



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 19, 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, July 19, 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.
Recognition of Christine Warren
- 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. REPORTS

- A. Report by Police Chief Rivera on Hidalgo County Sheriffs Office/City of Weslaco back to School Event - August 3, 2022.
- B. Report by Inframark.

IV. PUBLIC HEARING

- A. To solicit input on behalf of the City of Weslaco's application to the Texas Parks & Wildlife Department Local Park Grant Program for a new swimming pool project.
- B. To solicit input on behalf of Julio Garcia to rezone 3402 S Westgate Drive. Also being a 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.
- C. To solicit input on behalf of Willie Arratia to rezone 3570 Moreland Drive. Also being Lot 4, Davis Business Park, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.
- D. To solicit input on behalf of Affordable Homes of South Texas, Inc. to rezone 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.
- E. To solicit input on behalf of Esteban Hernandez to rezone 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.
- F. To solicit input on behalf of Christine Alaniz to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and to Host Live Music at 1015 S International Blvd., also being Lot 1 & 2, Ranch House Subdivision Weslaco, Hidalgo County, Texas.

V. CONSENT AGENDA

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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

- A. Approval of the Minutes of the Regular Meeting on June 21st and July 5, 2022. (Staffed by City Secretary's Department.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Approval of Ordinance 2022-21 amending Ordinance 2015-12, the City of Weslaco Sign Ordinance Chapter 114, creating new regulations for temporary signage and free standing signage and removing content-based regulations and authorize the Mayor to execute any related documents. (First reading held July 5, 2022; staffed by Planning and Code Enforcement Department.) Attachment.

- C. Approval of the renewal of the agreements with Muniservices for local hotel occupancy tax program and sales tax audit and administration services for a one year term in the amount of \$7,115 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.
- D. Approval of Resolution 2022-37 to update signatories on legal financial documents identified with all accounts with PNC and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.
- E. Approval to authorize solicitation of proposals/bids for city vehicles for 2021-2022 budget and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.) Attachment.
- F. Approval of Memorandum of Understanding between the City of Weslaco Fire Department and the EMTS Academy and St. David's Round Rock Medical Center regarding participating in clinical experience rotations and authorize the Mayor to execute any related documents. (Staff by Fire Department.) Attachment.

VI. APPOINTMENTS

- A. Discussion and consideration on Resolution 2022-38 appointing a Civil Service Commission member and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.) Attachment.
- B. Discussion and consideration on Resolution 2022-39 appointing members to the Mid Valley Airport Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment.

VII. OLD BUSINESS

- A. Discussion and consideration of a proposed Amendment to a contract agreement in the amount of \$27,000 for professional engineering services by SWG Engineering, LLC for the Pleasantview & 11th St Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (There was no action on June 21, 2022; staffed by the Engineering Department.) Attachment.
- B. Discussion and consideration of approval of final payment to SWG Engineers in the amount of \$27,120 for engineering services on the Pleasantview & 11th Drainage Improvements project and authorize the Mayor to execute any related documents. Possible action. (There was no action on June 21, 2022; staffed by Engineering Department.) Attachment.
- C. Discussion and consideration on final reading of Ordinance 2022-22 amending Ordinance 2015-03 the City of Weslaco Electioneering Ordinance and authorize the Mayor to execute any related documents. Possible action. (First reading held July 5, 2022; staffed by City Secretary Department.) Attachment.

VIII. NEW BUSINESS

- A. Presentation and discussion of the proposal from Boultinghouse Simpson Gates and review of acceptance of the program alternative for the New Library/Library Renovation Project. Possible action. (Staffed by the Library Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Julio Garcia on Ordinance 2022-23 to rezone 3402 S Westgate Drive. Also being a 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-23. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of Willie Arratia on Ordinance 2022-24 to rezone 3570 Moreland Drive. Also being Lot 4, Davis Business Park, 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 2022-24. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration after public hearing on behalf of Affordable Homes of South Texas, Inc. on Ordinance 2022-25 to rezone 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates 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 2022-25. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Discussion and consideration after public hearing on behalf of Esteban Hernandez on Ordinance 2022-26 to rezone 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, 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 2022-26 Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. Discussion and consideration after public hearing on behalf of Christine Alaniz to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and to Host Live Music at 1015 S International Blvd., also being Lot 1 & 2, Ranch House Subdivision Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Three-fourths vote required. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

- G. Discussion and re-consideration to approve the Final Plat for South Point Subdivision – being 12.34 acres being all of lot 2 VBMH Subdivision, Hidalgo County, Texas. Approximately 2,957 ft. West of the Intersection of F.M. 88 and US Expy 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- H. Discussion and re-consideration to approve the Final Plat for Mid Valley Industrial Park – being a 146.09-acre tract of land out of farm tract 1056, 1057 and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of intersection Mile 9 & FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- I. Discussion and re-consideration to approve the Final Plat for San Gabriel Ph I Subdivision– being a 9.98-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on ¼ mile South of Mile 5 North on the east side of Westgate Dr and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- J. Discussion and consideration to approve the Final Plat for San Gabriel Subdivision Ph II– being a 10.01-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on 600ft east of Mile 6 West on the south side of Mile 5 Rd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- K. Discussion and consideration to approve Ordinance 2022-27 for the Voluntary Annexation of Sunset Valley Estates– being a 15.32-acre tract of land out of Farm Tract 745, West and Adams Tract Subdivision, Hidalgo County, Texas located approximately 0.36 miles North of E Mile 5 North, on the West side of Texas Road and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-27. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- L. Discussion and consideration to approve the Buyout of Service Agreement between the City of Weslaco and North Alamo Water Supply Company (NAWSC) for Mid Valley Estates Subdivision and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- M. Discussion and consideration on Resolution 2022-40 authorizing the City's application to the Texas Parks & Wildlife Department's Local Park Grant Program for a new swimming pool to be located at 320 S Bridge Street and authorize the Mayor to execute any related documents as may be required for said project application. Possible action. (Staffed by Parks and Recreation

Department.) Attachment.

- N. Discussion and consideration awarding RFB No. 2021-22-31 Mayor Pablo Pena City Parks Sports Field Lighting Project and Isaac Rodriguez Skate Park Lighting project bid to the most advantageous bidder, Zitro Electric, for an amount not to exceed \$1,178,500, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.
- O. Discussion and consideration on first and final reading of Ordinance 2022-28 approving a negotiated resolution between the City of Weslaco and Texas Gas Service regarding the company's Cost of Service Adjustment tariff filing declaring an effective date and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.
- P. Discussion and consideration on the Memorandum of Understanding (MOU) between the City of Weslaco and LRGVDC for the use of the east side parking lot located at 301 W Railroad for the use of the recycling trailers drop off and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- Q. Discussion and consideration to purchase various items for the Wildland Interface All Terrain Capability Project (2 UTV with fire fighting packages from FY22 Border Zone Fire Departments (BZFD) not to exceed \$78,735.25 grant award and authorize the Mayor to execute any related documents. Possible action. (Staff by Fire Department.) Attachment.
- R. Discussion and consideration to award the most advantageous proposal for Disaster Recovery Services; Debris Clearance, Removal, and Other Miscellaneous related services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco Office of Emergency Management.) Attachment.
- S. Discussion and consideration of the proposed Interlocal Agreement with Drainage District No. 1 to maintain and operate the drainage line and structure located at the west levee of the North Floodway of the Lower Rio Grande Flood control as identified in IBWC License No. LSF/G-288 and authorize the mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.) Attachment.

IX. 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 Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code
- C. Legal Consultation - Consultation with City Attorney on litigation regarding SB 1152 and SB 1004 as authorized by section §551.071 of the Texas Government Code.

X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

XI. 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 15th day of July 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.

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: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5085	
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 Martin Garza		Created	
City Manager Comments: Approve.			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Raja Masilamony from Seventh Day Adventists Church will lead the invocation. C. Mayor will lead the Pledge of Allegiance; Mayor Pro-Tem may lead the 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: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5571
From:		
Subject: To solicit input on behalf of the City of Weslaco's application to the Texas Parks & Wildlife Department Local Park Grant Program for a new swimming pool project.		
Background: The Texas Parks & Wildlife Department Local Park Grant Program requires a public hearing regarding an applicant's project submission.		
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:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
OMAR RODRIGUEZ OMAR RODRIGUEZ Martin Garza		Created/Initiated Approved New
City Manager Comments: Approve to solicit public comments.		
Staff Recommendation: N/A		
Attachments, if any:		
Responsibilities upon Approval:		



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5585
From:		
Subject: To solicit input on behalf of Julio Garcia to rezone 3402 S Westgate Drive. Also being a 5.00 acre tract of land out of Farm Tract 790, West 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 Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on June 24, 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 June 20, 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 July 6, 2022.		
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza	Created/Initiated Approved New	
City Manager Comments: Approve to solicit public comments.		
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use		
Attachments, if any:		
Responsibilities upon Approval: Staff will advise the applicant		



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5586	
From:			
Subject: To solicit input on behalf of Willie Arratia to rezone 3570 Moreland Drive. Also being Lot 4, Davis Business Park, 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 Twenty-nine (29) property owners within 200 feet of the applicant's property were notified by letter on June 24, 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 June 20, 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 July 6, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve to solicit public comments.			
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5587	
From:			
Subject: To solicit input on behalf of Affordable Homes of South Texas, Inc. to rezone 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates 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 Three (3) property owners within 200 feet of the applicant's property were notified by letter on June 24, 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 June 20, 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 July 6, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve to solicit public comments.			
Staff Recommendation: Staff recommends approval based on 2040 land use map.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5588	
From:			
Subject: To solicit input on behalf of Esteban Hernandez to rezone 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, 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 Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on June 24, 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 June 20, 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 July 6, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve to solicit public comments.			
Staff Recommendation: Staff recommends approval based on 2040 land use map.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant			



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5589	
From:			
Subject: To solicit input on behalf of Christine Alaniz to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and to Host Live Music at 1015 S International Blvd., also being Lot 1 & 2, Ranch House 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 and to Host Live Music. Six (6) property owners within 200 feet of the applicant's property were notified by letter on June 24, 2022. Staff has received one petition against the conditional use permit.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 20, 2022			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the Conditional use request at their regular meeting of July 6, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve to 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: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5090	
From:			
Subject: Approval of the Minutes of the Regular Meeting on June 21st and July 5, 2022. (Staffed by City Secretary's Department.) Attachment.			
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):			
NORMA CANTU ADELAIDA VEGA Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by the City Secretary.			
Staff Recommendation: Approve as submitted.			
Attachments, if any: 220621 minutes draft, 220705 minutes draft			
Responsibilities upon Approval: Execute and retain.			



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
JUNE 21, 2022**

On Tuesday, June 21, 2022, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

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

ABSENT: None

STAFF PRESENT:	Martin Garza	Interim City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Aida Vega, Deputy City Secretary, Sonia Flores, Asst. Finance Director, Omar Rodriguez, Parks & Recreation Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Joel Rivera, Police Chief, Luz Galindo, HR Director, Rosa Badillo, Municipal Court, Albert Aldana, City Engineer, David Arce, Deputy Public Works Director, Pete Garcia, Public Works Director, Arnold Becho, Library Director, Martin Vela, IT Director, George Quilantan, Inframark, Cristina Garcia, PIO and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, June 17, 2022.

B. Invocation.

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

C. Pledge of Allegiance.

Mayor Suarez led the "Pledge of Allegiance and Texas Flag."

D. Mayoral Recognition.

None.

E. Roll Call.

Norma A. Cantu, City Secretary, called the roll noting at the time of roll call the absence of Mayor Pro Tem Pedraza and Commissioner Kerr and a quorum present.

II. PUBLIC COMMENTS

None.

Mayor Suarez changed the order of the day and introduced Consent Agenda. There was no objection.

IV. CONSENT AGENDA

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

A. Approval of the Minutes of the Regular Meeting on June 7, 2022. (Staffed by City Secretary Department.)

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

1) Ordinance 2022-18 for the Voluntary Annexation of South Bridge Ranchettes – being a 25.45-acre tract of land out of Farm Tract 575, West Tract Subdivision, Hidalgo County, Texas, located on the northeast corner of Mile 5 North and South Bridge Ave and authorize the Mayor to execute any related documents. (First reading held June 7, 2022; staffed by Planning & Code Enforcement Department.)

