



**A WORKSHOP MEETING
OF THE WESLACO CITY COMMISSION
SATURDAY, JUNE 25, 2022**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Workshop in the Legislative Chambers Room, 255 South Kansas Ave. on Saturday, June 25, 2022, at 9:00 AM for the purpose of discussing the following items:

NOTE: If during 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 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.

Telephonic conferencing capabilities if needed will be utilized to allow a member of the governing body to participate remotely via Toll Free Dial in Number: 1-877-853-5247;
Meeting ID: 853 2992 2613

I. CALL TO ORDER

A. Certification of Public Notice.

B. Roll Call.

II. PUBLIC COMMENTS

III. NEW BUSINESS

A. Discussion and review of proposed amendments to the City of Weslaco Sign Ordinance. (Staffed by Planning and Code Enforcement Department.)

B. Discussion and review of proposed amendments to the City of Weslaco Electioneering Ordinance. (Staffed by City Secretary Department.)

C. Discussion and review on presentation by Boultinghouse Simpson Gates Architects on the architectural design phase for the Joe V. Sanchez Public Library expansion/renovation project. (Staffed by the Library Department.)

IV. ADJOURNMENT

I hereby certify this **Notice of a Workshop 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 public during and after regular working hours. This notice was posted on this 22nd day of June 2022 on or before 9:00 am 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:

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: June 25, 2022		Agenda Item No. (to be assigned by CSO): 2022-5556	
From:			
Subject: Discussion and review of proposed amendments to the City of Weslaco Sign Ordinance. (Staffed by Planning and Code Enforcement Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA REBEKAH DE LA FUENTE Martin Garza		Created	
City Manager Comments: Presentation and review.			
Staff Recommendation:			
Attachments, if any: Ordinance proposed amendments Sign Ordinance			
Responsibilities upon Approval:			

ORDINANCE 2022-XX

AN ORDINANCE AMENDING ORDINANCE NUMBER 2015-12, THE CITY OF WESLACO SIGN ORDINANCE; CODIFIED AS CHAPTER 114 OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I.

Ordinance 2015-12 passed and approved on May 5, 2015 as the "Sign Ordinance" Codified as Chapter 114 of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the new zoning ordinance will be adopted and codified as Chapter 114 of the Weslaco Code of Ordinances and said Chapter shall read as follows:

CHAPTER 114: SIGN ORDINANCE

Sec. 114-2- Sign Definitions

a) Words and phrases used in this chapter shall have the meanings set forth in this section, except where the context clearly indicates a different meaning:

Animated sign. Any sign that uses movement or change of lighting to depict action or create a special effect or scene, or which is designed and constructed to give a message through a sequence of progressive changes by either action or motion, color changes, requiring electrical or manual energy. This definition includes, but is not limited to, digital signs.

Banner. Any temporary sign intended to be hung either with or without frames, characters, letters, illustrations or ornamentations applied to plastic or fabric of any kind.

Balloons. Any sign that floats above the ground, motorized or non-motorized.

Beacon. Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also, any light with one or more beams that rotate or move (contact airport management before placement).

Bench sign. Any sign painted on street furniture, especially bus stop benches.

Billboard. A large sign advertising along a major arterial roadway in accordance with section 114-3 (5)

Building marker. Any sign indicating the name of a building and date and incidental information about its construction, or historical data on historic site, which sign is cut into a masonry surface or made of bronze or other permanent material.

Canopy sign. Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. (A marquee is not a canopy.)

Changeable copy sign. A sign or portion thereof with characters, letters, numbers, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this ordinance. A sign on which the only copy that changes is an electronic or mechanical indication of time and/or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this chapter.

~~**Commercial message.** Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.~~

Flag. Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other non-commercial entity.

Freestanding sign. Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from (i.e. not attached to) any building or other structure.

Highway control zone. Means an area on either side of the U.S. Expressway 83 or future Interstate I-2 which is within 100 feet of the nearest edge of the right-of-way of said highway.

Incidental sign. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," and other similar directives. No sign with a commercial message legible from a position off the lot on which the sign is located shall be considered incidental.

Landmark sign. Any sign of artistic or historic merit, uniqueness, or of extraordinary significance as may be identified by the national, state, or local historic commission, or other official agency or board identified in this ordinance to make such a determination.

Lot. Land occupied or to be occupied by a building and its accessory buildings, and including such open spaces as required under this ordinance, and having its principal frontage upon a public street (same as PREMISE).

Marquee. Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

Marquee sign. Any sign attached to, in any manner, or made a part of a marquee.

Non-conforming sign. Any sign previously permitted and/or allowed existing at the time of the adoption of the ordinance from which this chapter derives that does not conform to the requirements of this chapter.

~~Off premises sign. A sign advertising a product, service, or other type of communication which is on a lot which is not the location at which the product or service is offered.~~

~~On premises sign. A sign advertising a product or service on a lot at which the product or service is offered.~~

Pennant. Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

Permanent sign. A sign that is securely attached to a building or premise according to building codes.

Portable sign. Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to, leaning against, placed inside of, or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

Principal building. The building in which is conducted the principal use of the zone lot on which it is located. Zone lots with multiple principal building, but storage buildings, garages and other clearly accessory uses shall not be considered principal buildings.

Premises. Land occupied or to be occupied by a building and its accessory buildings, and including such open spaces as required under this chapter and having its principal frontage upon a public street (same as "lot").

Projecting sign. Any sign built in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

~~Real estate sign. Any sign used for the primary purpose of advertising the availability of real property for sale.~~

~~Residential sign. Any sign located in a district zoned for residential uses that contains no commercial message except advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms to all requirements of Chapter 150.~~

Roof sign. Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

Roof sign, integral. Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches.

Sandwich board sign. Self-supporting A-shaped portable signs with only two visible sides that are situated adjacent to a business, typically on a *sidewalk*, that contains commercial speech. The maximum area of such sign shall be no more than six square feet per side with the maximum height being 42 inches. Sandwich board signs shall not be illuminated, nor shall they contain moving parts or have balloons, streamers, pennants, or similar adornment attached to them.

Secondary arterial. Such right-of-way of the city as Texas Blvd., FM 1015 (International Blvd.), Westgate Drive, Airport Drive, US Business Highway 83 and Dolores Huerta Ave.

Setback. The distance from the property line to the nearest part of the applicable building, structure, or sign, measured perpendicularly to the property line.

Sign. Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity or product, or to communicate information of any kind to the public and visible from the public right-of-way or another property.

Street frontage. The distance for which a lot line of a lot adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street.

~~Subdivision sign. A non-illuminated sign located on the property to be subdivided or recently subdivided.~~

Suspended sign. A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

~~Temporary construction sign. A sign used to promote the contractor, bank or other business involved in or responsible for construction taking place on the premise.~~

Temporary sign. Any sign that is used only temporarily in accordance with this section and is not permanently mounted according to building codes.

Wall sign. Any sign attached parallel to, but within 12 inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

~~Window sign. Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside or outside of a window or on the window panes or glass and is visible from the exterior of the window.~~

Zone lot. a parcel of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage, and use, and that can provide such yards and other open spaces as required by the zoning regulation.

(b) Zoning definitions. Words and phrases not defined in subsection (a) of this section but defined in [Chapter 150](#) shall be given the meanings set forth in [Chapter 150](#).

(c) Computation of sign area. Principles for computing sign area and sign height are contained in [section 114-3](#).

Sec. 114-3. - Sign regulation and computations

(5) *Billboard* signs. No Billboard signs shall be allowed only within the highway control zone, as described in [section 114-2](#) and in accordance with [section 114-8](#) unless the following are complied with:

- a. For the purpose of this regulation, each side of the Expressway (Future I-2) shall be considered separately.
- b. All distances shall be measured directly along the public right-of-ways at the shortest distance possible where necessary to cross the street.
- c. Billboard signs having a face area of greater than 242 square feet shall not be erected within 1,500 feet of another billboard sign. Signs within this range of size are allowable only on the Expressway corridor (Future I-2).
- d. Billboard signs having a face area ranging from 100 to 242 square feet shall not be erected within 1,000 feet of another billboard sign on the same street. Signs within this range of size are allowable only on streets designated as secondary arterial.
- e. Billboard signs having a face area of less than 100 square feet shall not be erected within 500 feet of another billboard sign on the same street.
- f. No Billboard sign shall be located in such a manner as to obscure, or otherwise physically interfere with the effectiveness of an official traffic sign, signal or device, or interfere with a driver's view of approaching or intersecting traffic.
- g. No Billboard signs shall be allowed within 1,000 feet from any cemetery, preschool, school, college, public forest, public park, public playground or designated scenic area as such by any state or federal agency or other governmental agency having and excising such authority which is adjacent to the expressway.
- h. No Billboard sign shall be allowed on Texas Boulevard and on Business Highway 83 within the city limits.

i. Billboard signs are not allowed on tracts of land not platted in accordance with the City of Weslaco Subdivision Ordinance.

j. Billboard signs shall only be free-standing and shall not be placed on or through buildings or roofs.

Sec. 114-5. - Signs in the public right-of-way.

(a) No signs shall be allowed in the public right-of-way, except for the following:

(1) Permanent signs, including public signs erected by or on behalf of a governmental body to direct or regulate pedestrian or vehicular traffic in accordance with the MUTCD Compliant sign manual:

a. Bus stop signs erected by a public transit company;

b. Locations public utility regarding its poles, lines, pipes, or facilities.

c. Traffic signs identifying locations governmentally/publicly owned buildings

No person shall be allowed to display or erect a sign or banner for the purpose of advertising alongside or across any roadway or right-of-way when any portion of such sign or banner shall extend above the roadway or right-of-way.

Sec. 114-6. - Special sign categories, permitted, and prohibited signs.

1) Painted signs. Signs painted on buildings require a sign permit, and will be counted toward overall square footage of signs allowed.

2) Secured portable signs. Secured portable signs are allowed on a permanent basis in accordance with [section 114-8](#) and only if they are secured into the ground. If electrical connections are allowed on these signs, the customer must have the proper electrical receptacles in place to allow safe lighting of the sign and avoid loose or accessible connections, extension cords, etc. If proper electrical receptacles are not available upon sign delivery, the electrical connectors within the sign must be disabled by the sign company to ensure safe use by customer.

3) *Temporary signage.*

a) Signs posted for no more than 30 days must comply with the following:

i) Minimum setback: Five feet from property line.

ii) Maximum size: 24"x18"

iii) Must be staked into ground

b) Signs posted for a period of no more than 60 to 90 days must comply with the following:

i) Minimum setback: Five feet from property line.

ii) Maximum size: 4' x 8'

iii) Must be anchored to ground by wooden stakes, t-post or equivalent

iv) Feathered Flag signs

- 4) *There shall be no placement of unauthorized signage on City owned property without consent and approval from City designee.*
- 5) Prohibited signs. It shall be unlawful for any person, corporation or entity to knowingly or intentionally place or maintain a sign:
- a) That applies to obsolete or signs that do not meet building code standards, and signs which require a sign permit but were erected without such a permit having been issued;
 - b) Which is not in good repair, such as with broken faces, faded or missing letters, etc.;
 - c) That is not securely fixed as per building codes;
 - d) That attempts or appears to attempt to regulate, warn or direct the movement of traffic or which interferes with, imitates, or resembles any official traffic sign, signal or device (except actual traffic control devices installed by the appropriate authority);
 - e) That is erected or maintained upon trees, or painted or drawn upon rocks or other natural features;
 - f) That is non-conforming and damaged or destroyed to an extent of more than 75% of the current fair market value as determined by the Chief Building Official and approved by the Building Board of Adjustments and Appeals using the procedures outlined in Chapter 150-19 of the Zoning Ordinance;
 - g) That prevents or obstructs or inhibits free ingress or egress from any doors, windows, or fire escapes or that are attached to a standpipe or fire escape; and
 - h) Any signs not expressly permitted under this ordinance or exempt from regulation hereunder in accordance with the previous section are prohibited in the city. Such signs include, but are not limited to:
 - i) Beacons (except as temporary signs not interfering with traffic or aircraft safety);
 - ii) Pennants;
 - ~~iii) Feathered flags;~~
 - iv) Any vehicle and or part of a vehicle which carries, conveys, pulls, or transports any sign for the primary purpose of advertising.
 - (1) Exemptions to this provisions shall be wrapped vehicles and magnetics signs
 - v) Strings of lights not permanently mounted to a rigid background, except those exempt under previous sections
 - vi) Signs attached to utility poles (except as informational to the operation or identification of the utility function); and
 - vii) Inflatable signs (except on a temporary basis for no more than 30 calendar days each occurrence, no more than two occurrences per calendar year).

