not included for any items quoted unless specifically noted per each item as "Installation Labor included" per item. Neither verbal nor handwritten changes are acceptable. Any revision to proposal will be provided in a re-typed "revised" proposal. Any order cancellations must be in writing and all cost are the responsibility of client.

Terms are Net 30 days, upon approved credit. No taxes are included. Prices firm for 30 days only. Note: Retainers are not considered as part of the terms of the quotation. DPS will furnish Insurance Certificate upon request. The above quotation is subject to DPS's standard conditions of sale and any parties' acceptance to purchase items & cost noted hereby signify that they have read and understand those conditions and agree to them. These said terms & conditions shall have absolute & overriding authority of any agreement between DPS & other parties, unless specifically noted otherwise by DPS in writing. No verbal or handwritten changes to this proposal shall be acceptable, unless revised written proposal provided. This quote is not a Bill of Sale. Customer must supply written notice of any order cancellation and is solely responsible for All cost associated with any order cancellation requested.



PRECISION PUMP SYSTEMS

3908 East Richardson

Edinburg TX 78542

Phone: 956-378-9270

BuyBoard Contract # 589-19

Attn: INFRAMARK
Project: SWWTP GEARBOX
Contact: LUCIO

Date: 3/1/22
Quote#PD#22303
Page: 1 of 1

Pursuant to your inquiry as referenced above, we are pleased to submit our proposal for your kind consideration. We appreciate your confidence in **Precision Pump Systems (PPS)** to supply the best equipment and service available in the industry today.

Equipment Scope & Services Included – SERVICE CALL REMOVE MOTOR, GEAR BOX AND ROTOR FROM SOUTH WWTP. INSTALL ROTOR, GEAR BOX AND MOTOR. WILL INCLUDE CRANE SERVICE TO REMOVE AND INTSTALL ROTOR.

Freight Included : 29,500.00

NOTES/EXCEPTIONS:

Unless specifically mentioned in this proposal for inclusion with proposed items, PPS has not included any other items or services. Items quoted are standard construction and paint unless otherwise noted. Motors sent in for rebuild that are "Listed Motors" i.e. UL, FM, etc. will not be re-certified unless specifically stated at time of repair. Any sale of goods is based on our "Standard Terms & Conditions of Sales", request copy if needed. Proposal is limited to the items and quantities listed. Neither verbal nor handwritten changes are acceptable. Any revision to proposal will be provided in a re-typed "revised" proposal.

We look forward to working with you on this and any future projects. If you have any questions or thoughts, please do not hesitate to call.

Sincerely,
PRISCILLA DOMINGUEZ
OUTSIDE SALES

PRECISION PUMP SYSTEMS

M: 956.578.1053

pdominguez@precisionpumpsystems.com

APPROVED BY: _____

DATE: _____

Terms are net 30, upon approved credit. No taxes are included. Prices firm for 30 days only. Note: Retainers are not considered as part of the terms of the quotation. PPS will furnish Insurance Certificate upon request. The above quotation is subject to PPS's standard conditions of sale and any party's acceptance to purchase items @ cost noted hereby signify that they have read and understand those conditions and agree to them. These said terms & conditions shall have absolute & overriding authority of any agreement between PPS & other parties unless specifically noted otherwise by PPS in writing. No verbal or handwritten changes to this proposal shall be acceptable, unless within revised written proposal provided. This offer is not a Bill of Sale. Customer must supply written notice of any order cancellation and is solely responsible for All cost associated with any order cancellation requested. There will be a 1% Interest per Month Charge on All Payments Past 60 Days. By Signing this Quote, means you have read and agree to all Terms and Conditions.

P.O. Box 73149, Houston, TX 77273 Tel: 713-783-8530 Fax: 713-783-1221