C. Approval to renew the Federal Work-Study America Reads Challenge and Community Service Challenge agreements with the University of Texas Rio Grande Valley and authorize the Mayor to execute any related documents. (Staffed by Library Department.)

Commissioner Muñoz seconded by Commissioner Lopez moved to approve consent agenda as presented. The motion carried unanimously; Mayor Suarez was present and voting.

III. REPORTS

Commissioner Kerr in attendance.

A. Report by Inframark

George Quilantan, Inframark, reported for the month of May water treatment plant treated 198.6 million gallons of water with a daily average of 6.41mgd; North wastewater plant treated 74.2 million-gallons of water with a daily average 2.39 mg; went over the aeration basin blower replacements done; South Wastewater Plant treated 57.1 million gallons of water with a daily

average 1.84 mg and UV bulbs replaced; overviewed ongoing projects and status for water treatment, wastewater plants and lift stations.

B. Report by Montalvo Insurance relating to issuance of Dividends.

Ramon Montalvo, Montalvo Insurance Agency, presented a dividend check for the policy period of October 01, 2020 – October 01, 2021, in the amount of \$36,739.41; reported it was attributed to the low workers compensation claims, renewing with vendor gave additional points, good management by the city and continuing to have the Loss Control Program in place; experience modifier for coming year was reduced by 10%, year to date losses was at \$27,621 and with three months left in the policy year the city is looking in receiving a larger dividend next year.

V. OLD BUSINESS

A. Discussion and consideration to approve Ordinance 2022-19 consolidating all general provisions regarding standards of appointed boards, committees and ad hoc committees and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2022-19. Possible action. (Staffed by Interim City Manager.)

Commissioner Muñoz seconded by Commissioner Kerr moved to approve.

Martin Garza, Interim City Manager, stated at the last commission meeting discussion and review of the ordinance was presented; the ordinance for approval included recommendations the commission voiced; stated Section 4-100 was created that outlined (a)appointments, (b)vacancy and (c) term for all boards; recommended a minor change in (a) Appointments originally styled as ...each Mayor and each Commissioner **will appoint** a member amend to Mayor and each Commissioner **will recommend** an applicant to the board for the reason that the governing board has to act on the recommendation/nominee as a whole; under (b) vacancy puts into place for implementation purposes how the filling of a vacancy from a seven board member to be Mayor, At-Large Members then the Single Members Districts 1, 2, 3 and 4 and new appointment would serve a total term not to exceed 6 years and (c) sets term to be 2-year or 3-year term not to exceed 6 years. Staff recommended approval of the ordinance with noted change.

Commissioner Muñoz seconded by Commissioner Kerr amended the motion to approve Ordinance 2022-19 on first and final reading with changes as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to approve a 1-year renewal option with no rate change for group health insurance or continue with solicitation of proposals as previously authorized by the City Commission on June 7, 2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)

Commissioner Farias abstained from discussion and vote.

Commissioner Muñoz seconded by Commissioner Lopez moved to approve.

Luz Galindo, Human Resources Director, stated staff met with consultant and reviewed the renewal offer from UnitedHealth Care; claims loss ratio is low and competitive, and carrier offered

a rate pass (no increase) and advised the 3% commission to consultant is not included in rates and paid separately.

Juan E. Gonzalez, City Attorney, stated the question and concern from the commission was in the absence of clear language on renewal options can a contract be extended. Commission action approved to solicit proposals for group health insurance at the previous commission meeting and directed legal to author an opinion if an extension could be permitted since the carrier proposed a rate pass (no increase in rates). The City Attorney stated after reviewing his legal opinion was the commission could extend the contract if they so wished.

Mayor Suarez recommended to accept the rate pass and renew and questioned if the request for proposals was advertised.

Martin Garza stated staff advertised already. Mayor Suarez suggested two motions be entertained; renew and rescind previous commission action.

Commissioner Muñoz withdrew his original motion.

Commissioner Muñoz seconded by Commission Lopez moved to renew with UnitedHealth Care for group health insurance for one year with no rate increase. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Commissioner Muñoz seconded by Commission Lopez moved to rescind the solicitation of proposals for group health insurance. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

C. Discussion and consideration to approve solicitation of proposals from qualified insurance carriers or approve a 1-year renewal option with no rate change for group Dental Insurance and authorize the Mayor to execute any related documents. Possible action. (There was no action on May 17, 2022, and June 7, 2022; staffed by Human Resources Department.)

Commissioner Farias abstained from discussion and vote.

Luz Galindo stated there was a question as to whether an evergreen clause is implied when contracts are extended. No action was taken to allow the City Attorney to review and provide a legal opinion.

The City Attorney stated a review of state statutes and existing laws his legal opinion was the commission could extend the contract if they so wished.

Commissioner Muñoz seconded by Commission Lopez moved to approve BlueCross BlueShield of Texas a 1-year renewal with no rate change for group Dental Insurance. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

D. Discussion and consideration to approve the Wholesale Wastewater Treatment Interlocal Agreement between the City of Weslaco and North Alamo Water Supply Corporation (NAWSC) for Vaquero Estates Phase V and authorize the Mayor to execute any related documents. Possible action. (There was no action on January 4, January 18 and February 1, 2022; staffed by Planning & Code Enforcement Department.)

No action until discussion of New Business item B as requested by the City Attorney.

VI. NEW BUSINESS

A. Discussion and consideration to approve the Final Plat for Mid Valley Estates—being a 40.00-acre tract of Farm Tract 715, The West Tract Subdivision, Weslaco, 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. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente, Planning and Code Enforcement Director, stated this was a proposed 158-lot subdivision; inside City limits and serviced with water and sewer by the City; developer requested a variance to allow for off-site drainage to the existing irrigation ditch and submitted letters of support from the Irrigation and Drainage District; developer has begun a buyout from NAWSC and MHWSC CCN's to connect to city water. The Planning and Zoning Commission recommended approval with variance; staff recommended approval with compliance of the ordinance on the variance.

Commissioner Rodriguez seconded Farias moved to approve the Final Plat for Mid Valley Estates—being a 40.00-acre tract of Farm Tract 715, The West Tract Subdivision with variance as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on Ordinance 2022-20 amending Ordinance 2012-22 the City of Weslaco Utility Ordinance Section 138-59, creating a rate for areas within City CCN that are provided with a utility service by a secondary provider and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2022-20. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah de la Fuente stated the proposed ordinance would address those circumstance, such as the agreement for Vaquero Estates Phase V, to allow a new wastewater rate for subdivisions with secondary providers such as NAWSC or MHWSC conditional to interlocal agreements approved that stipulates when a secondary provider is supplying water or wastewater services through city owned utility lines the city rate shall be .30 cents more than the secondary provider and any increase in rates by the secondary, city's rates shall increase correspondingly. Staff recommended approval on first and final reading of Ordinance 2022-20.

Commissioner Rodriguez seconded by Commissioner Muñoz moved to approve Ordinance 2022-20 on first and final reading amending Ordinance 2012-22 the City of Weslaco Utility Ordinance Section 138-59, creating a rate for areas within City CCN that are provided with a utility service by a secondary provider as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor changed the order of the day and introduced item D Old Business. There was no objection.

OLD BUSINESS

D. Discussion and consideration to approve the Wholesale Wastewater Treatment Interlocal Agreement between the City of Weslaco and North Alamo Water Supply Corporation (NAWSC)

for Vaquero Estates Phase V and authorize the Mayor to execute any related documents. Possible action. (There was no action on January 4, January 18 and February 1, 2022; staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated the agreement was for three-years; authorizes NAWSC to supply sanitary sewer in City's CCN; commission approval of the previous item created a rate for areas within City CCN who is being serviced by another entity or utility provider for the city to charge and maintain a profit margin because city rate shall be .30 cents more than the provider. Staff recommended approval.

Commissioner Kerr seconded by Commissioner Muñoz moved to approve the Wholesale Wastewater Treatment Interlocal Agreement between the City of Weslaco and North Alamo Water Supply Corporation (NAWSC) for Vaquero Estates Phase V as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to award vendor Mobile Relays Bid No.: 2021-22-11 P25 Trunking 700/800 Portable Radios, with Programming, Specific Template rated as the best value and most advantageous for the purchase of 160 portable radios in the amount of \$178,550 and authorize an additional 136 portable radios in the amount of \$151,900 for a total award amount not to exceed \$330,450 to be reimbursed from COPS Office School Violence Prevention Program Grant Award and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Joel Rivera, Police Chief, stated commission action authorized staff to pursue grant for communications equipment and was awarded; the equipment will enhance communications with the school district; is a pass-through grant with no match required and WISD has agreed to pay any reoccurring subscription cost. Staff recommended approval to award vendor Mobile Relays for the purchase of radio equipment noting an interlocal agreement will follow for the partnership with the school district.

Commissioner Farias seconded by Commissioner Rodriguez moved to award vendor Mobile Relays Bid No.: 2021-22-11 P25 Trunking 700/800 Portable Radios, with Programming, Specific Template rated as the best value and most advantageous for the purchase of 160 portable radios in the amount of \$178,550 and authorize an additional 136 portable radios in the amount of \$151,900 for a total award amount not to exceed \$330,450 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration to authorize Amendment No. 3 to the Professional Services Agreement with ERO Architects for the Weslaco Police Station with Municipal/Judicial Court and New Downtown Fire Station in an amount not to exceed \$26,000 for additional MEP Engineering Services for backup power generators and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, stated the amendment will approve additional services for design and project management for the back-up power generators and automatic

transfer switch (ATS) for the new buildings. Staff recommended approval stating the total amendment cost is \$26,000.

Commissioner Muñoz seconded by Commissioner Lopez moved to approve Amendment No. 3 to the Professional Services Agreement with ERO Architects for the Weslaco Police Station with Municipal/Judicial Court and New Downtown Fire Station in an amount not to exceed \$26,000 for additional MEP Engineering Services for backup power generators as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration of Contingency Allowance Expenditure Authorization No. 2 for the City of Weslaco PSB Fire Department Station No. 2 in an amount not to exceed \$11,619 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez stated the expenditure would approve additional shelving in the lounge area, survey done for AEP easement and some electrical changes in the dormitory. Staff recommended approval and funds would come from the contingency fund.

Commissioner Rodriguez seconded by Commissioner Kerr moved to approve the Contingency Allowance Expenditure Authorization No. 2 for the City of Weslaco PSB Fire Department Station No. 2 in an amount not to exceed \$11,619 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration on Lease of Mayor Pablo Pena City Park Baseball/Softball Fields for youth programs by Boys & Girls Club of Weslaco and authorize the Mayor to execute any documents. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez stated this was the annual lease that is requested for the use of the sports complex for their league programs. Staff recommended approval.

Commissioner Kerr seconded by Commissioner Lopez moved to approve the Lease of Mayor Pablo Pena City Park Baseball/Softball Fields for youth programs by Boys & Girls Club of Weslaco as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor Pro Tem in attendance.

G. Discussion and consideration of approval to purchase 1,000 water meters from sole source vendor Core & Main in the amount of \$396,080 to address the continued growth of new development and replenishment of inventory and authorize end of year budget amendment and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Sonia Flores, Assistant Finance Director, recommended approval stating the additional water meters are necessary for the continued growth the city is having; inventory on hand is 324 and installing 7 – 10 meters per week.