Sec. 114-8. - Signs permitted by zoning districts.

(a) Residential districts. This section specifies which signs are permitted in residential zoned areas as classified by the city. They are as follows: R-1 single-family residential, R-2 duplex and apartments, R- 3 rural residential, M-1 mobile home residential and B-4 neighborhood office districts as classified by the city.

(1) Free standing sign:.

- 1. Minimum setback: Five feet from property line.
- 2. Maximum size: 32 square feet.

3. Maximum height: 15 feet.
4. Limit of one sign per lot.
- (2) Wall sign: shall be limited to two per premises and are restricted to entrances to subdivision only.
 1. Maximum size: 15 square feet of wall or fences.
 2. Minimum setback: Attached or painted to fence or wall.
- (3) Temporary signs. Temporary signs shall be permitted as allowed in this subsection. Such signs shall be limited to one temporary sign per site and shall comply with [section 114-6](#).
 1. Banner sign: shall be limited to one temporary banner per lot and shall not exceed ten square feet. Such signs may be displayed for a period of no more than 30 calendar days, after which the sign will be removed and may not be replaced for one calendar year. No permit will be required.
- (4) Billboard signs are prohibited in a residential district.
- (5) Additional requirements. No sign or part of any sign in the residential districts shall move, flash, or rotate its illumination. Temporary holiday decorations are permitted.

(b) Neighborhood business district. This section specifies which signs are permitted in B-1 neighborhood business districts as classified by the city.

- (1) Canopy sign: Shall be limited to one permanent sign per business, with a vertical clearance of nine feet, and shall comply with all current city building codes. b.
- (2) Changeable copy sign:
 1. Minimum setback: Five feet from property line.
 2. Maximum size: 32 square feet.
 3. Maximum height: 15 feet.
- (3). Free standing sign: shall be limited to one permanent sign per site. In the case of a multiunit building, one free standing sign will be allowed per site along with a wall sign, canopy or roof sign for each business as permitted in [section 114-3](#).

Non-expressway corridor:

 1. Minimum setback: Five feet from property line.
 2. Maximum size: 50 square feet.
 3. Maximum height: 15 feet.

Expressway corridor:

 1. *Minimum setback: Five feet from property line.*
 2. *Maximum size: 300 square feet.*
 3. *Maximum height: 15 feet.*
- (4) Wall sign: shall be limited to two per site, of which there shall be no more than one facing in each direction. Wall signs shall comply with all current city building codes.
 1. Minimum setback: attached or painted on wall or fence.
 2. Maximum size: combined sign area of 25 percent of the store front.
- (5) Temporary signs. Temporary signs shall be permitted as allowed in this subsection. Such signs shall be limited to one temporary sign per site and shall comply with section 114-06.
 - a. Banner sign: Shall be permitted for a period of 30 days at one time after which such signs shall be removed and not replaced for a period and may not be

replaced for one calendar year. Banners three feet or less in width do not require a permit.

b. Street banner sign: Shall be allowed on special occasion with the permission of the city manager; such signs shall in no way affect the traffic flow visibility. No commercial message of any kind is allowed on the sign if such message is legible from any location off the zone lot on which the sign is located.

(6) Billboard sign: Shall be limited to one billboard sign per site and shall comply with subsection 114-3.

1. Minimum setback: shall comply with section 114-3.

2. Maximum size: 672 square feet.

3. Maximum height: 60 feet or comply with TxDOT's regulations whichever is the most stringent.

(c) Secondary and highway business districts. This section specifies which signs are permitted in the secondary and highway business zoned areas as classified in the city zoning ordinance. Such districts are as follows: B-2 secondary and highway business district.

(1) Canopy sign: Shall be limited to one permanent sign per business, with a vertical clearance of nine feet, and shall comply with all current city building codes.

(2) Changeable copy sign:

1. Minimum setback: Five feet from property line.

2. Maximum size: 32 square feet.

3. Maximum height: 20 feet.

(3) Freestanding sign: In the case of a multiunit building, one ground pole or pole sign will be allowed per site.

Non-expressway corridor:

1. Minimum setback: Five feet from property line.

2. Maximum size: 100 square feet.

3. Maximum height: 30 feet.

Expressway corridor:

1. Minimum setback: Five feet from property line.

2. Maximum size: 300 square feet.

3. Maximum height: 15 feet.

(4) Marquee and Projection signs: shall be limited to one permanent sign per site and shall comply with all current city building codes. Size of the signs cannot exceed 40 square feet with a vertical clearance of nine feet.

(5) Roof sign, integral: Shall be limited to one permanent sign per site, and shall comply with all current city building codes. Size of roof sign cannot exceed 4 feet in height and 16 feet in length.

(6) Portable sign:

1. Minimum setback: Five feet from property line.

2. Maximum size: 32 square feet.

3. Maximum height: Ten feet.

(7) Wall sign: Shall be limited to four per premises, of which there shall be no more than one facing each direction. Wall signs shall comply with all current city building codes.

1. Maximum size: Combined sign area of 25 percent of the store front.

2. Minimum setback: Attached or painted to wall.

(8) Temporary signs. Temporary signs shall be permitted as listed in this subsection. Such signs shall be limited to one temporary sign per site and shall comply with subsection [section 114-6](#).

a. Banner sign: Shall be limited to two temporary banner signs per business. Banner shall be permitted for a period of 30 calendar days, after which they shall be removed and not replaced for a period and may not be replaced for one calendar year. Banners which are less than three feet in width shall not require a permit.

(9) Street banner sign: Shall be allowed on special occasion with the permission of the city manager; such signs shall in no way affect the traffic flow visibility. No commercial message of any kind is allowed on the sign if such message is legible from any location off the zone lot on which the sign is located.

(10) Billboard signs: Shall be limited to one Billboard sign per site and shall comply with subsection [114-3](#).

1. Minimum setback: shall comply with section 114-03.

2. Maximum size: 672 square feet.

3. Maximum height: 60 feet or comply with TxDOT's regulations whichever is the most stringent.

(d) Central business districts. This section specifies which signs are permitted in the central business zoned areas as classified in the city zoning ordinance. Such districts are as follows: B-3 central business district.

(1) Canopy sign: Shall be limited to one permanent sign per business, with a vertical clearance of nine feet, and shall comply with all current city building codes.

(2) Changeable copy sign:

1. Minimum setback: Five feet from property line.

2. Maximum size: 32 square feet.

3. Maximum height: 15 feet.

(3) Freestanding sign: In the case of a multiunit building, one ground pole or pole sign will be allowed per site.

i. Minimum setback: Five feet from property line.

ii. Maximum size: 40 square feet.

iii. Maximum height: 24 feet.

(4) Marquee and Projection signs: Shall be limited to one permanent sign per site and shall comply with all current city building codes. Size of the signs cannot exceed 40 square feet with a vertical clearance of nine feet.

(5) Roof sign and roof integral signs: shall be limited to one permanent sign per site, and shall comply with all current city building codes. Size of roof sign cannot exceed four feet in height and 16 feet in length.

(6) Wall sign: Shall be limited to four per premises, of which there shall be no more than one facing each direction. Wall signs shall comply with all current city building codes.

1. Minimum size: combined sign area of 25 percent of the store front.

2. Maximum setback: Attached or painted to wall.

(7) Temporary signs. Temporary signs shall be permitted as listed in this subsection.

Such signs shall be limited to one temporary sign per site and shall comply with [section 114-6](#).

a. Banner sign: Shall be limited to two temporary banner signs per business. Banner shall be permitted for a period of 30 calendar days, after which they shall be removed and not replaced for a period and may not be replaced for one calendar year. Banners which are less than three feet in width shall be not require a permit.

(8) Street banner sign: Shall be allowed on special occasion with the permission of the city manager; such signs shall in no way affect the traffic flow visibility. No commercial message of any kind is allowed on the sign if such message is legible from any location off the zone lot on which the sign is located.

(9) Billboard signs: Shall be limited to one Billboard sign per site and shall comply with [section 114-3](#).

1. Minimum setback: Shall comply with [section 114-3](#).
2. Maximum size: 242 square feet.
3. Maximum height: 20 feet.

(e) Industrial districts. This section specifies which signs are permitted in the industrial districts areas as classified in the city zoning ordinance. Such districts are as follows: I industrial district.

(1) Changeable copy sign:

1. Minimum setback: Five feet from property line.
2. Maximum size: 32 square feet.
3. Maximum height: 20 feet.

(2) Freestanding sign: in the case of a multiunit building, one ground pole or pole sign will be allowed per site.

Non-expressway corridor:

1. Minimum setback: Five feet from property line.
2. Maximum size: 100 square feet.
3. Maximum height: 30 feet.

Expressway corridor:

- 1. Minimum setback: Five feet from property line.*
- 2. Maximum size: 300 square feet.*
- 3. Maximum height: 15 feet.*

(3) Marquee and projection signs: Shall be limited to one permanent sign per site and shall comply with all current city building codes. Size of the signs cannot exceed 40 square feet with a vertical clearance of 9 feet.

(4) Portable sign:

1. Minimum setback: Five feet from property line.
2. Maximum size: 32 square feet.
3. Maximum height: 10 feet.

(5) Wall sign: Shall be limited to four per premises, of which there shall be no more than one facing each direction. Wall signs shall comply with all current city building codes.

1. Minimum size: combined sign area of 25 percent of the store front.
2. Maximum setback: Attached or painted to wall.

(6) Temporary signs. Temporary signs shall be permitted as listed in this subsection.

Such signs shall be limited to one temporary sign per site and shall comply with [section 114-6](#).

a. Banner sign: Shall be limited to two temporary banner signs per business. Banner shall be permitted for a period of 30 calendar days, after which they shall be removed and not replaced for a period and may not be replaced for one calendar year. Banners which are less than three feet in width shall not require a permit.

(7) Street banner sign: Shall be allowed on special occasion with the permission of the city manager; such signs shall in no way affect the traffic flow visibility. No commercial message of any kind is allowed on the sign if such message is legible from any location off the zone lot on which the sign is located.

(8) Billboard signs Shall be limited to one Billboard sign per site and shall comply with subsection 114-3.

1. Minimum setback: shall comply with section 114-3.

2. Maximum size: 672 square feet.

3. Maximum height: 60 feet or comply with TxDOT's regulations whichever is the most stringent.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this ____ day of ____, 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 Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: June 25, 2022		Agenda Item No. (to be assigned by CSO): 2022-5557	
From:			
Subject: Discussion and review of proposed amendments to the City of Weslaco Electioneering Ordinance. (Staffed by City Secretary Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA NORMA CANTU Martin Garza		Created	
City Manager Comments: Presentation and review.			
Staff Recommendation:			
Attachments, if any: MEMO - Election Ordinance talking points , ELECTIONEERING SIGN ORDINANCE DRAFT AS OF 6.15.22, 2022 pictures electioneering, 2020 pictures electioneering			
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 Garcia, Interim City Manager

M E M O

TO: Mayor and City Commission

FROM: Norma A. Cantu, City Secretary

RE: Proposed changes to electioneering Ordinance

DATE: June 23, 2022

There were concerns raised during the last several elections regarding political signs and activities in the City's parking lot which we will try to address before the next election.

The talking points that will be addressed in the ordinance include:

- The variety of political signs and placement that included one that was 20 feet tall which was perceived as a hazard, especially on windy days.
- Voters being approached and handed electioneering material in the ingress, egress parking areas of city hall, posing a danger to the people driving in and out of city hall parking area.
- Voters approached and handed, water, candy, etc.
- Loud music being played over loudspeakers becoming a nuisance to the people coming to vote.
- Food trucks set up to serve food.
- A camper/trailer with a generator brought in – one of the persons electioneering stated that they required the airconditioned trailer due to health issues.
- Non-profit organizations encouraging voting set up a moon-jump and food truck.
- Candidates and their supporters approached the election judge about complaints regarding the city's election ordinance; however, election judge can only enforce the 100-foot distance markers.
- If allowed, BBQs pits would have to be placed within their allowed space.

The recommendation from staff in the proposed ordinance is to have a uniform political sign size; one 4x8 not to exceed seven feet in height this allows no one candidate to bear down the visual area of other candidates and/or for voters and height restriction would address any concerns of posed threat of liability because of unforeseen inclement weather (high winds).

The recommendation of food trucks if permitted would need to comply with Mobile Food Vendor Ordinance (regulated by Code Enforcement.)

All other red line recommendations staff felt was necessary for clarity when enforcing the electioneering ordinance and is subject to any changes as recommended by the Mayor and City Commission.

Thank you.

Ordinance 2022-XX

AN ORDINANCE AMENDING ORDINANCE NUMBER 2015-03 AS CODIFIED IN THE CODE OF ORDINANCES AS CHAPTER 114 SECTION 114.06 “SPECIAL SIGN CATEGORIES, PERMITTED, AND PROHIBITED SIGNS,” ADDING SUCH SECTIONS TO PROVIDE FOR THE PLACEMENT OF POLITICAL SIGNS ON PRIVATE PROPERTY, TO PROVIDE FOR THE REGULATION OF ELECTIONEERING ON PUBLIC PROPERTY AND ELECTION POLLING PLACES; TO PROVIDE A REPEALING CLAUSE; TO PROVIDE A SEVERABILITY CLAUSE; TO PROVIDE A PENALTY FOR EACH OFFENSE; AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, the 83rd Texas Legislature passed House Bill 259 in 2013, modifying Texas Election Code Sections 61.003 and 85.036 and requiring an entity that controls or owns a public building used as a polling location to allow electioneering on the premises subject to reasonable regulations on time, place, and manner; and

WHEREAS, according to this new law, “electioneering” includes the posting, use, or distribution of political signs or literature; and

WHEREAS, polling locations include facilities that simultaneously are used for other purposes and for which adequate parking and safe access thereto must be maintained and blight, distraction, and nuisance must be mitigated in service to the whole community; and

WHEREAS, desiring to balance civil liberties with public safety, the Commission finds that the adoption of regulations is warranted to preserve the general health and welfare of the citizens of Weslaco, and

WHEREAS, the purpose of this Ordinance is to provide reasonable regulations for electioneering on City owned or controlled property when such property is used as an election polling place. The regulations contained herein are to mitigate against any safety concerns, prevent damage to public property, ensure that the property is sufficiently available for its patrons who use the facilities other than for election purposes, and provide a fairly and equitable opportunity for all candidates and advocates for and against measures to conduct electioneering at City-owned polling places.

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

SECTION 1. That the Code of §114.06, “Special Sign Categories, Permitted, and Prohibited Signs,” is hereby amended to read as follows:

- (a) Definitions. The following words or phrases as used in this article shall have the meanings as set forth:

Canvassing shall mean where one person engages another person by a verbal exchange, provides literature or brochure to another person with a message that involves a political issue or material.

Electioneering shall mean the posting, use, or distribution of political signs or literature, including but not limited to the use of trailers, chairs, booths, tables, tents, and canopies or other furniture, structures, vehicles or devices to post, use or distribute political signs or literature.

Polling Place shall mean any property, building and grounds, wherein federal, state, or local election officials are conducting voting under the Texas Election Code and/or Home Rule Charter.

City-owned polling place means a building owned or controlled by the city, inclusive of the tract of land on which said building, designated as polling place pursuant to Chapter 43 of the Texas Election Code, is located.

Political Signs shall mean placards, banners, or other printed materials that promote the adoption or defeat of any place on the ballot, including the candidacy of an individual, proposition, or referendum.

Public Property shall mean real property, streets, roadways, easements, alleys, parks, buildings and grounds owned or controlled by any public institution or taxing authority, including the City, School District, College Campus, Drainage or Irrigation District, or other governmental entity, or any property designated as a lawful polling place under the Texas Election Code.

Voting Period shall mean the advertised time certain when polls open until the polls close, or the last voter has voted, whichever is later, on Election Day, the Early Voting Period, and any Election Runoff period or day.

- (b) A property owner may place or maintain on private property, sign(s) with a political reference or message regarding an issue or candidate in conformance with the permitted signs by type and zoning district as outlined in this Code and will not be any closer than five feet from the edge of the street pavement or anywhere that obstructs vision for traffic or fifteen feet from the corner. All signs must comply with all state and federal requirements, including Texas Election Code Chapters 255 and 259.003, and Texas Transportation Code Chapters 392 and 393. No sign permit nor permit fee is required for political signs on private property.

- (c) These regulations shall not apply to any City of Weslaco authorized signs, materials, or other messages on its property.
- (d) Nothing contained in this section shall impair any right to engage in constitutionally protected free speech in other public forums subject to the restrictions set forth herein. Nor shall anything in this article be construed as authorizing electioneering within any area of the premises of a polling place in violation of any provision of the Texas Election Code.
- (e) Canvassing and electioneering shall be prohibited on public property owned or controlled by the City of Weslaco except as regulated at a polling place and only during the voting period defined as follows:

Time

It is an offense should any candidate or person cause, permit, suffer or allow canvassing or electioneering at a polling place owned or controlled by the City of Weslaco any sooner than 5:30 p.m. the regular business day immediately preceding when the polls open and any later than **48 Hours (2 Days)** after the polls close for each voting period.

The ability to conduct electioneering on City owned or controlled public property under this Article is limited to the property on the premises where the voting is conducted and only for the voting period.

Place

Physical space visible to voters accessing the polling place and outside the 100-foot distance from the entrance to the polling place shall be available for electioneering.

Except in an area designated, it is an offense to engage in canvassing and electioneering on driveways, parking areas, or medians within parking areas of a polling place **and any fire hydrant or fire lane**. This restriction shall not apply to electioneering materials attached to a personal vehicle lawfully parked at the premises of a polling location.

Exercising final authority on appropriate place, the City Secretary or designee shall provide a description of the designated areas for permitted electioneering and a procedure for equitable assignment of such space. It is expected that as space permits, parking spaces will be designated for electioneering and each candidate will receive no more than three tangent parking spaces. Electioneering materials must remain within the assigned parking spaces; overnight parking is permitted only within the assigned parking spaces. **The city is not responsible for any lost, damaged, or stolen items left overnight.**

Those spaces will be assigned by **Drawing** to be conducted during the Drawing for the Place on the ballot. Local candidates (City and School Board, **respectively**) should have first refusal in the **Drawing**; other offices' candidates/propositions will

be assigned remaining space based on availability on a first come, first service basis after the **Drawing**.

Assignment of three tangent parking spaces will not be granted to any unopposed candidate(s) (City, School Board, State and Federal offices.)

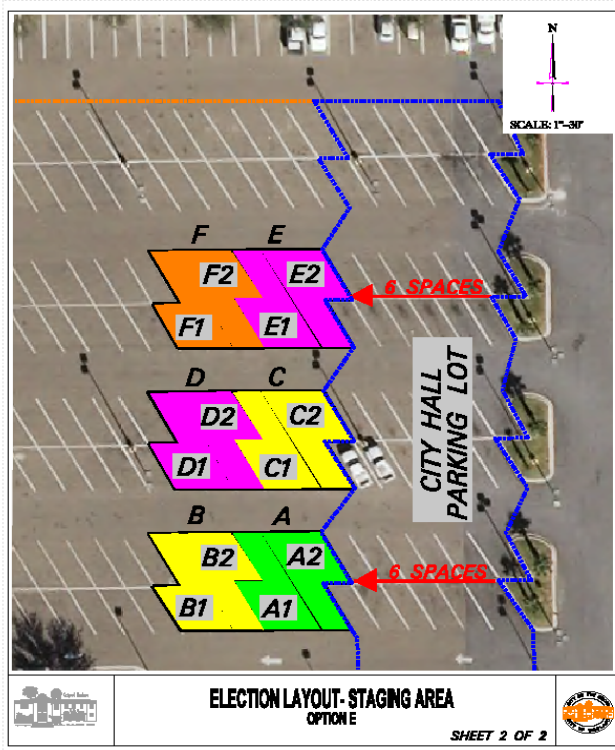
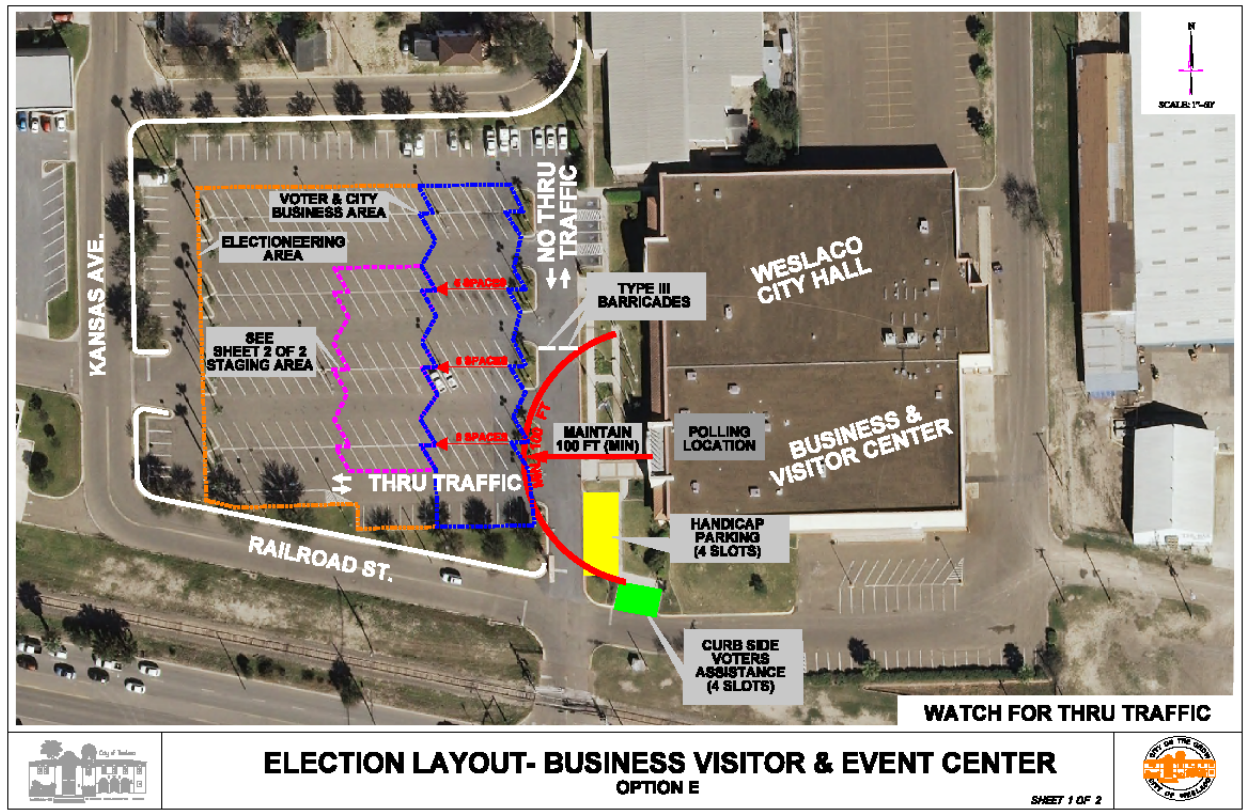
When the City Hall municipal complex serves as a polling place, the following restrictions apply, as enumerated, and illustrated:

1. Candidates may place one political sign no larger than four feet by eight feet (4x8) and shall not exceed seven (7) feet in height from the ground, or two four feet by four feet (4x4) and two-yard signs no larger than 24 inches by 18 inches (24inx18in) on designated city owned property at a polling place. Signs shall not be illuminated, shall not contain any moving parts or elements, and must directly pertain to a candidate or measure in an ongoing election at the polling place.
2. Tractors or trailers longer than 36 feet and no higher than 12 feet will be allowed in the adjacent designated parking spaces.
3. No Semi-trailers allowed: Any vehicle of the trailer type so designated or used in conjunction with a motor vehicle that some part of its own weight and that of its own load rests upon or is carried by another motor vehicle.
4. No loudspeakers, microphones, megaphones, amplified devices, or any other activity not defined as “electioneering” on city owned property at any time before, during or after early voting period and the voting period.
5. The use of any type of incendiary equipment such as, but not limited to barbeque pits or any flammable or combustible equipment supplies will be allowed within the area designated by the Drawing held or assigned by the City Secretary.
6. Neither canvassing nor electioneering is permitted any closer than the seventh parking spot west from the entrance of the building nor past the end of the same parking row; such “electioneering zone” will be visibly delineated and marked.
7. Barricades may be placed to assist traffic control.