Commissioner Rodriguez seconded by Commissioner Muñoz moved to approve the purchase 1,000 water meters from sole source vendor Core & Main in the amount of \$396,080 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration to accept financing acquisition proposal from Government Capital for the acquisition of a 2023 Freightliner with Peterson Grapple Truck in the amount of \$201,540 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Sonia Flores stated commission approval was given to solicit proposals for the financing of a grapple truck; one proposal received from Government Capital with an interest rate of 4.153 and would be 5 annual payments of \$45,465.65. Staff recommended approval of Government Capital for the financing of a 2023 Freightliner with Peterson Grapple Truck

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve Government Capital for the financing acquisition of a 2023 Freightliner with Peterson Grapple Truck as presented. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration to award a professional services contract to Sirrus Engineering Inc. for the submission of a Texas Department of Emergency Management (TDEM) Hazard Mitigation grant and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

Andrew Munoz, Aviation Director/Asst. City Manager, stated assistance was needed for grant preparation for the airport drainage project that would require the lowering of the irrigation canal on the north side of the Airport; grant is a TDEM grant; involves a lot of engineering services to include the development of the Benefit Cost Analysis; fee proposal is \$10,000 and airport funds would be used and is eligible under the 50/50 Routine Airport Maintenance Program (RAMP reimbursement) from the State. Staff recommended approval to contract with Sirrus Engineering Inc.

Commissioner Muñoz seconded by Commissioner Lopez moved to approve contract with Sirrus Engineering Inc. for the submission of a Texas Department of Emergency Management (TDEM) Hazard Mitigation grant as presented. The motion carried unanimously; Mayor Suarez was present and voting.

J. Discussion and consideration to rescind approval of final payment and release of retainage for the Pleasantview & 11th St Drainage Improvements by Total Commitment as previously approved at City Commission meeting of April 19, 2022, and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)

Albert Aldana, City Engineer, stated on April 19 final payment and retainage was approved to Total Commitment; staff found discrepancies when closing out the project that 1) payee was to have been Rigney Construction and not Total Commitment as presented; 2) a credit of \$104,056 was not identified in the contract for alternate work that was not done at Estero Llano Grande Park and 3) an amendment to the contract with Rigney Construction in the amount of \$19,600 was approved as an increase but not reflected in the project cost; and 4) material overruns were paid

and reconciled and approved by the city commission. Staff recommended approval to rescind final payment and release of retainage and stated subsequent agenda items will document corrective actions to allow the closing out of the project.

Commissioner Muñoz voiced concerns of the oversights presented to include the lack of the \$104,056 credit. The City Attorney stated discussions in executive session addressed claims and delays of the project that resulted in a contract amendment that was approved and not properly documented. City Engineer stated the pay application was correctly submitted no overpayment done but wanted to document the credit for reconciliation purposes and further stated all payments to include change orders were done to Rigney Construction.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve rescind approval of final payment and release of retainage for the Pleasantview & 11th St Drainage Improvements by Total Commitment as previously approved at City Commission meeting of April 19, 2022, for the Pleasantview & 11th St Drainage Improvements Project as presented. The motion carried unanimously; Mayor Suarez was present and voting.

K. Discussion and consideration to approve a contract amendment of \$19,600 to the construction contract with Rigney Construction for the Pleasantview & 11th St Drainage Improvements Project previously approved by City Commission on August 3, 2021 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)

Albert Aldana stated commission action approved a contract amendment that was not prepared for execution that would document an increase to the project cost. Staff recommended approval of the contract amendment that was approved August 3, 2021.

In response to the Commission, Martin Garza stated originally a request was received for a change order in the amount of \$33,000; legal consultation in executive session, the City Attorney recommended not to approve as a change order but as a contract amendment and only for \$19,600 for re-mobilization due to delays in receiving a permit from Texas Parks and Wildlife. Staff neglected to bring back the contract amendment as prepared for execution.

Commissioner Kerr seconded by Commissioner Lopez moved to approve a contract amendment of \$19,600 to the construction contract with Rigney Construction for the Pleasantview & 11th St Drainage Improvements Project as presented. The motion carried unanimously; Mayor Suarez was present and voting.

L. Discussion and consideration of proposed Change Order No. 17 for the Pleasantview & 11th St Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)

Albert Aldana stated the proposed change order reconciles the credit of \$104,056 for work not done because of denial of right of entry by Texas Parks and Wildlife and for overruns of materials approved for additional asphalt, curb and gutter and base material for Sharon St.; additional paving area on 18th Street as well as on Pleasantview Drive. Staff recommended approval of Change Order No. 17 for the credit and additional costs to the contract with Rigney Construction.

Commissioner Muñoz seconded by Commissioner Rodriguez moved to approve Change Order No. 17 for the Pleasantview & 11th St Drainage Improvements Project as presented. The motion carried unanimously; Mayor Suarez was present and voting.

M. Discussion and consideration to approve final payment in the amount of \$85,160 and release of retainage fee in the amount of \$158,274 to Rigney Construction for the Pleasantview & 11th St Drainage Improvements project and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)

Albert Aldana recommended approval of the final payment in the amount of \$85,160.00 and release of retainage in the amount of \$158,274.00 to Rigney Construction for a total sum of \$243,434.00. The amounts have been verified with the Finance Department.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve final payment in the amount of \$85,160 and release of retainage fee in the amount of \$158,274 to Rigney Construction for the Pleasantview & 11th St Drainage Improvements Project as presented. The motion carried unanimously; Mayor Suarez was present and voting.

N. Discussion and consideration of a proposed Amendment to a contract agreement in the amount of \$27,000 for professional engineering services by SWG Engineering, LLC for the Pleasantview & 11th St Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)

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

Albert Aldana stated the item presented was to amend the professional services agreement in place with SWG Engineering; would compensate for additional construction phase services because of change orders that required additional hours in the field for inspections and meetings; contract language states Engineer shall be compensated for additional construction phase services because of increased construction costs. Staff recommended approval.

In response to Commissioner Muñoz, Albert Aldana stated some of the change orders were additional scope of work to the contractor Rigney Construction. Jose Reyes, SWG, stated seventeen (17) change orders were approved for either time extensions or additional construction services; the increase for the contract for change orders is a fee \$10,500 that was negotiated with Mike Perez the difference from the amount of \$27,120 is for additional inspection services. Commissioner Muñoz voiced he did not agree compensation should be for change orders that did not involve engineering services and inspections. Jose Reyes stated he could provide justification for the increase because it was for design plans, details and as-builts produced attributed to three change orders for additional scope of services. Albert Aldana stated two contract agreements were in place one for engineering services and construction management.

Mayor Suarez called the question. Martin Garza recommended no action and allow staff time to review the request with SWG and the City Engineer for clarification. Commissioner Farias noted no action for the following as it is related to a cost amendment to the project.

Mayor Suarez stated no action for Item M and O.

O. Discussion and consideration of approval of final payment to SWG Engineers in the amount of \$27,120 for engineering services on the Pleasantview & 11th Drainage Improvements project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

No action.

VII. EXECUTIVE SESSION

At 6:34 p.m. Commissioner Farias seconded by Commissioner Rodriguez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:34 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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

No action.

B. 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 Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code

No action.

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

No action.

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

Commissioner Muñoz seconded by Mayor Pro Tem Pedraza moved to approve financial offer or other incentives for Project Brown as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

IX. ADJOURNMENT

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to adjourn the meeting of June 21, 2022, at 7:35 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
JULY 5, 2022**

On Tuesday, July 5, 2022, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

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

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Aida Vega, Deputy City Secretary, Rosie Cavazos, Interim Finance Director, Sonia Flores, Asst. Finance Director, Omar Rodriguez, Parks & Recreation Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Joel Rivera, Police Chief, Luz Galindo, HR Director, Rosa Badillo, Municipal Court, Albert Aldana, City Engineer, David Arce, Deputy Public Works Director, Arnold Becho, Library Director, Martin Vela, IT Director, George Quilantan, Inframark, Cristina Garcia, PIO and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 1, 2022.

B. Invocation.

Pastor David McCann, First Presbyterian Church led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the "Pledge of Allegiance and Texas Flag."

D. Mayoral Recognition.

Mayor Suarez recognized Aaron Martinez as Weslaco Crime Stoppers 2021 Officer of the Year.

E. Roll Call.

Norma A. Cantu, City Secretary, called the roll noting the absence of Commissioner Kerr and a quorum present.

II. PUBLIC COMMENTS

None.

III. REPORTS

A. Weslaco Economic Development Corporation.

April Castaneda, Director of Business Development, reported on upcoming grand opening for Clever Foods and Colimex at the end of July located at the existing Industrial Park and invite would follow; working on the fiscal year budget for EDC to be presented to the commission in August; reported sealed bids opened June 28 for three separate construction projects at the Industrial Park for onsite and offsite improvements and a lift station; applied for an EDA grant in the amount of \$1.5 million and were notified an Archeological Survey is required to be submitted to the Texas Historical Commission.

B. Barbara Jean Garza, President/CEO, Weslaco Area Chamber of Commerce & Visitor Center.

Barbara Jean Garza, President/CEO, reported funds from Weslaco Hotel/Motel Tax used for advertising for the month was just over \$8,778; visitors for the month had 243 with 13 facility reservations; reported on upcoming event Networking Lunch Mob on July 6; ribbon cuttings Chick-fil-A, Salinas Funeral Home, C&G Construction, Woodmen Life, Advanced Urgent Care and Amado Sanchez, CPA and reported Nana's Taqueria Restaurant was recognized on the Texas Bucket List and will continue to work with them in bringing attention to Weslaco businesses.

IV. CONSENT AGENDA

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

A. Approval of Resolution 2022-29 for closure of streets affecting state right-of-way on Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street from 2pm - 11pm on the third (3) Thursday of the month from August 2022 to February 2023 for Alfresco Weslaco Music & Art and authorize the Mayor to execute any related documents as may be required by the Texas Department of Transportation. (Staffed by Engineering Department.)

B. Approval to accept Walmart's (Facility #6159) Community Grant Award, Request ID 75442659, in the amount of \$2,000 with NO MATCH and NO RECURRING FEES to purchase

supplies and promotional items geared toward Community Policing and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

C. Approval to terminate and approve the Mid Valley Airport Ground Lease Agreement(s) as follows:

Hangar W-5 terminate Tenant Gary N. Wise and approve Tenant Fermin Nevarez;
Hangar W-4 terminate Tenant Ray Walker and approve Tenant Kelly Norman;
Hangar W-17 terminate Tenant Ginger Vaughan and approve Tenant Royce Kirk Norman; and
Hangar W-28 terminate Tenant Clifford R Gardner Jr. and approve Tenant Royce Kirk Norman
and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)

D. Approval on renewal of the Memorandum of Agreement with Coastal Bend Regional Advisory Council (CBRAC) and City of Weslaco Fire Department to continue participation in the Hospital Preparedness Program (HPP) and authorize the Mayor to execute any related documents. (Staffed by Weslaco Fire-EMS Department.)

E. Approval on Resolution(s) 2022-30 through 2022-33 to update signatories on legal financial documents identified with the PNC, Navy Army Community Credit Union, Greater State Bank and Tex-Pool for the City of Weslaco and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

F. Approval of a Memorandum of Understanding with South Texas ISD for the use of City Hall parking facilities for the purpose of transportation of students for the school year 2022-2023 and authorize the Mayor to execute any related documents. (Staffed by Interim City Manager.)

Commissioner Rodriguez seconded by Mayor Pro Tem Pedraza moved to approve consent agenda as presented. The motion carried unanimously; Mayor Suarez was present and voting.

V. APPOINTMENTS

A. Discussion and consideration on Resolution R-2022-34 appointing a member to the Weslaco Economic Development Corporation and authorize the Mayor to execute any related documents. Possible action. (Staffed by EDC.)

Norma A. Cantu, City Secretary, stated Jerry Don Wilson, Ramon Montalvo III, Hector Solis, and Joe Daniel Olivarez applied to serve on the Weslaco Economic Development Corporation.

Mayor Suarez seconded by Commissioner Muñoz moved to approve Resolution 2022-34 and appoint Joe Daniel Olivarez to the Weslaco Economic Development Corporation as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on Resolution R2022-35 appointing a member to the Civil Service Commission and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Interim City Manager.)

Norma A. Cantu stated Cris Valdez applied to serve on the Civil Service Commission and there were no other applicants as of today.