8. The City parking lots are for public use and to conduct official business; therefore, use of handicapped or designated parking spaces should not be allowed for electioneering purposes since this restricts the use of those spaces. Candidates and any persons remaining at the polling location may park on the western end of city hall parking area.

NOTE: city cannot legally restrict the extended parking in handicapped parking space since we do not have a limit on the signs.

9. Any vehicle, sign(s), equipment, material, ice chests, tents, tables, chairs, etc. must be placed within the candidate's assigned space.



Manner

Political signs and other electioneering materials at the City owned or controlled polling place must directly pertain to a candidate or measure in an ongoing election at the polling place.

It is an offense to attach or affix any political sign or electioneering material to any building, plants, utility pole, streetlight, fence, fire hydrant, bench or other improvement on public property at a polling place.

It is an offense to puncture, damage, cut, carve, mark, remove, transplant, break, pick, or in any way injure, damage, destroy, or deface any real property improvements, personal property, equipment, irrigation systems, plants, turf, asphalt or concrete within or upon any public property in which a polling place is located. For the purpose of this section, plants shall be defined to include any vegetation, shrubs, bushes, trees, vines, hedges, grasses, or flowers.

SECTION 2. CUMULATIVE All provisions of the Code of Ordinances of the City of Weslaco, Texas, codified or uncoded, in conflict with the provisions of this ordinance are hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. SEVERABLE Any word, phrase, paragraph, or section of this Ordinance is severable and should any part of this Ordinance be declared unconstitutional, illegal or invalid by any court of competent jurisdiction, such declaration shall not affect any remaining word, phrase, paragraph, or section.

SECTION 4. SAVINGS The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this ordinance. All rights and remedies of the City of Weslaco are expressly saved as to any and all violations of the provisions of the Code accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5. PENALTY Any person, firm, or corporation violating any of the provisions or terms of this section, as amended hereby, shall be guilty of a misdemeanor and upon conviction in the Municipal Court of the City of Weslaco, Texas shall be subjected for each offense to a fine as prescribed by the Master Fee Schedule, not to exceed \$500.00 for each offense; each political sign or electioneering material and every day such violation continues shall be deemed to constitute a separate offense. In addition to any criminal penalty, political signs and other electioneering

materials on any public property in violation of this section may be removed and disposed of at the direction of the official in charge of the polling place.

An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. EFFECTIVE DATE This Ordinance shall be in full force and effect upon its final passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this ____ day of July 2022.

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

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

Primary Early Voting - Feb 2022

Feb 17, 2022 at 12:08:18 PM

E Railroad St

Weslaco TX 78596

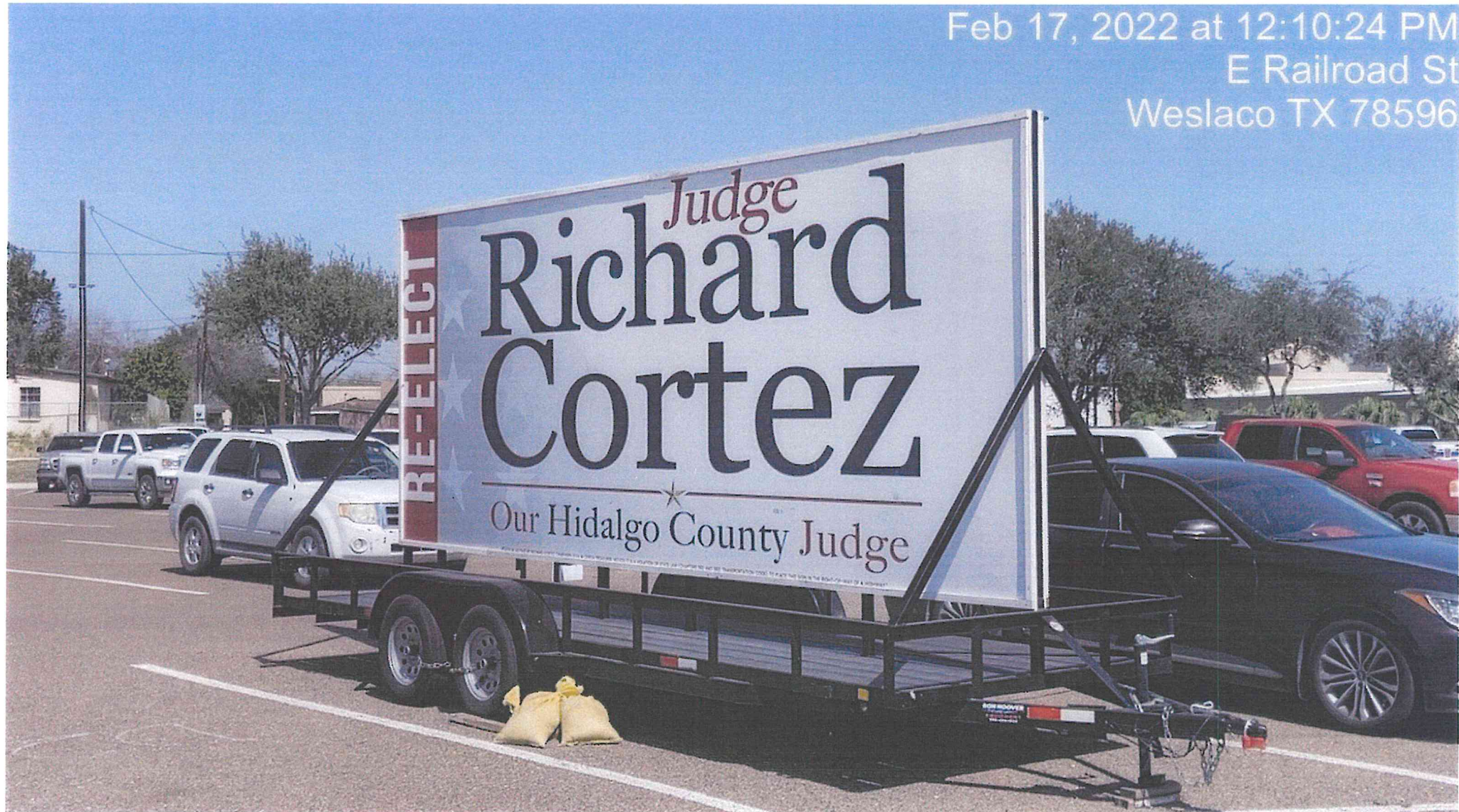


City Sec. office
enforcing Ord.

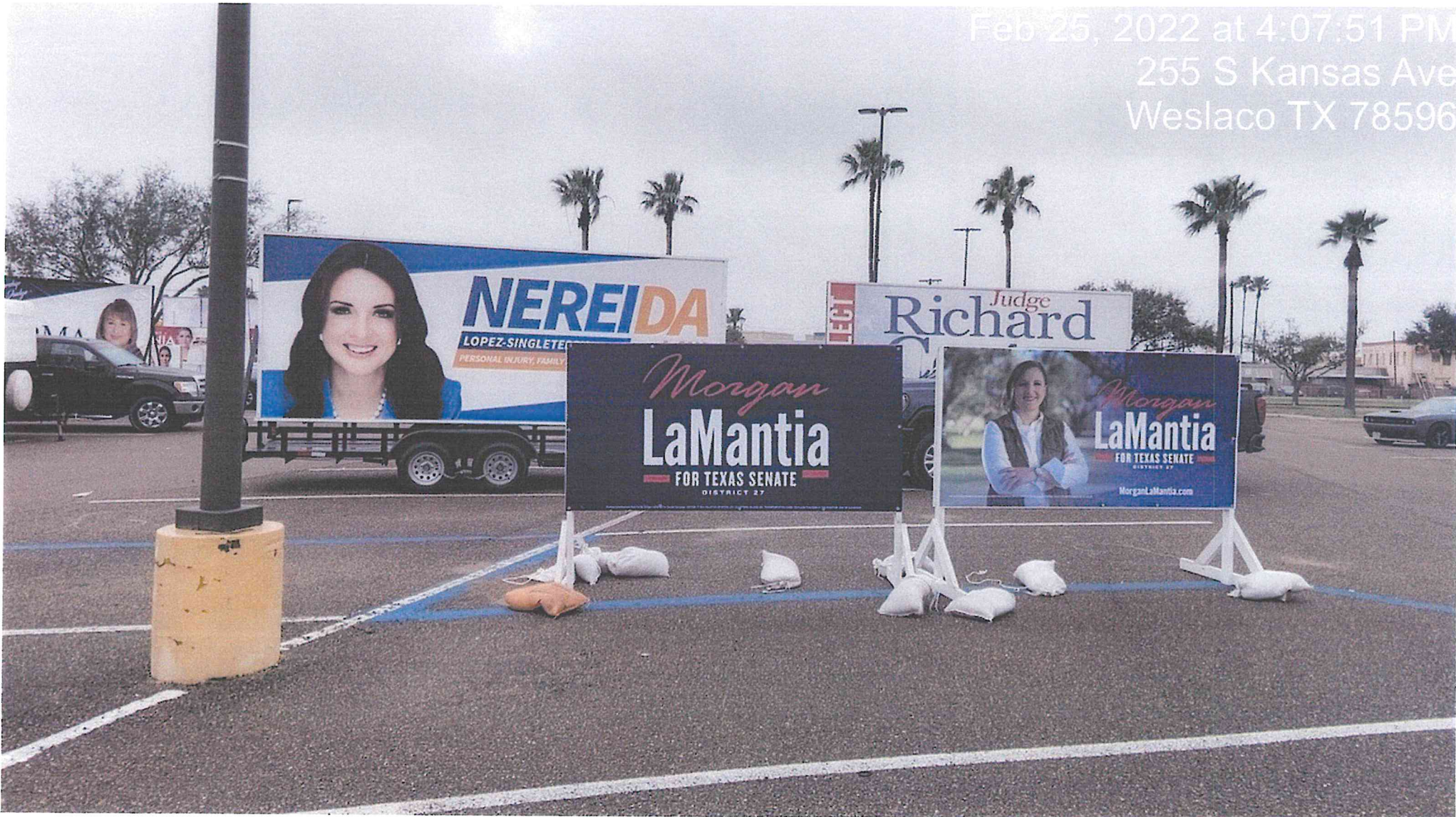
Feb 17, 2022 at 12:06:59 PM
E Railroad St
Weslaco TX 78596



Feb 17, 2022 at 12:10:24 PM
E Railroad St
Weslaco TX 78596



Feb 25, 2022 at 4:07:51 PM
255 S Kansas Ave
Weslaco TX 78596



Feb 17, 2022 at 12:10:34 PM
E Railroad St
Weslaco TX 78596



Feb 17, 2022 at 12:10:46 PM
E Railroad St
Weslaco TX 78596



Feb 17, 2022 at 12:10:14 PM
E Railroad St
Weslaco TX 78596



Feb 17, 2022 at 12:10:20 PM
E Railroad St
Weslaco TX 78596

NEREIDA
LOPEZ-SINGLETERRY
PERSONAL INJURY, FAMILY LAW, CRIMINAL
LAW GROUP
(956) 558-2828

*This was not
a political sign
was a commercial
sign.*

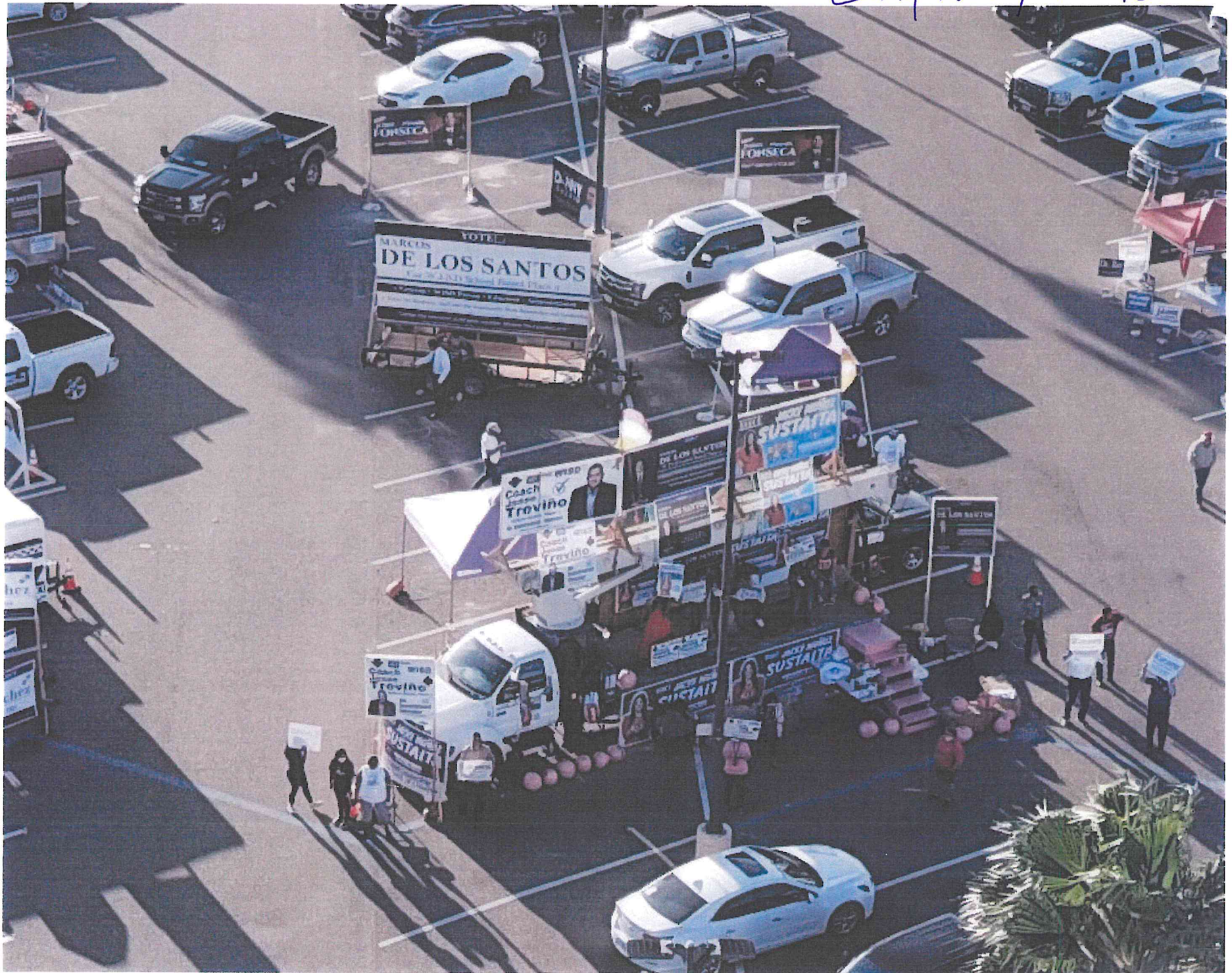


Feb 24, 2027 at 4:09:35 PM
E Railroad St
Westaco, TX 78596

Feb 24, 2022 at 4:09:38 PM
E Railroad St
Weslaco TX 78596



Early Voting - Nov. 3, 2020 Election

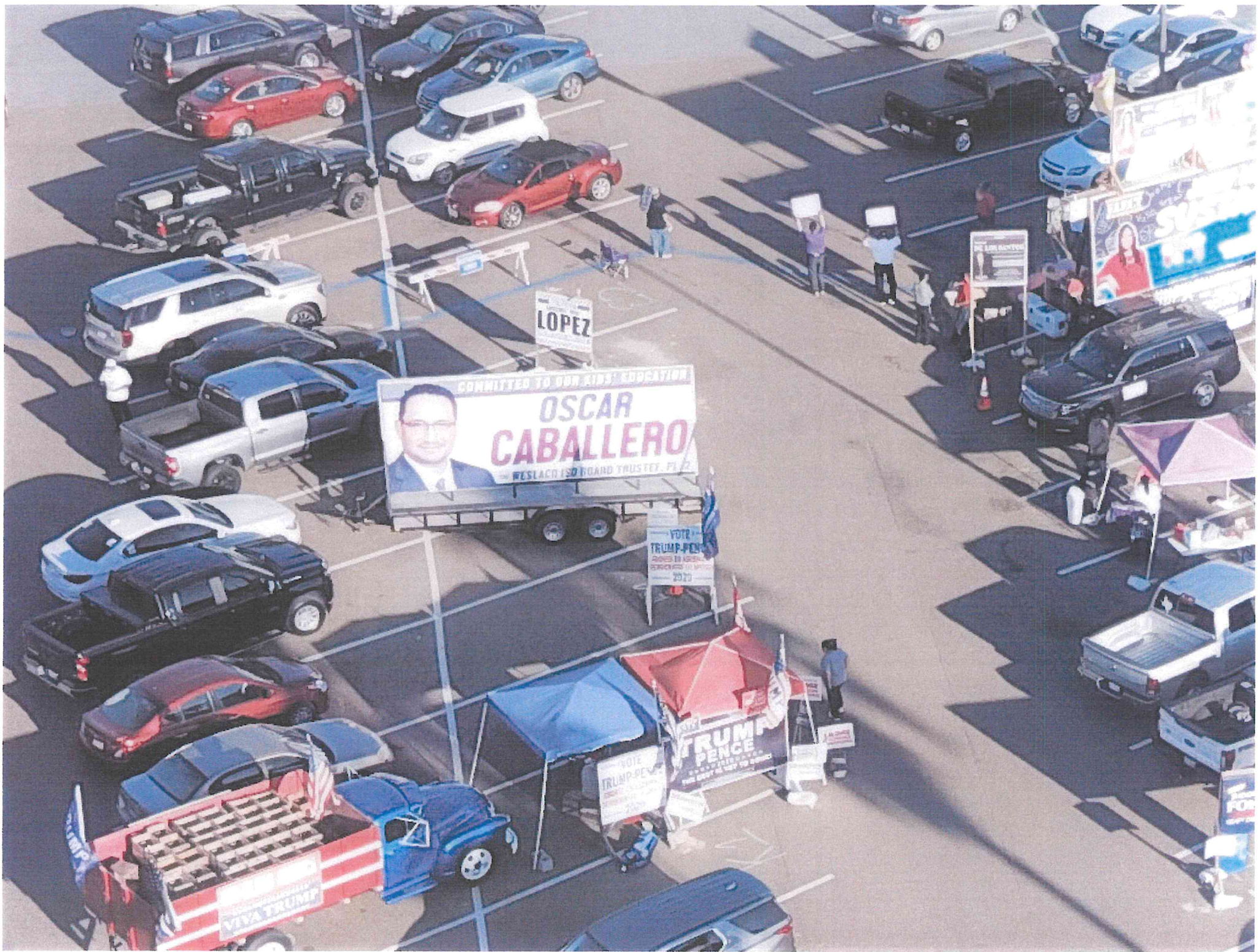


Sign on lot





4 Lopez
signs









Standardized Agenda Request Form

Date of Meeting: June 25, 2022		Agenda Item No. (to be assigned by CSO): 2022-5558	
From:			
Subject: Discussion and review on presentation by Boultinghouse Simpson Gates Architects on the architectural design phase for the Joe V. Sanchez Public Library expansion/renovation project. (Staffed by the Library Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA ARNOLDO BECHO Martin Garza		Created	
City Manager Comments: Presentation only.			
Staff Recommendation:			
Attachments, if any: Boultinghouspresentation			
Responsibilities upon Approval:			

Mayor Joe V Sanchez Public Library

Weslaco, Texas

June 24, 2022



MSRDesign

Proposed Program Summary

in addition to existing programs

Stakeholder Engagement Meetings

In order to best understand the needs of the community and gather input on spaces and services for the new Mayor Joe V. Sanchez public library, we conducted several focused interviews with many external stakeholders.

we met with:

1. Weslaco Public Library Board
2. Weslaco Parks and Recreation
3. Mayor and Commissioner
4. Weslaco Economic Development Corp.
5. South Texas College
6. Maelee's Learning Academy
7. Library Circulation staff
8. Weslaco Independent School District
9. Boys and Girls Club + South Texas College
10. City Commissioner
11. The Storybook Garden
12. Middle School Librarian, Reference Specialist, Public Service Specialist
13. AARP, Circulation and Cataloging Staff
14. City Staff
15. The Eatery, Commissioner, Daughter of the formal mayor