Martin Garza, Interim City Manager, stated the recent adoption of an ordinance outlined the orderly procedure for filling of vacancies for the advisory boards, committees, and commissions; the order was Mayor, At-Large Members, Single Member District 1, Single Member District 2, Single Member District 3- and Single-Member District 4; Mayor Suarez nominated the appointment for EDC and At-Large Member Commission Kerr is next to recommend a nomination to a vacancy. Commissioner Kerr advised staff of his absence for the meeting and requested his nomination of Cris Valdez to the Civil Service Commission be introduced.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve Resolution R2022-35 appointing Cris Valdez to the Civil Service Commission as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration on Resolution R2022-36 appointing one member to the Library Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Library Department.)

Norma A. Cantu stated Renee Dyer applied for consideration to the Library Board and there were no other applicants as of today.

Commissioner Muñoz seconded by Commissioner Mayor Pro Tem Pedraza moved to approve Resolution R2022-36 appointing Renee Dyer to the Library Advisory Board. The motion carried unanimously; Mayor Suarez was present and voting.

VI. NEW BUSINESS

A. Discussion and consideration to approve the 2022 Comprehensive Plan Addendum as prepared by UTSA and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning & Code Enforcement Department)

Rebekah de la Fuente, Planning and Code Enforcement Director, stated UTSA was hired in 2021 to begin to look at updates to the existing Comprehensive Plan and introduced Ian Caine from UTSA-Center for Urban and Regional Planning Research to present the addendums.

Ian Caine, Associate Professor, Director, and Gabriel Diaz Montemayor, MLA Founding Partner LABOR Studio of UTSA, presented the 2022 Comprehensive Plan Addendums that included data compiled based on a series of stakeholder discussions and community focus group forums held; overviewed six chapters within the Comprehensive Plan that needed to be updated that were future Land Use Development; Parks, Recreations & Trails; Downtown Revitalization, Transportation and Economic Development. Staff recommended approval to approve and accept the addendums as presented.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to accept and approve the 2022 Comprehensive Plan Addendum as prepared and presented by UTSA. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on approval of a Reimbursement Contract between the City of Weslaco and Domain Development, Corp for the upgrade of a sanitary sewer line from an eight (8) inch to a twelve (12) inch to allow for the extension of sanitary sewer services to the north side of Pike Blvd between Milanos Road and Midway Road in the amount of \$27,670 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning & Code Enforcement Department.)

Rebekah de la Fuente stated a proposed one hundred and five (105) development was being done; developer agreed to upgrade a sanitary sewer line from and 8-inch to a 12-inch that runs from the existing lift station north from Business Highway 83 to Pike Blvd and this would benefit the city as it opens the area to potential commercial growth. Staff stated the developer requested the City pay the difference in the cost of the upgrade in the amount of \$27,670 and permissible under the Utility Extension ordinance. Staff recommended approval.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve a Reimbursement Contract between the City of Weslaco and Domain Development, Corp. as presented in the amount of \$27,670 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration on Ordinance 2022-21 amending Ordinance 2015-12, the City of Weslaco Sign Ordinance Chapter 114, creating new regulations for temporary signage and free-standing signage and removing content-based regulations and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-21. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah de la Fuente stated in response to recent case law regulating signage based on content as well as regulating on and off premise signage, staff proposed to amend the city's sign ordinance and presented the amendments at a workshop reviewing new regulations for temporary and free-standing signage and removed content-based regulations. Staff recommended approval noting no other changes to the ordinance presented previously at the workshop have been done.

Commissioner Muñoz seconded by Mayor Pro Tem Pedraza moved to approve Ordinance 2022-21 amending Ordinance 2015-12, the City of Weslaco Sign Ordinance Chapter 114 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration on Ordinance 2022-22 amending Ordinance 2015-03 the City of Weslaco Electioneering Ordinance and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-22. Possible action. (Staffed by City Secretary Department.)

Norma A. Cantu stated the proposed changes addressed concerns received during the past election; the changes were discussed and reviewed at a workshop; the presented ordinance included parking spaces will be granted to unopposed candidates so wishing to draw and would draw last; a word change was from **should** to **must** advertise for the candidate in the tangent parking space assigned; and added no caravans/parades will be permitted in the ingress and egress of the parking lot. Staff recommended approval.

In response to Mayor Suarez, staff stated this was first reading and would be back at the next meeting for final approval at which time any other comments/changes could be discussed and included into the ordinance.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve Ordinance 2022-22 amending Ordinance 2015-03 the City of Weslaco Electioneering Ordinance as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration to award a Contract for the Water Spray Splash Pad Request for Proposal No.: 2021-22-28 to be installed at Gibson Park for an amount not to exceed \$275,000 to the most responsive advantageous proposal and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, stated budgeted funds for the project is \$275,000; proposals solicited and four received from three vendors; staff reviewed for conformity to bid specifications and the Parks Advisory Board scored and ranked proposals based on project understanding 20pts; qualification, experience and reference 20pts; creativity in design 20pts; adherence to city specs and requirements 20pts and proposed cost 20pts for a total of 100 points; went over the four proposals renderings, cost and timeline submitted. The Parks Advisory Board and staff recommended approval to award South Texas Pools from La Feria, Texas as respondent had the highest score of 93.2 for an amount not to exceed \$275,000.

A brief discussion on the scoring method ensued with Mayor Suarez and Commissioner Muñoz voicing project cost percentage points should be higher than other noted scoring criteria.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve and award South Texas Pools of La Feria for the Water Spray Splash Pad to be installed at Gibson Park for an amount not to exceed \$275,000 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration to approve a contract for landscape architecture services for the Judge Gilbert Garza Park - Soccer Fields project with Heffner Design Team not to exceed \$11,500 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation.)

Omar Rodriguez stated additional services added to the project were lights at the park; final phase of the project is the soccer field and ready to move forward but final grading of the playing fields and irrigation system were not in the contract awarded to Celso Construction; proposal from Heffner will provide the city with design plans for irrigation and construction documents to extend the existing irrigation system to the soccer fields, including final grading and turf to include bidding and construction administration services. Staff recommended approval.

Commissioner Muñoz questioned why before the commission and voiced concern to solicit a proposal with price should not be presented as such further stating standard practice is a firm is selected based on qualification and then negotiate fee. Martin Garza stated although the proposal was within his authority to approve his practice for transparency is any cost in professional services

be brought for commission action. Omar Rodriguez stated the firm was selected based on the qualifications for services needed and their familiarity with the project.

Commissioner Farias seconded by Mayor Pro Tem Pedraza moved to approve a contract for landscape architecture services for the Judge Gilbert Garza Park - Soccer Fields project with Heffner Design Team not to exceed \$11,500 as presented. The motion carried; Commissioner Muñoz against the motion; Mayor Suarez was present and voting.

G. Discussion and consideration to grant an easement and right of way to AEP Texas for the New Public Safety Buildings including the new Police Department and Downtown Fire Station No. 2 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez recommended approval stating AEP of Texas requested easement and right-of-way to extend services to the new police and fire buildings.

Commissioner Farias seconded by Mayor Pro Tem Pedraza moved to grant an easement and right of way to AEP Texas for the New Public Safety Buildings including the new Police Department and Downtown Fire Station No. 2 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration to award RFP No. 2021-22-29 for network cabling services, access control system and video surveillance system for the new Police and Fire Station to the most advantageous proposal from Visceral Illumination Code in an amount not to exceed \$333,513 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Information Technology.)

Martin Vela, Information Technology Director, stated that the proposals solicited were to provide network cabling services, video surveillance and access control system to the new police and fire building; seven proposals received and evaluated. Staff recommended approval to award Visceral Illumination Code in an amount not to exceed \$333,513.

Commissioner Rodriguez seconded by Mayor Pro Tem Pedraza to award RFP No. 2021-22-29 for network cabling services, access control system and video surveillance system for the new Police and Fire Station to the most advantageous proposal from Visceral Illumination Code in an amount not to exceed \$333,513 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration to approve the Memorandum of Understanding regarding the eTRACE Internet-based firearm tracing application between the City of Weslaco Police Department (WPD) and the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Joel Rivera, Police Chief, stated the agreement outlines terms and conditions that will allow the police department access for a paperless firearm trace submission system and trace analysis module known as eTrace; is a valuable service as it provides the tools for submitting, retrieving,

storing, and querying firearms trace related information relative to your jurisdiction. Staff recommended approval.

Commissioner Rodriguez seconded by Mayor Pro Tem Pedraza moved to approve the Memorandum of Understanding regarding the eTRACE Internet-based firearm tracing application between the City of Weslaco Police Department (WPD) and the Bureau of Alcohol, Tobacco, Firearms, and Explosives as presented. The motion carried unanimously; Mayor Suarez was present and voting.

J. Discussion and consideration to award the North Wastewater Treatment Plant Lift Station Rehabilitation to Southern Trenchless Solutions LLC, Buyboard vendor contract no. 635-21, in the amount not to exceed \$275,835 (ARPA Funds), as listed on quote #22168, and to authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department).

Commissioner Farias abstained from discussion and vote.

David Arce, Deputy Public Works Director, stated that rehabilitation of the lift station influent well was needed. Marcelo Cosme, Superintendent of Wastewater, stated the rehab of the inner part of the wet well will require the lift station to be bypassed to allow for cleaning and pressure wash existing sediments and mud build up; wet well will be rebuilt from the inside and noted this rehab will give the city time until funds are available for redesign of the lift station for future growth. Staff recommended Southern Trenchless “Buyboard vendor be awarded not to exceed \$275,835 and ARPA funds will be used with project taking about 2 months weather permitting.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to award the North Wastewater Treatment Plant Lift Station Rehabilitation to Southern Trenchless Solutions LLC, Buyboard vendor contract no. 635-21 in an amount not to exceed \$275,835 as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

K. Discussion and consideration of proposed Change Order No. 2 for the Fire and Police Stations Off-Site Improvements Project in the amount of \$4,669 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Engineer.)

Albert Aldana, City Engineer, stated additional work to adjust an existing waterline running north and south along the west side of Bridge Ave is needed as the waterline conflicts with a storm line. Staff recommended approval of Change Order No. 2 in the amount of \$4,669.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve Change Order No. 2 for the Fire and Police Stations Off-Site Improvements Project in the amount of \$4,669 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

L. Discussion and consideration to approve a proposed contract amendment in the amount of \$23,462 with Halff Associates to perform an Archeological Study for the Kansas-Los Torritos Drainage project and authorize the Mayor to execute any related documents. Possible Action. (Staffed by the Engineering Department.)

Albert Aldana stated an Archeological Study has been requested by Texas Division of Emergency Management (TDEM) and is the only item pending to receive approval of the drainage project. Staff recommended approval for a contract amendment to Halff Associates Inc in the amount of \$23,462 for additional work and further stated the process to receive approval of the study is approximately 2 months.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve proposed contract amendment in the amount of \$23,462 with Halff Associates to perform an Archeological Study for the Kansas-Los Torritos Drainage project as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VII. EXECUTIVE SESSION

At 6:45 p.m. Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:06 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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

No action.

B. 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 Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.

No action.