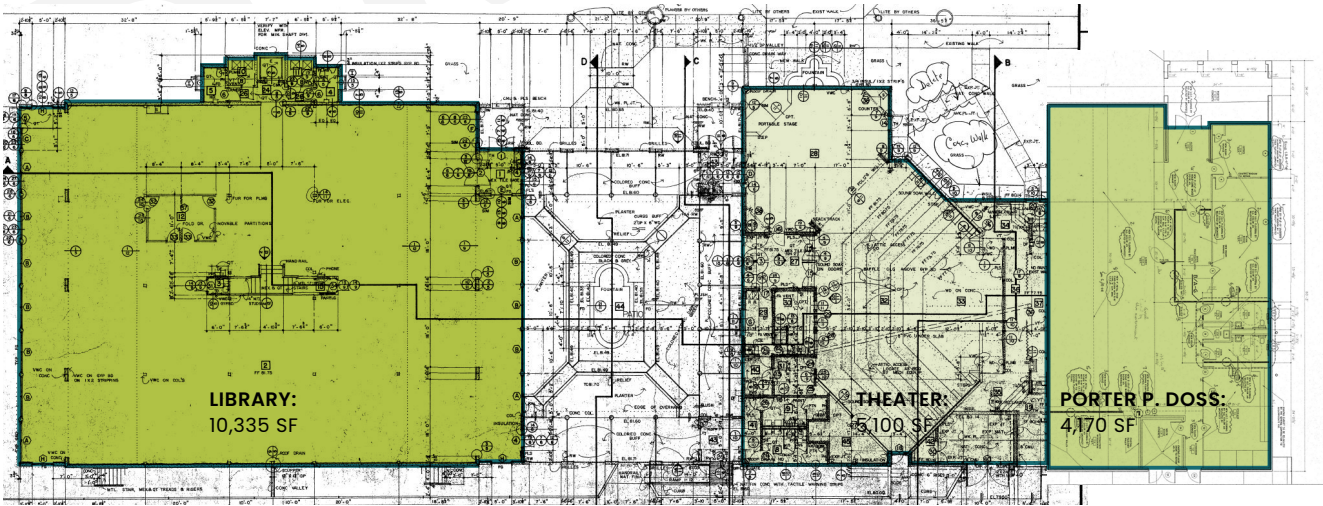
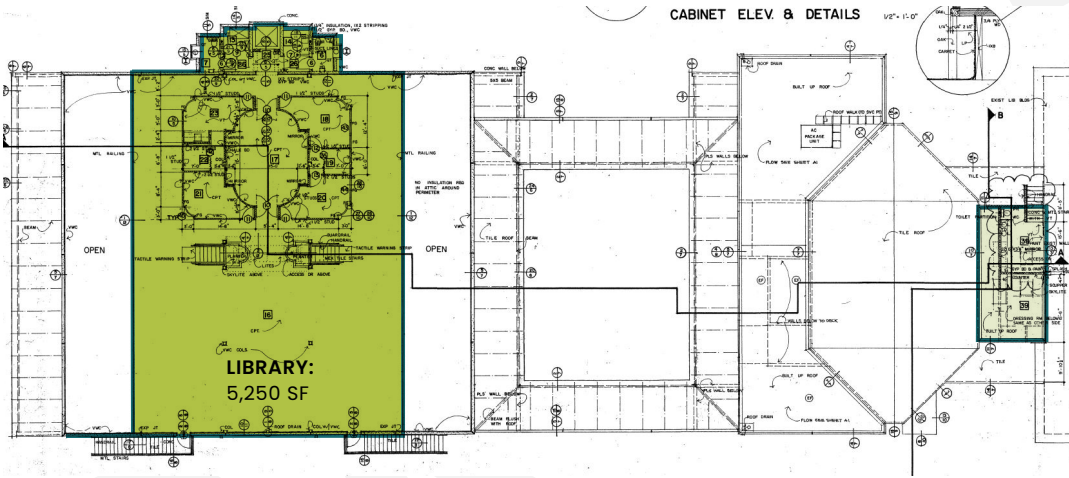
What We Heard

The list below summarizes the most frequently requested future new library services.

- Active outdoor space
- Cafe with bookstore
- Ample Parking space
- Flexible Multipurpose room for 120 people
- Small meeting rooms and study rooms with Zoom and podcast capability
- Enhanced Teen Space
- Maker space
- Partner space
- Business Center
- Classroom with online teaching capability
- Local history room

existing building analysis

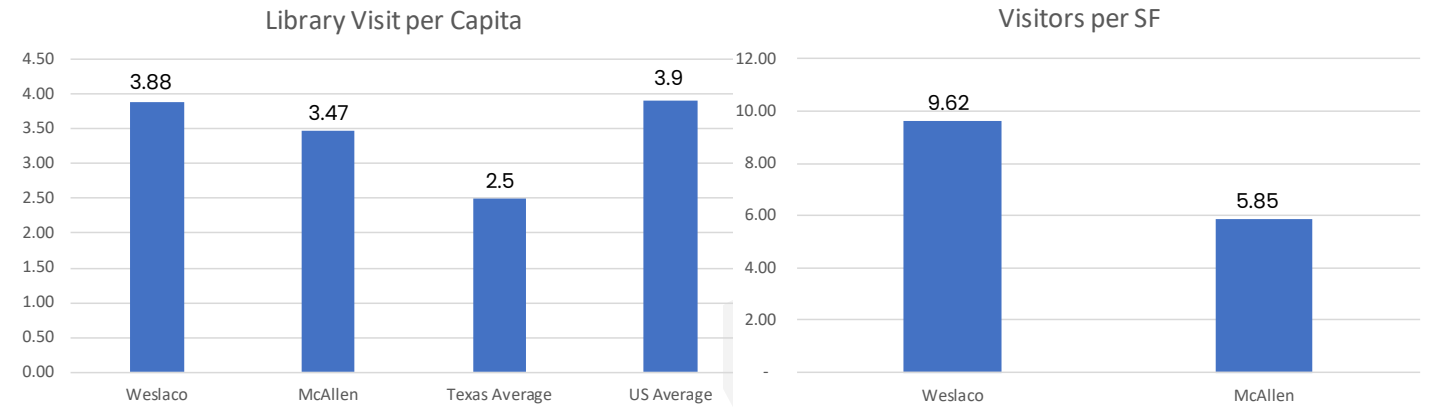
	Library	Theater	Porter P. Doss	Sub-Total
Level 1:	10,335 SF	5,100 SF	4,170 SF	19,605 SF
Level 2:	5,250 SF	440 SF		5,690 SF
Total	15,585 SF	5,540 SF	4,170SF	25,295 SF



Library Statistics

Library Visits

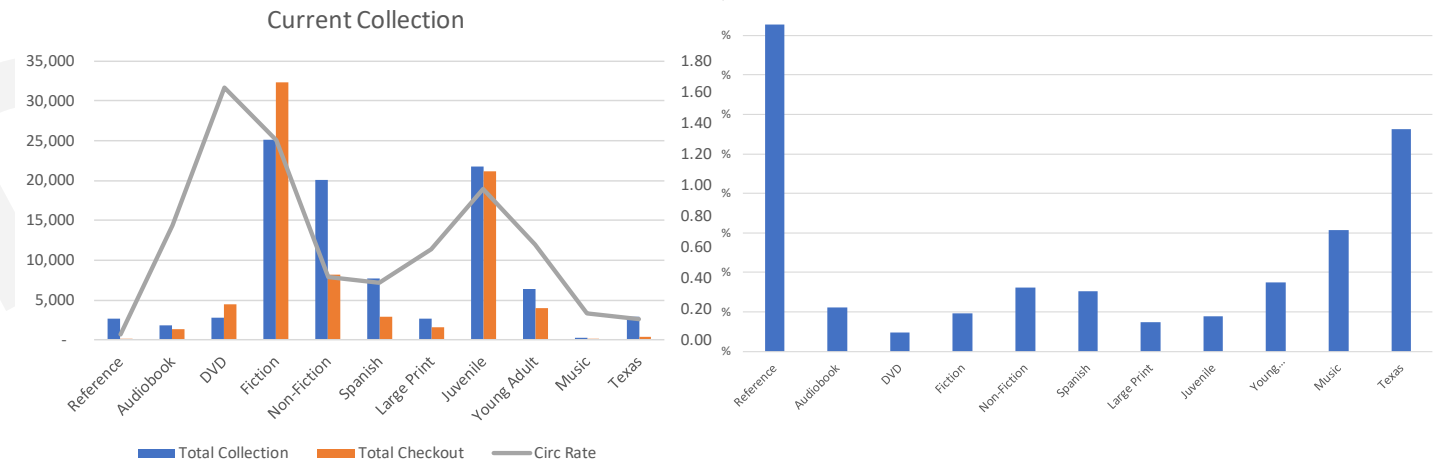
Weslaco is surpassing neighboring community in library visits per capita and comparable to US average. However, upon reviewing the current content and programming opportunities at MJVS Public Library and stakeholder meetings, it appears to be the current building lacks the flexibility to provide desired services and high user traffic



*Service population for Weslaco is 62,715
 **Total number of Visitors in 2019 is 243,434
 ***Library visit per Capita is 55% higher than Texas average

*Library density in Weslaco is 64% higher than McAllen in 2019
 **Current library size may handle the current number of visitors
 ***Existing library space will be overcrowded when number of visitors reach pre-pandemic level
 ****If target density level for Weslaco is around 6, the library size needs to be 40,572SF

Collection size and overall library service should balance to provide relevant services. By moving space from underutilized services to services the community wants to engage in we recommend weeding and balancing the collection to free up space



*Overall Circulation rate is 0.81 which is low
 **DVD, Fiction and Juvenile are the most popular, Texas and Music are least popular

*Music and Texas have the highest number of books not checked out which aligns with Circ rate
 **13.3% of collection has not been checked out last 2 years excluding Reference books

Space Needs

Library Programs

From the demographic study, current use of library space, and stakeholder interviews we identified creative, modular, and flexible solutions as a potential focus for the new library. To respond to the multitude of community needs and provide a cost-effective, space saving approach, multi-use building spaces were identified for the entire building.

We recommend a range of space for the new library to be between 19,000 GSF and 21,000 GSF. The detailed program area breakdown is summarized later in the presentation. The multi-use spaces comprising the building programs in addition to the existing programs have been defined as:

- Active outdoor space
- Cafe with bookstore
- Ample Parking space
- Flexible Multipurpose room for 120 people
- Small meeting rooms and study rooms with Zoom and podcast capability
- Enhanced Teen Space
- Maker space
- Partner space
- Business Center

Space Needs

Library Programs

Active Outdoor Space (not included in building area)

Outdoor space is interactive and educational spaces that promote learning, engagement, and active. The location of outdoor space is adjacent to the multi-use meeting room and children's area which provide an opportunity to expand the library services beyond the building's physical boundaries and connects the library to the local environment.

Entry lobby (700 SF)

This space includes the main entry and lobby, display space and holds.

Collections (3,171 SF)

The proposed collection size is based on 38% reduction of the existing collection. It is still the biggest library program and contains the browseable books, reference books, DVD and CD collections.

Staff Area (3,000 SF)

This area includes space for back of house library functions including admin, circulation and cataloging that are separate from public library area.

Children (2,100 SF)

This area will include creative, fun 'learning while playing' elements for kids, adult and kid sized furniture, and browsable book bins. This space also includes an acoustically separated storytime room.

Teen (900SF)

Teen space provides space for teens to study, relax, game, stream, and socialize in a neutral environment with flexible seating.

Multi-use meeting room (1,500SF)

This multipurpose space will serve numerous and diverse functions throughout the day, including large group meetings up to 120 people, maker uses, cooking, art, and more. It will include a kitchen, storage rooms for furniture. A moveable wall will allow it to connect to the courtyard and general library space.

Lounge and Study areas (1,800 SF)

Lounge and study areas offers comfortable seatings, tables and chairs for reading and study in open environment. Power and data will be provided for people bring and use their own devices.

Technology (1,000 SF) This area is mainly for computers with preinstalled software and capable of browsing internet and accessing the library's collection catalog.

Cafe / Book Sales (750 SF)

Cafe provides a venue for community gathering and lounge seating. This space also includes a display space for book sales.

Small and medium meeting rooms (1,350 SF)

This space includes small and medium meeting rooms for group collaborative work and individual study. These spaces would be used for small group meetings, collaborative and creative projects, tutoring, and video conferencing which require acoustic privacy.

Maker Space (500 SF)

This space is for STEM based hand-on learning, experience and exploration for all generations. Includes equipment for 3D printing, VR, laser cutter, and robotics for crafting.

Business Center (350 SF)

This is space to work, meet, and print materials. It will provide accessible print/copy counter and furniture supporting collaboration.

Partner Space (350 SF)

This space is for community partners for social services, health screening, family counseling, financial counseling, educational outreach, and tax counselling.

Local History room (300 SF)

This space serves as a place of remembrance and history to display local history and to honor the community.

Non-Assignable (10% of GSF)

Building service space for the operation of a building including electrical, mechanical, server room, storage, restrooms, and corridors.