IX. ADJOURNMENT

Commissioner Farias seconded by Commissioner Muñoz moved to adjourn the meeting of July 5, 2022, at 7:06 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5574	
From:			
Subject: Approval of Ordinance 2022-21 amending Ordinance 2015-12, the City of Weslaco Sign Ordinance Chapter 114, creating new regulations for temporary signage and free standing signage and removing content-based regulations and authorize the Mayor to execute any related documents. (First reading held July 5, 2022; staffed by Planning and Code Enforcement Department.)			
Background: In accordance with new case law, specifically Reed v. Town of Gilbert and Regan advertising of Austin v. City of Austin. It has become illegal for municipalities to regulate signage based on content (e.i. political, religious, commercial and non-commercial messages, etc.). It is also illegal to regulate signage such as on-premises and off-premise signage. Both cases have ruled that this sort of regulation violates the 1st amendment. Sign regulations must now be based on content neutral regulations such as size, location, types of signs (poles, wall, roof), duration, lighting, number, zoning, and condition of sign. In response to these rulings, staff has proposed to remove signage regulations such as Off-Premise, on-premise, subdivision, real estate, construction signs, residential signs, and commercial messages. Billboard signage has been added as a new classification of signage to replace the outdated term of off-premises. The verbiage for signage within public right-of-way has been better defined to prevent misinterpretation and will now follow the guidelines set by the Manual on uniform Traffic Control Devices (MUTCD) Complaint sign manual. The allowance for temporary signage has been divided into two categories based on size and duration. This section will serve as the regulation of temporary signage such as real estate, political and construction signage. In response to variance request regarding freestanding signage along the expressway corridor, staff is proposing to raise the limitations on overall square footage of the cabinet to 300 square feet.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA REBEKAH DE LA FUENTE		Created/Initiated Approved	

Martin Garza	New
City Manager Comments: Approve as recommended by the Planning and Code Enforcement Department.	
Staff Recommendation: Staff recommend approval	
Attachments, if any: Amended Sign Ordinance Memo, O2022-21 amend Sign Ordinance	
Responsibilities upon Approval: Staff will enforce the newly adopted sign regulations	

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

M E M O

TO: Mayor and City Commission

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

RE: Amended Sign Ordinance

DATE: June 28, 2022

In accordance with new case law, specifically Reed v. Town of Gilbert and Regan advertising of Austin v. City of Austin. It has become illegal for municipalities to regulate signage based on content (e.i. political, religious, commercial and non- commercial messages, etc.). It is also illegal to regulate signage such as on-premises and off-premise signage. Both cases have ruled that this sort of regulation violates the 1st amendment.

Sign regulations must now be based on content neutral regulations such as size, location, types of signs (poles, wall, roof), duration, lighting, number, zoning, and condition of sign.

In response to these rulings, staff has proposed to remove signage regulations such as Off-Premise, on-premise, subdivision, real estate, construction signs, residential signs, and commercial messages. Billboard signage has been added as a new classification of signage to replace the outdated term of off-premises.

The verbiage for signage within public right-of-way has been better defined to prevent misinterpretation and will now follow the guidelines set by the Manual on uniform Traffic Control Devices (MUTCD) Complaint sign manual.

The allowance for temporary signage has been divided into two categories based on size and duration. This section will serve as the regulation of temporary signage such as real estate, political and construction signage.

In response to variance request regarding freestanding signage along the expressway corridor, staff is proposing to raise the limitations on overall square footage of the cabinet to 300 square feet

Thank you,

Rebekah de la Fuente, CFM

ORDINANCE 2022-21

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.

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.

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.

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.

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

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.

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 evert 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) 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 magnetic signs

- iv) Strings of lights not permanently mounted to a rigid background, except those exempted under previous sections
- v) Signs attached to utility poles (except as informational to the operation or identification of the utility function); and
- vi) 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 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: sign area shall not exceed 25 percent of the wall.

2. Maximum setback: Attached or painted to wall.

(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. Minimum size: sign area shall not exceed 25 percent of the wall.
2. Maximum 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: sign area shall not exceed 25 percent of the wall.

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: sign area shall not exceed 25 percent of the wall.
 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 5th day of July 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 19th day of June 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: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5578	
From:			
Subject: Approval of the renewal of the agreements with Muniservices for local hotel occupancy tax program and sales tax audit and administration services for a one year term in the amount of \$7,115 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)			
Background: The agreements are for a one-year extension. Muniservices has been auditing and collecting our Hotel Occupancy Tax and Sales Tax since 2013.			
Funding Source (budget code, if applicable): 101-5106-533010			
Amount: \$7,114		Term of Impact: 1 Year	Identified in Current Budget: Yes
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):			
Rosalinda Cavazos Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by Finance Department.			
Staff Recommendation: Staff recommends renewal.			
Attachments, if any: CoW CON-002937 - Amend no 2 ST, CoW - CON-002832 - HOT Amend 2			
Responsibilities upon Approval:			

Agreement for Technology Products and Services

Amendment No. 2

MuniServices, LLC

City of Weslaco

This second amendment ("Amendment No. 2") is made by and between **MuniServices, LLC**, 5860 Trinity Parkway, Suite 120, Centreville, VA 20120 ("MuniServices") and **City of Weslaco**, 255 S. Kansas Ave Weslaco, TX 78596 ("Client").

RECITALS

WHEREAS on or about September 10, 2018, MuniServices and Client entered into an agreement for Consultant Services for Sales Tax Compliance Review and Sales/Use Tax Analysis & Reporting Services ("Agreement").

WHEREAS the initial term of the Agreement was for a period of one-year with automatic renewal for two (2) subsequent one-year terms.

WHEREAS on or about April 23, 2021, MuniServices and Client agreed to extend the term of the Agreement for an additional one-year period through September 9, 2022.

NOW, THEREFORE, MuniServices and Client desire to extend the term of the Agreement for an additional one-year period, through September 9, 2023.

NOW, THEREFORE, MuniServices and Client (each individually a "party" and collectively, the "parties") agree as follows:

1. This Amendment No. 2 is effective on September 10, 2022 (Amendment Effective Date)
2. Amend Section C1 "Term of the Agreement"

The Parties hereby extend the term of this Agreement for an additional one-year period through September 9, 2023.

3. All other terms and conditions of the Agreement, except as modified by this Amendment No. 2, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned authorized representatives of MuniServices and Client have executed this Amendment No. 2.

MuniServices, LLC

City of Weslaco

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



Agreement for Technology Products and Services

Amendment No. 2

MuniServices, LLC

City of Weslaco

This second amendment (“Amendment No. 2”) is made by and between **MuniServices, LLC**, 5860 Trinity Parkway, Suite 120, Centreville, VA 20120 (“CONSULTANT”) and **City of Weslaco**, 255 S. Kansas Ave Weslaco, TX 78596 (“CITY”).

RECITALS

WHEREAS on August 20, 2018, CITY and CONSULTANT entered into a Consultant Services Agreement for Local Occupancy Tax Audit and Administration (“Agreement”).

WHEREAS the initial term of the Agreement was for a one-year period with automatic renewals for two subsequent one-year terms.

WHEREAS on April 23, 2021, CITY and CONSULTANT agreed to extend the term of the agreement for an additional one-year period through August 20, 2022.

WHEREAS the CITY and CONSULTANT desire to extend the term of the agreement for an additional one-year period through August 20, 2023.

NOW, THEREFORE, CONSULTANT and CITY (each individually a “party” and collectively, the “parties”) agree as follows:

1. This Amendment No. 2 is effective on August 21, 2022 (Amendment Effective Date)

2. Amend Section C.1. Term of this Agreement:

Add the following to the end of the paragraph:

CITY and CONSULTANT agree to extend the term of the Agreement for an additional one-year period through August 20, 2023.

3. All other terms and conditions of the Agreement, except as modified by this Amendment No. 2, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned authorized representatives of CONSULTANT and CITY have executed this Amendment No. 2.

MuniServices, LLC

City of Weslaco

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5602	
From:			
Subject: Approval of Resolution 2022-37 to update signatories on legal financial documents identified with all accounts with PNC and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)			
Background: While reviewing the current resolution, it was determined that Commissioner Adrian Farias was not on the signature card for PNC Bank. This is to update the signature card to include Commissioner Farias.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Rosalinda Cavazos Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Finance Department.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: R2022-37 PNC All Accounts			
Responsibilities upon Approval: Execute and retain.			

RESOLUTION NO. 2022-37

STATE OF TEXAS	§	RESOLUTION AUTHORIZING MAYOR DAVID
COUNTY OF HIDALGO	§	SUAREZ, MEMBERS OF THE CITY COMMISSION,
CITY OF WESLACO	§	AND APPROPRIATE STAFF AS SIGNATORIES ON
		CERTAIN LEGAL FINANCIAL DOCUMENTS FOR
		THE CITY OF WESLACO

1. I, **Norma A. Cantu**, certify that I am the **City Secretary** of The City of Weslaco, organized under the laws of **Texas**, Federal Employer ID Number **74-6002544**, engaged in Municipal business under the name of the **City of Weslaco**, and that the following is a correct copy of the resolution adopted at a meeting of the City Commission duly and properly called and held on **July 19, 2022**. This resolution appears in the minutes of this meeting and has not been rescinded or modified.

2. Be it Resolved that,
 - (a) PNC Bank is designated as a depository for the funds of the City of Weslaco.
 - (b) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by this Financial Institution.
 - (c) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the City of Weslaco with this financial institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.
 - (d) Any of the persons named below, so long as they act in a representative capacity as agents of the City of Weslaco, are authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated below, from time to time with this financial institution, concerning funds deposited in this financial institution, moneys borrowed from this financial institution or any other business transacted by and between the City of Weslaco and this financial institution subject to any restrictions stated below.
 - (e) Any and all prior resolutions adopted by the City Commission of the City of Weslaco and certified to this Financial Institution as governing the operations of the City of Weslaco's account(s), are in full force and effect, unless supplemented or modified by this authorization.
 - (f) The City of Weslaco agrees to the terms and conditions of any account agreement, properly opened by any authorized representative(s) of the City of Weslaco, and authorizes the financial institution named above, at anytime, to charge the City of Weslaco for all checks, drafts, or other orders, for the payment of money, that are properly drawn on this financial institution, and contain the required number of signatures for this purpose.

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

	Name and Title	Signature
(A)	David Suarez, Mayor	_____
(B)	Greg Kerr, Mayor Pro-Tem	_____
(C)	Leonardo Munoz Jr., Commissioner	_____
(D)	Jose J.P. Rodriguez, Commissioner	_____
(E)	Leticia Lopez, Commissioner	_____
(F)	Joshua S.M. Pedraza, Commissioner	_____
(G)	Arian Farias, Commissioner	_____
(H)	Martin Garza, Interim City Manager	_____
(I)	Norma Cantu, City Secretary	_____
(J)	Rosalinda Cavazos, Interim Finance Director	_____
(K)	Sonia Flores, Assistant Finance Director	_____

Indicate A, B, C, D and/or E

<u>A – H</u>	(1)	Exercise all of the powers listed (2) through (9)
<u>A – H, J, K</u>	(2)	Open any deposit or checking account(s) in the name of the City of Weslaco
<u>A – H</u>	(3)	Endorse checks and orders for the payment of money and withdraw funds on deposit with this financial institution. Number of authorized signatures required for this purpose <u>2</u> . Number of authorized signatures required for payroll purpose <u>1</u> .
<u>A – H, J, K</u>	(4)	Open any certificate of deposit account and withdraw or transfer funds from the certificate of deposit on deposit with this financial institution. Number of authorized signatures required for this purpose <u>2</u> .
<u>A – H, J, K</u>	(5)	Transfer funds from operations account to the payroll account, investment account or paying agent approved by City Commission by telefax or other electronic means. Number of authorized signatures required for this purpose <u>1</u> .
<u>A – H</u>	(6)	Borrow money on behalf and in the name of the City of Weslaco executes and delivers promissory notes or other evidences of indebtedness. Number of authorized signatures required for this purpose <u>2</u> .

- A – H (7) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the City of Weslaco as security for sums borrowed and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment. Number of authorized signatures required for this purpose 1.
- A – H, J (8) Enter into written lease for the purpose of renting and maintaining a Safe Deposit Box in this financial institution. Number of authorized signatures required to gain access and to terminate the lease 1.
- A – K, (9) Authorized to make inquiries as to status, account balance pertaining to the City of Weslaco.

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

In Witness Whereof, I have hereunto subscribed my name and affixed the seal of this Corporation on July 19, 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: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5583	
From:			
Subject: Approval to authorize solicitation of proposals/bids for city vehicles for 2021-2022 budget and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)			
Background: City units have been on order since November 2021 and we are in need of trucks. We are looking to see what car lots have on the lot ready to sell so we can get them end of fiscal year.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
David Arce Pete Garcia Rosalinda Cavazos Martin Garza		Created/Initiated Approved Approved New	
City Manager Comments: Approve as recommended by Public Works Department.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2022 Bid Trucks			
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: July 19, 2022

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: PURCHASE NEW PICKUP TRUCKS

Cc: Martin Garza, Interim City Manager
Rosie Cavazos, Interim Finance Director

Public Works is requesting authorization to solicit bids/proposals for pickup trucks that are ready for delivery. We currently have pick ups that were approved by commission in October/November, and we currently don't have production dates for the pickup trucks. If we can have the dealers hold trucks long enough for the approval process, we would like to purchase what they have on the lots. We understand that they may not have the trucks that we are needed or within our budget.