Existing Library Identity

Elements of Spanish Colonial Architecture

PORTER P. DOSS
BUILDING

EXISTING THEATER

MAYOR JOE V. SANCHEZ
PUBLIC LIBRARY



- Thick, white, Stucco walls, adobe or stone exteriors
- Small, open windows
- One story
- Flat roof with clay tiles
- Wooden support beams
- Inner courtyard
- Little or no decoration
- Arcades

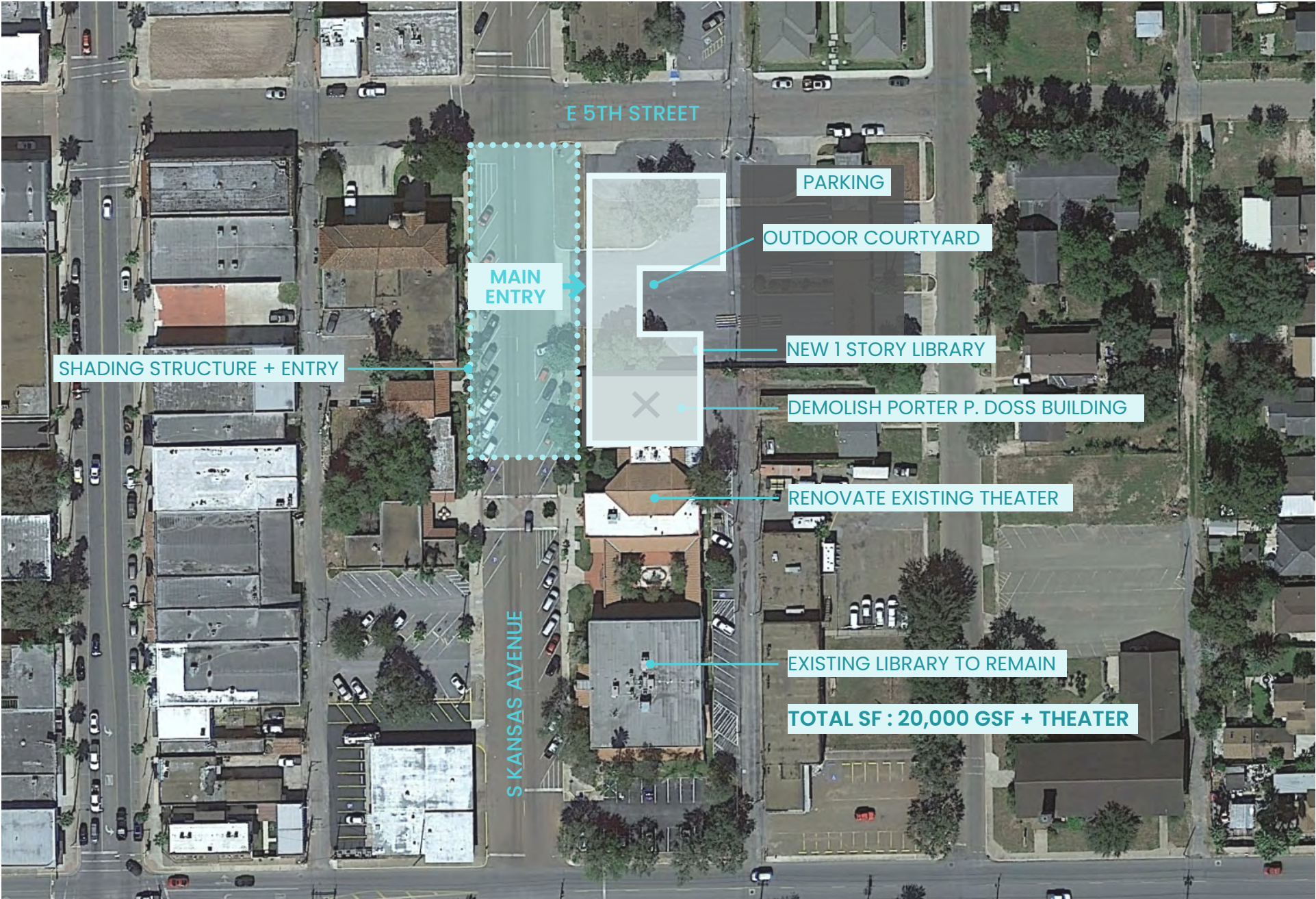
Elements of Spanish Colonial Architecture

Weslaco urban fabric language



Relative Footprint in Context

Option #3 New Construction



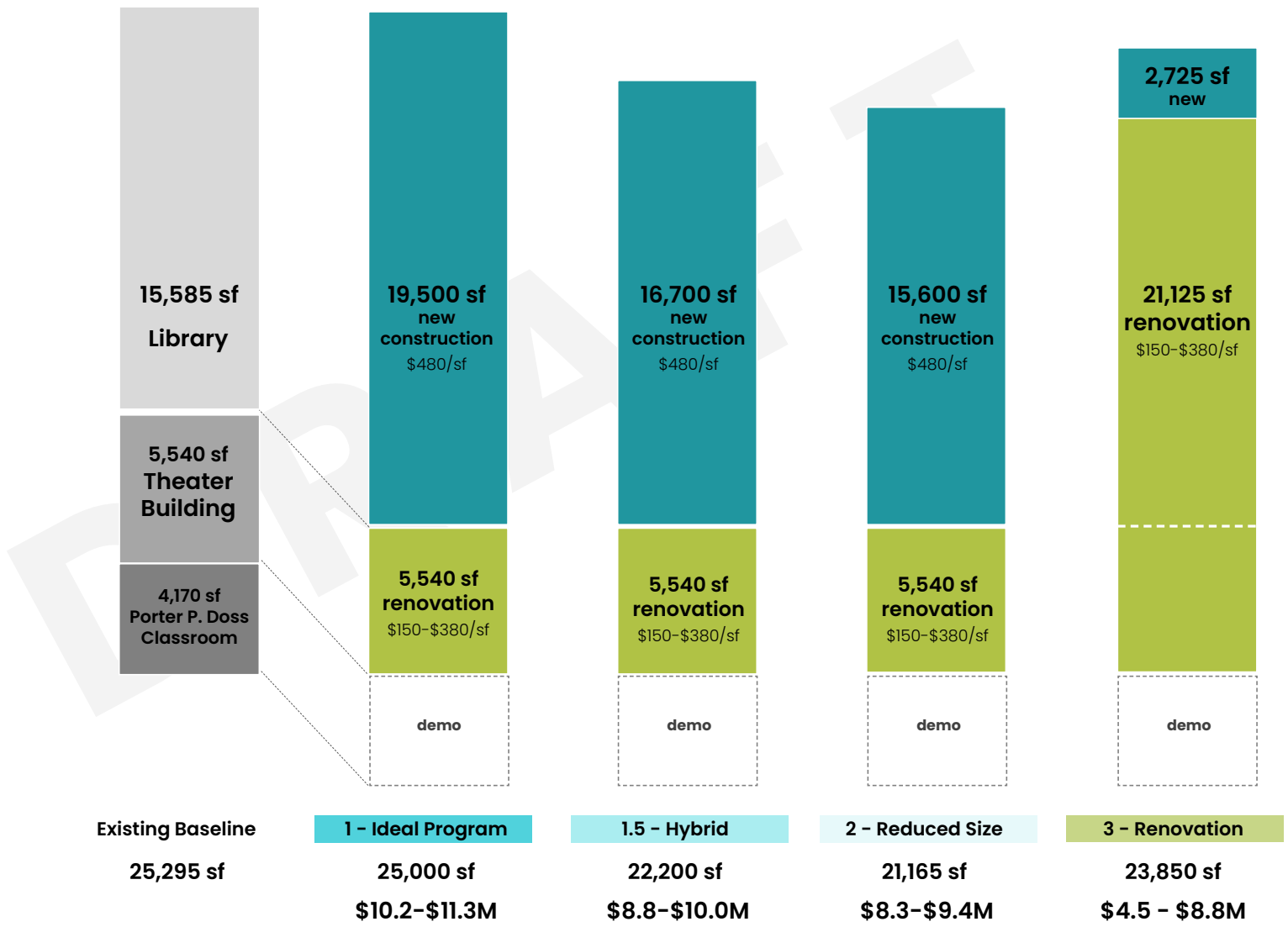
Library Programs

Existing VS Proposed

Programs	Existing		1 - "Ideal" (25k sf)		1.5 - Hybrid (22k sf)		2 - Reduced (21k sf)		3 - Renovation	
	sq. ft.	% area	sq. ft.	% area	sq. ft.	% area	sq. ft.	% area	sq. ft.	% area
Entry lobby	220	1%	700	3%	700	3% local history in lobby	700	3% local history in lobby	900	4% Enclose open arcade
Collections	5,050	20%	3,131	13% 38% reduction	2,525	11% 50% reduction	2,525	12% 50% reduction	3,100	13% 38% reduction
Staff	3,100	12%	3,000	12% Admin, circ., cataloging	2,700	12% 13% reduction	2,600	12% 16% reduction	3,000	13%
Children	1,520	6%	2,100	8% Including storytime room	2,100	9% Including storytime room	1,730	8% no storytime room	2,100	9%
Teen	650	3%	900	4%	625	3%	625	3%	625	3% Enclose open arcade
Lounge / Study	1,560	6%	1,800	7% 15% increase	1,700	8%	1,580	7%	1,200	5% Enclose open arcade
Technology	840	3%	1,000	4%	600	3% 30% reduction	600	3% 30% reduction	1,170	5% includes more lounge area
Café	640	3%	750	3%	500	2%	500	2%	0%	in theater lobby - see below
Medium meeting room	370	1%	350	1% 1 med. conference room	350	2%	350	2%	350	1%
Small Meeting rooms	200	1%	1,000	4% 2 sm mtg + 5 study rooms	1,200	5% 3 sm mtg + 5 study rooms	800	4% 1 sm mtg + 5 study rooms	1,200	5% 3 sm mtg + 5 study rooms
Maker's Space	0%		500	2%	400	2% smaller makers space	400	2% smaller makers space	500	2%
Business Center	0%		350	1%	0%	business center in lounge	0%	business center in lounge	350	1%
Partner Space	0%		350	1%	300	1%	300	1%	350	1%
Local History Space	0%		300	1%	0%	local history in other area	0%	local history in other area	300	1%
Multi-use Meeting room	-	0%	1,500	6% space for 120 seats	1,500	7% space for 120 seats	1,500	7% space for 120 seats	1,500	6%
Library Non-Assignable	1,435	6%	1,773	7%	1,520	7%	1,421	7%	1,665	7%
Theater Lobby/ lg mtg room	1,010	4%	1,010	4% renovate to lobby area	1,010	5% renovate to lobby area	1,010	5% renovate to lobby area	1,010	4% renovate to café
Theater	4,530	18%	4,530	18% renovation	4,530	20% renovation	4,530	21% renovation	4,530	19% renovation
Classroom (Porter P. Doss)	4,170	16%	0%	demolished	0%	demolished	0%	demolished	0%	demolished
NEW CONSTRUCTION	area (sf)		19,504	78%	16,720	75%	15,631	74%	2,725	11%
New Construction Subtotal	est. cost: \$480/sf		\$9,361,968		\$8,025,600		\$7,502,880		\$1,308,000	
RENOVATION	area (sf)		5,540	22%	5,540	25%	5,540	26%	21,125	89%
Renovation Subtotal	\$150-\$350/sf		\$831,000 \$1,939,000		\$831,000 \$1,939,000		\$831,000 \$1,939,000		\$3,168,675 \$7,393,575	
DEMOLITION	area (sf)		4,170		4,170		4,170		4,170	
Demolition Subtotal	\$10/sf		— \$41,700		— \$41,700		— \$41,700		— \$41,700	
TOTAL PROGRAM AREA	25,295 sf		25,044 sf		22,260 sf		21,171 sf		23,850 sf	
Total Probable cost			\$10,234,668 \$11,342,668		\$8,898,300 \$10,006,300		\$8,375,580 \$9,483,580		\$4,518,375 \$8,743,275	