Staff recommends approval.



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5594
From:		
Subject: Approval of Memorandum of Understanding between the City of Weslaco Fire Department and the EMTS Academy and St. David's Round Rock Medical Center regarding participating in clinical experience rotations and authorize the Mayor to execute any related documents. (Staff by Fire Department.)		
Background: New alliance with EMTS Academy to service our community by allowing clinical experience to be gained by their Weslaco's Paramedic students.		
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):		
LAURA LUERA ANTONIO LOPEZ Martin Garza		Created
City Manager Comments: Approve as recommended by Fire Department.		
Staff Recommendation: Approval		
Attachments, if any: ALS EDUCATION AFFILIATION AGREEMENT, BLS EDUCATION AFFILIATION AGREEMENT		
Responsibilities upon Approval:		

**ALS EDUCATION AFFILIATION AGREEMENT
FOR
EMERGENCY MEDICAL PRECEPTOR PROGRAM BETWEEN
CITY OF WESLACO AND THE CITY OF WESLACO FIRE DEPARTMENT
AND
EMTS ACADEMY AND ST. DAVID'S ROUND ROCK MEDICAL CENTER
PARAMEDIC PROGRAM CONSTORTIUM**

This Agreement is between the City of Weslaco and the City of Weslaco Fire Department (hereinafter referred to as "DEPARTMENT") and EMTS Academy and St. David's Round Rock Medical Center Paramedic Program Consortium (hereinafter referred to as "EMTS").

RECITALS:

EMTS provides courses of study in emergency medical services to students enrolled in its Emergency Medical Technician Paramedic program of study.

EMTS desires program components that will provide to the students' clinical experience as part of their educational instruction.

DEPARTMENT, through its Emergency Medical Services Department, has facilities that can provide a clinical setting for educational instruction and is willing to make available the use of its facilities to EMTS for its Emergency Medical Technician Paramedic program of study.

DEPARTMENT and EMTS desire to enter into this Educational Affiliation Agreement in accordance with the terms stated below:

TERMS:

RESPONSIBILITY OF EMTS

1. EMTS shall be responsible for the selection of students and their supervised instruction and grading. Students shall have satisfactorily completed curriculum prerequisites for participation in the internships or rotations.
2. EMTS instructors shall possess current and appropriate professional credentials or certifications and EMTS shall be responsible for the coordination and implementation of the program of study.
3. Services rendered by EMTS instructors and students shall be without charge to DEPARTMENT. EMTS instructors and students shall not be responsible for the quality of patient or client care.
4. Neither EMTS instructors nor students shall be deemed to be DEPARTMENT employees, nor shall they be entitled to any DEPARTMENT benefits, compensation, or workers compensation benefits.

5. EMTS shall annually provide DEPARTMENT with anticipated enrollments for courses intending to provide clinical internships or experience through this Agreement.
6. EMTS shall provide DEPARTMENT with a list of students authorized to participate in the clinical instruction facilitated under this Agreement. EMTS shall promptly inform DEPARTMENT in writing of any students withdrawing from the course or otherwise unqualified to continue the internship or clinical experience made available under this Agreement.
7. EMTS shall require all instructors and students to abide by all applicable policies, regulations, and laws governing the facility or its work environment. EMTS shall withdraw authorization for participation under this Agreement for any instructor or student found to have committed a violation of applicable policies, regulations, or laws, or determined by DEPARTMENT to be unqualified to continue in the program.
8. During the term of this Agreement, EMTS shall maintain a professional liability insurance policy with a limit of liability of not less than \$1,000,000 per occurrence and \$3,000,000 annual aggregate that covers the activities of EMTS's students, employees, and faculty under this Agreement. EMTS shall ensure that each current student, employee, and faculty member is individually insured under such policy in the above stated amounts, and shall provide DEPARTMENT with proof of such insurance coverage each Agreement renewal year. EMTS agrees to require each student to be covered by or to carry accident insurance for injury while enrolled in the program, and to ensure that each employee or faculty member is covered by worker's compensation insurance while participating in the program.
9. EMTS agrees to secure a release of liability, "Attachment A", from each student who will participate in the program in a form acceptable to DEPARTMENT.

RESPONSIBILITIES OF DEPARTMENT

10. DEPARTMENT shall allow the use of designated facilities to provide a clinical education to participating students. DEPARTMENT agrees to provide evaluations for student course-work done on forms provided by EMTS.
11. DEPARTMENT shall provide an orientation session to inform students and EMTS staff about the rules, regulations, policies and procedures of the facilities.
12. DEPARTMENT agrees to provide the use of conference rooms, classrooms, lounges, and lockers to the instructors and students.
13. DEPARTMENT shall notify EMTS of any change of any accreditation or status concerning a facility and affecting the internship or course requirements for clinical experience at an EMTS accredited facility. Representatives of EMTS accrediting agency for EMTS shall be permitted to conduct inspections for purposes relating to EMTS' accreditation.
14. DEPARTMENT shall cooperate with EMTS in matters relating to academic performance and student conduct relating to course work performed under this Agreement.

15. Unless prohibited or restricted by law, DEPARTMENT shall timely notify an instructor or student of any instance in which a facility employee has been exposed to blood-borne or airborne pathogens and the student or instructor may have been exposed in the same instance. Notification shall be provided in a time frame sufficient to allow the student or instructor to seek appropriate treatment for potential exposure.

16. DEPARTMENT shall obtain and maintain all licenses required for its participating facilities and assure that DEPARTMENT personnel are appropriately licensed.

17. In the event emergency care is required for an EMTS student or faculty member, it shall be provided in the same manner that emergency care is provided to DEPARTMENT employees and the general public. Emergency care provided by DEPARTMENT shall be at the expense of the student or faculty member.

MUTUAL RESPONSIBILITIES

18. The Parties agree to designate a liaison for each program to do the following:

- A. Meet annually, or more often as needed, to schedule use of the facilities;
- B. Meet on a per semester basis to set the number of students participants;
- C. Meet to review protocols, policies, and rules and regulations concerning the operation of the facility and its use under this Agreement;
- D. Meet annually to evaluate changes or amendments to this Agreement or the performance of the Agreement.

19. In the event any claim or demand is made on one of the Parties for actions relating or authorized by this Agreement, the other part shall be notified of such claim or demand in writing within five business (Monday-Friday) days.

20. Notices shall be in writing and shall be effective when received. Notices shall be delivered in person or by certified mail, return receipt requested, to the following address:

City of Weslaco and the City of Weslaco Fire Department
Mayor David Suarez
255 S. Kansas Ave
Weslaco, TX 78596

AND

EMTS Academy and St. David's Round Rock Medical Center Paramedic Program Consortium
16238 RR 620 N.
Suite F-185
Austin, TX 78717

ADDITIONAL TERMS

21. Financial compensation is not required.

22. EMTS acknowledges that DEPARTMENT is a hybrid entity under the privacy regulations of the federal Health Insurance Portability and Accountability Act of 1996 ("HIPAA Privacy Rule"). DEPARTMENT has designated its Emergency Medical Services department as a health care component, as defined by HIPAA, and the DEPARTMENT is therefore required to comply with the HIPAA Privacy Rule.

23. The Parties agree that DEPARTMENT shall at all times maintain the right to terminate a student's participation in the program if it is determined that the student's continued participation would be disruptive to the program or the operations of the facility, or would pose a danger.

24. EMTS instructors and students shall maintain confidential all records and information concerning the patients treated or attended to in DEPARTMENT's facilities. Each EMTS student involved in medical or EMTS programs shall be required to sign a confidentiality agreement regarding records and information about patients treated or attended by DEPARTMENT employees.

25. Failure of either party to exercise any right or privilege granted by this Agreement shall not operate to waive such right or privilege in the event of subsequent defaults or assertions of right. Neither party waives nor shall be deemed to have waived any immunity or defense that would otherwise be available to it against claims arising under the performance of this Agreement.

26. The provisions of this Agreement shall be severable in the event any such provision is declared invalid, illegal, or unenforceable.

27. Either Party may terminate this Agreement without cause upon 90 days written notice to the other Party.

28. Either Party may terminate this Agreement if the other breaches the Agreement and fails to cure such breach within 15 days of receiving notice of breach. If more than 15 days are required to cure the breach, the Parties may agree to an extension of the cure period in writing.

29. This Agreement is effective when all Parties have executed it. The term of the Agreement is June 30th, 2022 through June 30th, 2027 unless this Agreement is otherwise terminated pursuant to the termination provision contained in Article 27 of this Agreement. All services shall be completed during this term. This Agreement may be reviewed annually by agreement of both Parties via written instrument and subject to required approvals.

30. Nothing in this Agreement shall be construed to confer third party rights or to constitute a waiver of any governmental immunity of the Parties.

31. This Agreement constitutes the entire agreement between Parties and any prior or contemporaneous agreements, written or oral, are hereby superseded and of no further effect.

32. The laws of the State of Texas shall govern the validity, interpretation and enforcement of this Agreement, and venue for any dispute or cause of action shall be in Hidalgo County, Texas.

33. The Parties will comply with applicable federal, state, and local laws, ordinances and regulations in the performance of this Agreement.

34. The performance of this Agreement shall be undertaken in a manner that does not discriminate against any person on a basis prohibited by law, including but not limited to race, color, national origin, religion, sex, age, veteran status or disability.

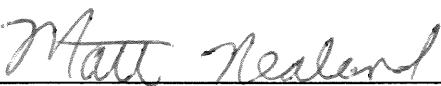
35. To the extent allowed by law, EMTS Academy will and do agree to indemnify, protect, defend with counsel approved by the City of Weslaco and the Weslaco Fire Department, and hold harmless the City of Weslaco and the Weslaco Fire Department and their respective elected officials, employees, representatives, and agents from and against all damages, losses, liens, causes of action, suits, judgements, expenses, and other claims of any nature, kind or description, including reasonable attorney's fees incurred in investigating, defending, settling any of the forgoing, by any person or entity, arising out of, caused by, or resulting from EMTS Academy's performance under or breach of this Agreement and that are caused in whole or in part by any negligent act, negligent omission, or willful misconduct of EMTS Academy, anyone directly employed by them, or anyone else whose acts they may be liable for. The provisions of this section will not be construed to eliminate or reduce any other indemnification or right which the City of Weslaco or the Weslaco Fire Department indemnity has by law or equity. All Parties will be entitled to be represented by counsel at their own expense.

City of Weslaco and the City of Weslaco Fire Department

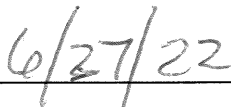
Mayor David Suarez
255 S. Kansas Ave
Weslaco, TX 78596

Date

EMTS Academy and St. David's Round Rock Medical Center Paramedic Program Consortium:



Matt Nealand, Program Director
EMTS Academy and St. David's Round Rock Medical Center
Paramedic Program Consortium



Date

ATTACHMENT A

RELEASE OF LIABILITY

In consideration of the educational benefits extended to me by Weslaco Fire Department Emergency Medical Services in making available its facilities for clinical course instruction as part of EMTS course regarding emergency medical service training, I hereby release and hold harmless the City of Weslaco and the City of Weslaco Fire Department, its employees and agents from any claim, cause of action or injury that may result during my participation in the program due to the negligence of the City of Weslaco and the City of Weslaco Fire Department, its employees or agents.

Student's Printed Name

Signature

Date

**BLS EDUCATION AFFILIATION AGREEMENT
FOR
EMERGENCY MEDICAL PRECEPTOR PROGRAM BETWEEN
THE CITY OF WESLACO AND THE CITY OF WESLACO FIRE DEPARTMENT
AND
EMTS ACADEMY AND ST. DAVID'S ROUND ROCK MEDICAL CENTER
PARAMEDIC PROGRAM CONSTORTIUM**

This Agreement is between the City of Weslaco and the City of Weslaco Fire Department (hereinafter referred to as "DEPARTMENT") and EMTS Academy (hereinafter referred to as "EMTS").

RECITALS:

EMTS provides courses of study in emergency medical services to students enrolled in its Emergency Medical Technician Basic program of study.

EMTS desires program components that will provide to the students' clinical experience as part of their educational instruction.

DEPARTMENT, through its Emergency Medical Services Department, has facilities that can provide a clinical setting for educational instruction and is willing to make available the use of its facilities to EMTS for its Emergency Medical Technician Paramedic program of study.

DEPARTMENT and EMTS desire to enter into this Educational Affiliation Agreement in accordance with the terms stated below:

TERMS:

RESPONSIBILITY OF EMTS

1. EMTS shall be responsible for the selection of students and their supervised instruction and grading. Students shall have satisfactorily completed curriculum prerequisites for participation in the internships or rotations.
2. EMTS instructors shall possess current and appropriate professional credentials or certifications and EMTS shall be responsible for the coordination and implementation of the program of study.
3. Services rendered by EMTS instructors and students shall be without charge to DEPARTMENT. EMTS instructors and students shall not be responsible for the quality of patient or client care.
4. Neither EMTS instructors nor students shall be deemed to be DEPARTMENT employees, nor shall they be entitled to any DEPARTMENT benefits, compensation, or workers compensation benefits.

5. EMTS shall annually provide DEPARTMENT with anticipated enrollments for courses intending to provide clinical internships or experience through this Agreement.
6. EMTS shall provide DEPARTMENT with a list of students authorized to participate in the clinical instruction facilitated under this Agreement. EMTS shall promptly inform DEPARTMENT in writing of any students withdrawing from the course or otherwise unqualified to continue the internship or clinical experience made available under this Agreement.
7. EMTS shall require all instructors and students to abide by all applicable policies, regulations, and laws governing the facility or its work environment. EMTS shall withdraw authorization for participation under this Agreement for any instructor or student found to have committed a violation of applicable policies, regulations, or laws, or determined by DEPARTMENT to be unqualified to continue in the program.
8. During the term of this Agreement, EMTS shall maintain a professional liability insurance policy with a limit of liability of not less than \$1,000,000 per occurrence and \$3,000,000 annual aggregate that covers the activities of EMTS's students, employees, and faculty under this Agreement. EMTS shall ensure that each current student, employee, and faculty member is individually insured under such policy in the above stated amounts, and shall provide DEPARTMENT with proof of such insurance coverage each Agreement renewal year. EMTS agrees to require each student to be covered by or to carry accident insurance for injury while enrolled in the program, and to ensure that each employee or faculty member is covered by worker's compensation insurance while participating in the program.
9. EMTS agrees to secure a release of liability, "Attachment A", from each student who will participate in the program in a form acceptable to DEPARTMENT.

RESPONSIBILITIES OF DEPARTMENT

10. DEPARTMENT shall allow the use of designated facilities to provide a clinical education to participating students. DEPARTMENT agrees to provide evaluations for student course-work done on forms provided by EMTS.
11. DEPARTMENT shall provide an orientation session to inform students and EMTS staff about the rules, regulations, policies and procedures of the facilities.
12. DEPARTMENT agrees to provide the use of conference rooms, classrooms, lounges, and lockers to the instructors and students.
13. DEPARTMENT shall notify EMTS of any change of any accreditation or status concerning a facility and affecting the internship or course requirements for clinical experience at an EMTS accredited facility. Representatives of EMTS accrediting agency for EMTS shall be permitted to conduct inspections for purposes relating to EMTS' accreditation.
14. DEPARTMENT shall cooperate with EMTS in matters relating to academic performance and student conduct relating to course work performed under this Agreement.

15. Unless prohibited or restricted by law, DEPARTMENT shall timely notify an instructor or student of any instance in which a facility employee has been exposed to blood-borne or airborne pathogens and the student or instructor may have been exposed in the same instance. Notification shall be provided in a time frame sufficient to allow the student or instructor to seek appropriate treatment for potential exposure.

16. DEPARTMENT shall obtain and maintain all licenses required for its participating facilities and assure that DEPARTMENT personnel are appropriately licensed.

17. In the event emergency care is required for an EMTS student or faculty member, it shall be provided in the same manner that emergency care is provided to DEPARTMENT employees and the general public. Emergency care provided by DEPARTMENT shall be at the expense of the student or faculty member.

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20. Notices shall be in writing and shall be effective when received. Notices shall be delivered in person or by certified mail, return receipt requested, to the following address:

Mayor David Suarez
255 S. Kansas Ave
Weslaco, TX 78596

AND

EMTS Academy
16238 RR 620 N.
Suite F-185
Austin, TX 78717

ADDITIONAL TERMS

21. Financial compensation is not required.

22. EMTS acknowledges that DEPARTMENT is a hybrid entity under the privacy regulations of the federal Health Insurance Portability and Accountability Act of 1996 ("HIPAA Privacy Rule"). DEPARTMENT has designated its Emergency Medical Services department as a health care component, as defined by HIPAA, and the DEPARTMENT is therefore required to comply with the HIPAA Privacy Rule.

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25. Failure of either party to exercise any right or privilege granted by this Agreement shall not operate to waive such right or privilege in the event of subsequent defaults or assertions of right. Neither party waives nor shall be deemed to have waived any immunity or defense that would otherwise be available to it against claims arising under the performance of this Agreement.

26. The provisions of this Agreement shall be severable in the event any such provision is declared invalid, illegal, or unenforceable.

27. Either Party may terminate this Agreement without cause upon 90 days written notice to the other Party.

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30. Nothing in this Agreement shall be construed to confer third party rights or to constitute a waiver of any governmental immunity of the Parties.

31. This Agreement constitutes the entire agreement between Parties and any prior or contemporaneous agreements, written or oral, are hereby superseded and of no further effect.

32. The laws of the State of Texas shall govern the validity, interpretation and enforcement of this Agreement, and venue for any dispute or cause of action shall be in Hildalgo County, Texas.

33. The Parties will comply with applicable federal, state, and local laws, ordinances and regulations in the performance of this Agreement.

34. The performance of this Agreement shall be undertaken in a manner that does not discriminate against any person on a basis prohibited by law, including but not limited to race, color, national origin, religion, sex, age, veteran status or disability.

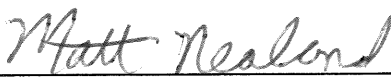
35. To the extent allowed by law, EMTS Academy will and do agree to indemnify, protect, defend with counsel approved by the City of Weslaco and the Weslaco Fire Department, and hold harmless the City of Weslaco and the Weslaco Fire Department and their respective elected officials, employees, representatives, and agents from and against all damages, losses, liens, causes of action, suits, judgements, expenses, and other claims of any nature, kind or description, including reasonable attorney's fees incurred in investigating, defending, settling any of the forgoing, by any person or entity, arising out of, caused by, or resulting from EMTS Academy's performance under or breach of this Agreement and that are caused in whole or in part by any negligent act, negligent omission, or willful misconduct of EMTS Academy, anyone directly employed by them, or anyone else whose acts they may be liable for. The provisions of this section will not be construed to eliminate or reduce any other indemnification or right which the City of Weslaco or the Weslaco Fire Department indemnity has by law or equity. All Parties will be entitled to be represented by counsel at their own expense.

City of Weslaco and the City of Weslaco Fire Department:

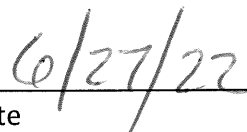
Mayor David Suarez
255 S. Kansas Ave
Weslaco, TX 78596

Date

EMTS Academy:



Matt Nealand, Program Director
EMTS Academy



Date

ATTACHMENT A

RELEASE OF LIABILITY

In consideration of the educational benefits extended to me by the City of Weslaco and the City of Weslaco Fire Department Emergency Medical Services in making available its facilities for clinical course instruction as part of EMTS course regarding emergency medical service training, I hereby release and hold harmless the City of Weslaco and the City of Weslaco Fire Department, its employees and agents from any claim, cause of action or injury that may result during my participation in the program due to the negligence of the City of Weslaco and the City of Weslaco Fire Department, its employees or agents.

Student's Printed Name

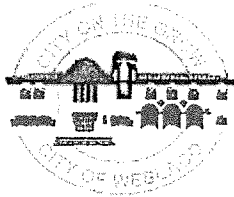
Signature

Date



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5605
From:		
Subject: Discussion and consideration on Resolution 2022-38 appointing a Civil Service Commission member 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 Resolution		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ADELAIDA VEGA ADELAIDA VEGA Martin Garza		Created
City Manager Comments: Approve the appointment of a member to the Civil Service Commission.		
Staff Recommendation:		
Attachments, if any: Civil Service Board App - Grisleda Martinez, R2022-38 appt. Civil Service Commission		
Responsibilities upon Approval: Execute, retain and notify the appointee.		



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Griselda Martinez DATE: July 11, 2022

HOME ADDRESS: [REDACTED]

☒ Inside City Limits ☐ Outside City Limits

MAILING ADDRESS: [REDACTED]

TELEPHONE: (Residence) [REDACTED] (Cell) [REDACTED]

E-MAIL ADDRESS: [REDACTED]

OCCUPATION: (If retired, indicate former occupation or profession.) Administrative Assistant to Pastor

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

Currently serve as Chairperson to the Weslaco Civil Service Commission; I also serve on various ministries at my parish of St. Pius X (Lector; Baptisms; RCIA; CCE 11th Grade Confirmation Catechist; Food Pantry); I also participate in sporadic fundraising walking/running marathons throughout the year.

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

I am a previous member of the Weslaco Housing Authority Board and would welcome the opportunity to serve again.

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

AMBULANCE ADVISORY BOARD _____
ANIMAL SHELTER ADVISORY BOARD 2 _____
BOARD OF ADJUSTMENTS- BUILDING _____
BOARD OF ADJUSTMENTS - ZONING _____
CITIZENS DRAINAGE ADVISORY BOARD _____
CIVIL SERVICE BOARD **1** _____
ECONOMIC DEVELOPMENT CORPORATION _____
HOTEL OCCUPANCY TAX ADVISORY COMMITTEE _____
WESLACO RECYCLING TASK FORCE COMMITTEE _____
PARKS & RECREATION ADVISORY BOARD 3 _____

MAYOR JOE V. SANCHEZ PUBLIC LIBRARY _____
PLANNING & ZONING COMMISSION _____
PUBLIC FACILITIES & TRANSPORTATION _____
NAMING COMMITTEE _____
TOWER OF HONOR _____
WESLACO AIRPORT COMMITTEE _____

Weslaco Housing Authority, if an opportune vacancy occurs.

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY
SECRETARY
255 S. KANSAS
WESLACO, TX 78596
nacantu@weslacotx.gov
Phone: 956-968-3181
Fax: 956-968-6717

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS __ YES __ NO

RESOLUTION NO. 2022-38

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

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

WHEREAS, the terms of the members of this board are a 3-year staggered term; and

WHEREAS, the Civil Service Board members shall serve without compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT following individual is appointed to the Civil Service Commission..

Name

Term Expires

07/19/2025

PASSED AND APPROVED on this 19th day of July 2022.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

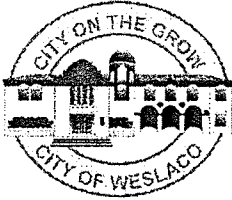
APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5606	
From:			
Subject: Discussion and consideration on Resolution 2022-39 appointing members to the Mid Valley Airport Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA ANDREW MUNOZ Martin Garza		Created	
City Manager Comments: Approve appointments to the Mid-Valley Airport Advisory Board.			
Staff Recommendation:			
Attachments, if any: Board App. Joshua Belile , Board App. Randy Summers , Board App. Terry Barbee , R2022-39 AIRPORT members appointment			
Responsibilities upon Approval: Execute, retain and notify the appointee.			