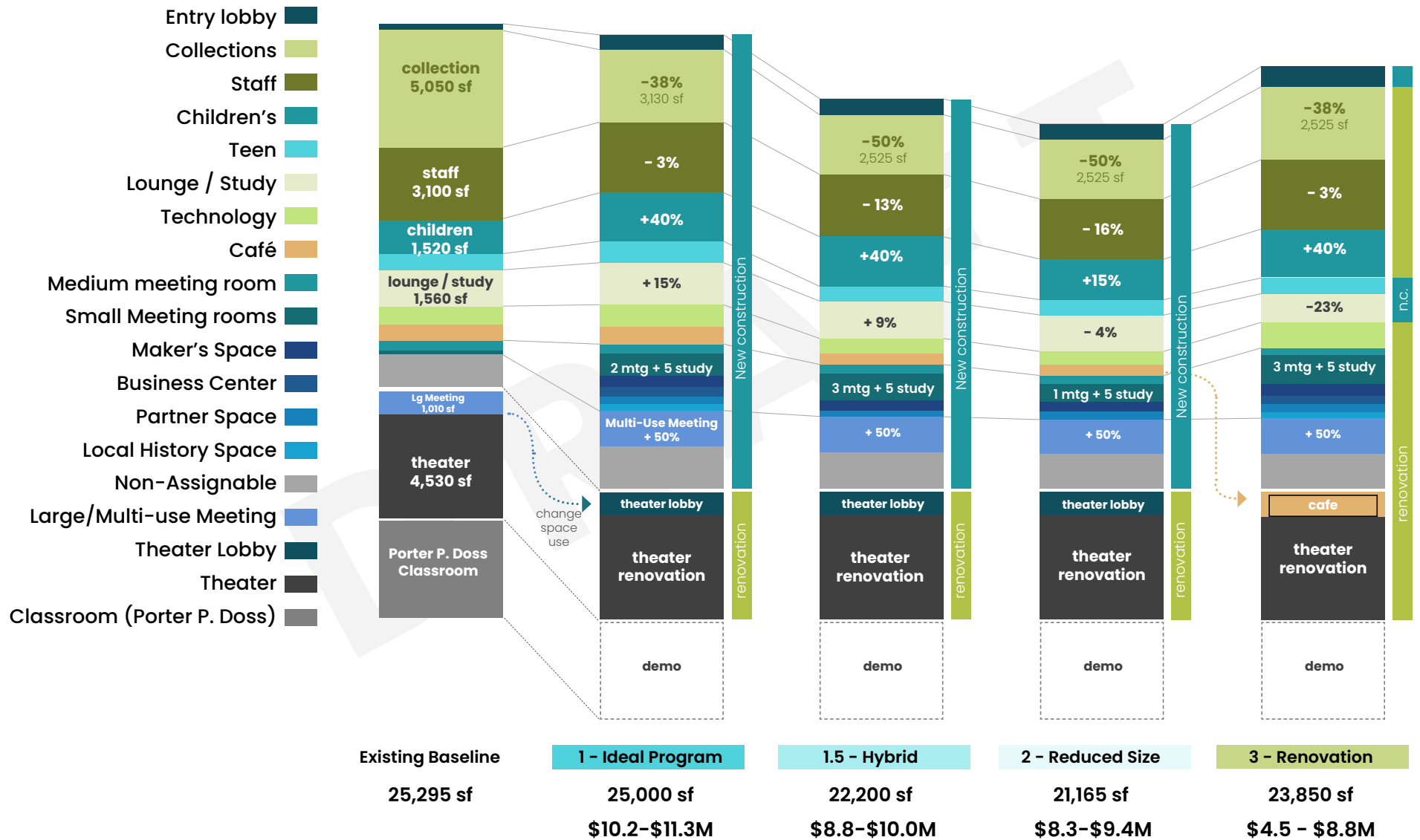
Library Programs
Existing VS Proposed

The size comparison diagram to the right illustrates options currently being considered. These include options with different sized programs and type of construction (new construction vs renovation).

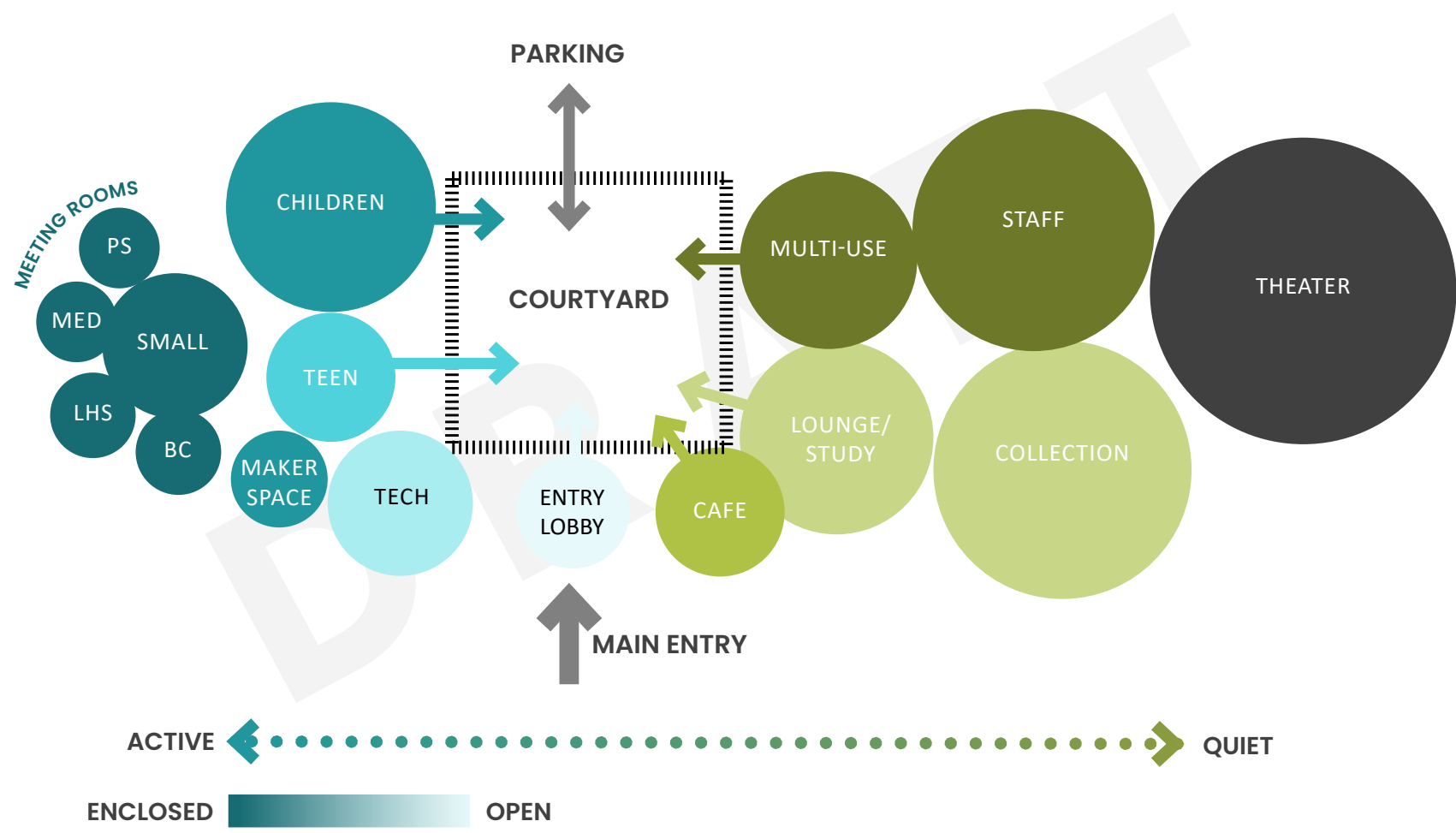


Library Programs

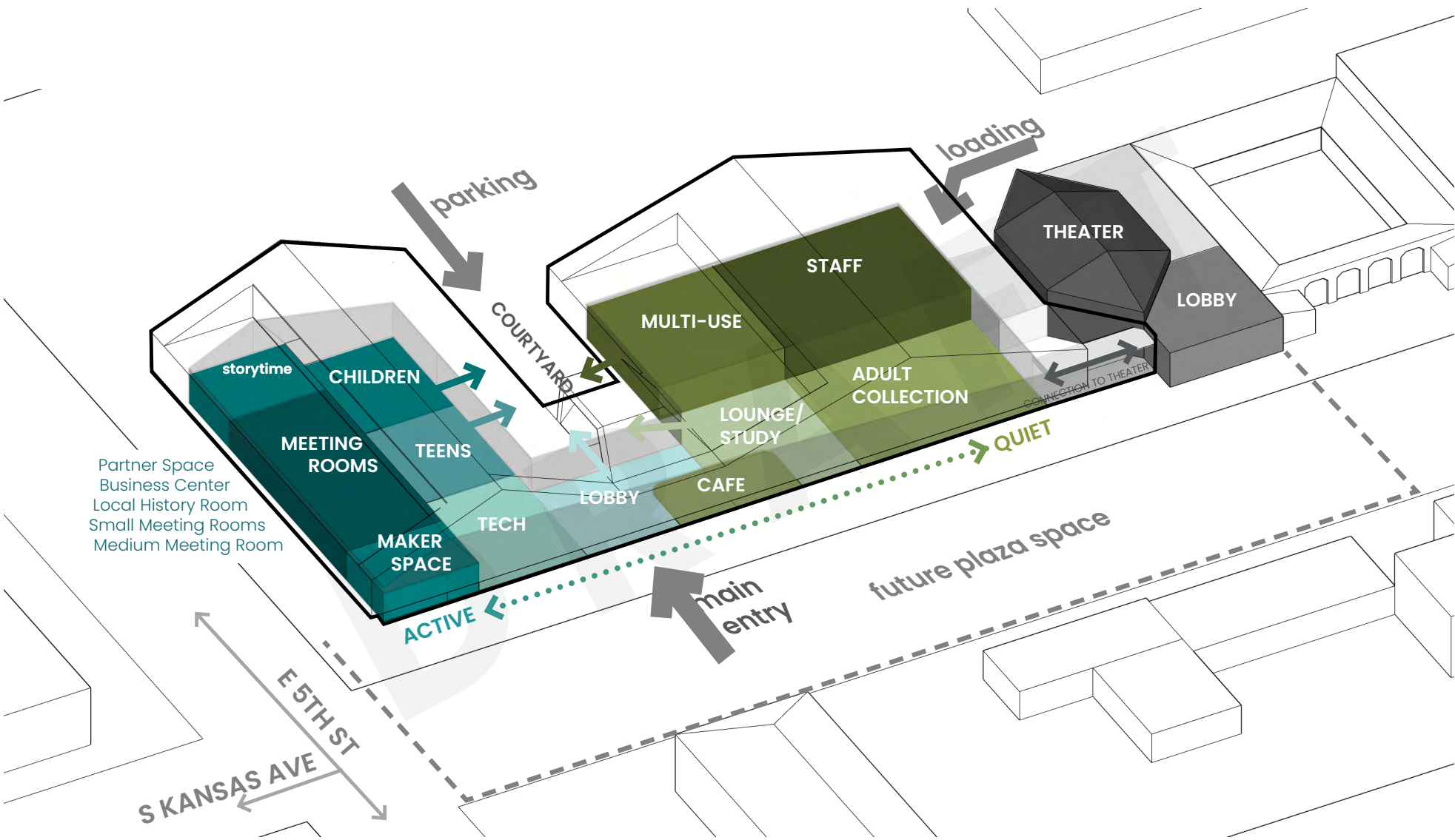
Existing VS Proposed



Program Diagram
Active VS Quiet | Open VS Enclosed



Program Adjacencies | 1 - 25,000sf ideal program
Active VS Quiet



Precedents