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: TERRY BARBEE DATE: 7/13/22

HOME ADDRESS: [REDACTED]
() Inside City Limits () Outside City Limits

MAILING ADDRESS: WESLACO, TEXAS

TELEPHONE: (Residence) [REDACTED] (Cell) [REDACTED]

E-MAIL ADDRESS [REDACTED]

OCCUPATION: (If retired, indicate former occupation or profession.) FORMER BUSINESS OWNER

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:
ROTARY CLUB

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: _____

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

AMBULANCE ADVISORY BOARD	_____	MAYOR JOE V. SANCHEZ PUBLIC LIBRARY	_____
ANIMAL SHELTER ADVISORY BOARD	_____	PLANNING & ZONING COMMISSION	_____
BOARD OF ADJUSTMENTS- BUILDING	_____	PUBLIC FACILITIES & TRANSPORTATION	_____
BOARD OF ADJUSTMENTS - ZONING	_____	NAMING COMMITTEE	_____
CITIZENS DRAINAGE ADVISORY BOARD	_____	TOWER OF HONOR	_____
CIVIL SERVICE BOARD	_____	WESLACO AIRPORT COMMITTEE	☒
ECONOMIC DEVELOPMENT CORPORATION	_____		
HOTEL OCCUPANCY TAX ADVISORY COMMITTEE	_____		
WESLACO RECYCLING TASK FORCE COMMITTEE	_____		
PARKS & RECREATION ADVISORY BOARD	_____		

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY
SECRETARY
255 S. KANSAS
WESLACO, TX 78596
nacantu@weslacotx.gov
Phone: 956-968-3181
Fax: 956-968-6717

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS ___YES___ NO



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: RANDALL "RANDY" Summers DATE: 7/7/2022

HOME ADDRESS: [REDACTED] WESLACO, TX 78596
(☒) Inside City Limits (☐) Outside City Limits

MAILING ADDRESS: [REDACTED] WESLACO, TX 78596

TELEPHONE: (Residence) [REDACTED] (Cell) [REDACTED]

E-MAIL ADDRESS [REDACTED]

OCCUPATION: (If retired, indicate former occupation or profession.)

REAL ESTATE BROKER

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

See attached

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: _____

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

AMBULANCE ADVISORY BOARD _____
ANIMAL SHELTER ADVISORY BOARD _____
BOARD OF ADJUSTMENTS- BUILDING _____
BOARD OF ADJUSTMENTS - ZONING _____
CITIZENS DRAINAGE ADVISORY BOARD _____
CIVIL SERVICE BOARD _____
ECONOMIC DEVELOPMENT CORPORATION _____
HOTEL OCCUPANCY TAX ADVISORY COMMITTEE _____
WESLACO RECYCLING TASK FORCE COMMITTEE _____
PARKS & RECREATION ADVISORY BOARD _____

MAYOR JOE V. SANCHEZ PUBLIC LIBRARY _____
PLANNING & ZONING COMMISSION 2
PUBLIC FACILITIES & TRANSPORTATION _____
NAMING COMMITTEE _____
TOWER OF HONOR _____
WESLACO AIRPORT COMMITTEE 1

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY
SECRETARY
255 S. KANSAS
WESLACO, TX 78596
nacantu@weslacotx.gov
Phone: 956-968-3181
Fax: 956-968-6717

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS ___ YES ___ NO

Randall (Randy) L Summers
Weslaco, Texas 78596-7070 F

EDUCATION:

- Attended Texas A & M University 1976-1979 .
- Graduate of Weslaco High School 1976 .
- American Institute of Banking:
 - Principles of Banking (A) 1984 .
 - Law & Banking (B) 1985 .
 - Real Estate Finance (B) 1985 .
 - Accounting I (B) 1986 .
 - Regulation CC (A) 1987
- Graduate of Intermediate School of Banking 1988 at Southern Methodist University
- Graduate of Texas Bankers Association 1990 Operations School-named one of two Outstanding Graduates for the Class
- Various Computer Software seminars
- Attended Texas Bankers Association 1990-1994 Annual Personnel/Operations Conference
- Received Texas Real Estate Commission Salesperson License November 1996
- Numerous Real Estate Core Courses 1996 - 2012
- Received Texas Real Estate Commission Brokers License July 2001
- CCIM (Certified Commercial Investment Member) designation November 2003
- CPM designation April 2020 (Certified Property Manager Institute of Real Estate Management)
- Various Continuing Education courses
- Approved Texas Real Estate Commission real estate core course instructor
- Private Pilot license issued 1985
- Pilot instrument rating issued 2008

WORK EXPERIENCE:

Davis Equity Realty 1997 to Present

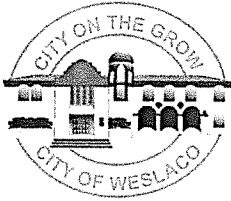
- Vice President and Sales/Leasing Manager of Davis Equity Realty, Weslaco, Texas (www.davisequity.com)
- Past President South Texas Commercial Association of Realtors 2017 (STCAR)
- Current President Elect STCAR 2022
- TEXAS REALTORS State Executive Board Appointee for Commercial Real Estate 2019-2020
- Member ICSC 1997 to present
- South Texas liaison for the San Antonio Chapter of CCIM 2007-2010

Accomplishments and services to the McAllen Community:

- President of McAllen Lions Club 1992-1993
- 1 st Vice President McAllen Lions Club 1991-1992
- 2nd Vice President McAllen Lions Club 1990-1991
- Lion of the Year 1990
- Secretary McAllen Lions Club 1989-1990
- Campaign Sightfirst Coordinator McAllen Area 1993-1994
- Bank liaison for Muscular Dystrophy Association Bankers Bowl-A-Thon
- Bank liaison for American Heart Association Walk America .Bank liaison for United Way Campaign

Accomplishments and services to the Weslaco Community:

- Current Planning and Zoning Commissioner for City of Weslaco
- Current Chairman Weslaco Mid Valley Airport Advisory Committee
- President of Weslaco Chamber of Commerce 2004-2005
- President Weslaco Chamber of Commerce 2011-2012
- Graduate Leadership Mid Valley
- Graduate Leadership Rio Grande Valley
- Board Trustee Mid Valley Christian School 1996 – 2005
- President for Mid Valley Elementary School 2005(a private non-denominational Christian school)
- Board Trustee STET, Inc. 2004-Present
- Secretary of Weslaco Lions Club 1994 - 2001
- Weslaco's Man of the Year 1983
- President of Weslaco Lions Club 1985-1986
- First Vice President Weslaco Lions Club 1984-1985
- Second Vice President Weslaco Lions Club 1983-1984
- Co-Chairman of Weslaco Lions Club Benefit Show 1983-1989
- General Chairman for Mid Valley Medical Foundation Annual Fund Drive
- Chairman of Weslaco Merchants Association 1983
- Co-Chairman of Weslaco 4th of July Fajita Cookoff Contest 1983
- Director Weslaco Chamber of Commerce 1984-1987
- Chairman Weslaco Chamber of Commerce New Teacher Reception 1983
- Nominee for the United States Jaycees Outstanding Young Men of America 1983
- State of Texas Certified Volunteer Fireman for Weslaco Fire Department 1979-1987
- Certified Emergency Medical Technician 1979-1989
- Present Song Director and Treasurer for Bridge Ave Church of Christ



APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Joshua S. Belile

DATE: 7-12-2022

HOME ADDRESS: [REDACTED] Weslaco, TX 78599
() Inside City Limits (X) Outside City Limits

MAILING ADDRESS: same as above

TELEPHONE: (Residence) N/A

(Cell) [REDACTED]

E-MAIL ADDRESS joshbelile@gmail.com

OCCUPATION: (If retired, indicate former occupation or profession.) Aircraft/Helicopter Mechanic

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

Home office - Audio / Video Production - Recording Studio

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: Helicopter Maintenance

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

AMBULANCE ADVISORY BOARD _____
ANIMAL SHELTER ADVISORY BOARD _____
BOARD OF ADJUSTMENTS- BUILDING _____
BOARD OF ADJUSTMENTS - ZONING _____
CITIZENS DRAINAGE ADVISORY BOARD _____
CIVIL SERVICE BOARD _____
ECONOMIC DEVELOPMENT CORPORATION _____
HOTEL OCCUPANCY TAX ADVISORY COMMITTEE _____
WESLACO RECYCLING TASK FORCE COMMITTEE _____
PARKS & RECREATION ADVISORY BOARD _____

MAYOR JOE V. SANCHEZ PUBLIC LIBRARY _____
PLANNING & ZONING COMMISSION _____
PUBLIC FACILITIES & TRANSPORTATION _____
NAMING COMMITTEE _____
TOWER OF HONOR _____
WESLACO AIRPORT COMMITTEE ✓

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY
SECRETARY
255 S. KANSAS
WESLACO, TX 78596
nacantu@weslacotx.gov
Phone: 956-968-3181
Fax: 956-968-6717

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS ___ YES ___ NO

RESOLUTION NO. 2022-39

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING
MEMBERS TO THE WESLACO MID-VALLEY AIRPORT
COMMITTEE.**

WHEREAS, the City of Weslaco has established the Weslaco Mid-Valley Airport Committee pursuant to Chapter 6 Airport Section 6-34 of the Weslaco Municipal Code of Ordinances; and

WHEREAS, the members of this board shall serve staggered terms of three years with not more than three committee member's terms expiring on the same date; and

WHEREAS, the Weslaco Mid-Valley Airport Committee members shall serve without compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS the following individuals are appointed to serve on the Weslaco Mid-Valley Airport Committee.

<u>NAME</u>	<u>TERM ENDING</u>
_____	July 19, 2025
_____	July 19, 2025
_____	July 19, 2025

PASSED AND APPROVED on this 19th 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**



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5539	
From:			
Subject: Discussion and consideration of a proposed Amendment to a contract agreement in the amount of \$27,000 for professional engineering services by SWG Engineering, LLC for the Pleasantview & 11th St Drainage Improvements Project and authorize the Mayor to execute any related documents. Possible action. (There was no action on June 21, 2022; staffed by the Engineering Department.)			
Background: See attached Memo.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Albert Aldana Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by Engineering Department.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: 06-13-2022CC_SWG Contract Amendment Memo, Amendment to Professional Services Agreement -SWG Engineers_Signed			
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: June 13, 2022

TO: Mayor Suarez, City Commissioners
Interim City Manager Martin Garza

FROM: Albert J. Aldana, P.E.
City Engineer

RE: **Pleasantview & 11th St Drainage Improvements Project
Proposed Contract Amendment to Professional Engineering
Services Contract with SWG Engineers, LLC**

This proposed contract amendment is for additional construction phase services provided by Engineer resulting from additional work due to construction change orders.

In accordance with the agreement with the Engineer, Section A1.05, the Engineer shall be compensated for additional construction phase services because of increased construction costs.

Attached please find a proposed contract amendment to adjust contract amount for professional services contract with SWG Engineers, LLC from \$434,500.00 to \$461,620.00.

Staff recommends approval.

A handwritten signature in blue ink, appearing to read "Aldana", with a stylized flourish at the end.

Attachments: Proposed Amendment to Professional Services Agreement

STATE OF TEXAS §
COUNTY OF HIDALGO §

**AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF WESLACO, TEXAS AND SWG ENGINEERS, LLC
FOR THE PLEASANTVIEW & 11th ST DRAINAGE PROJECT**

THIS AMENDMENT is made as of the _____ day of June in the year 2022, between the City of Weslaco (**OWNER**) and SWG Engineering, LLC. (**ENGINEER**) for Pleasantview & 11th St Drainage Project in Weslaco, Texas (the Project).

OWNER and ENGINEER in consideration of their mutual covenants herein agree in respect to the performance of professional Engineering Services by ENGINEER and the payment of those services by OWNER as set forth in “Article 4 – Invoices and Payments” for Services.

WITNESSETH:

WHEREAS, the OWNER and the ENGINEER executed the original contract agreement between OWNER and ENGINEER for professional engineering services on 15th day of October, in the year 2019 and,

WHEREAS, it has become necessary to amend said contract, and

WHEREAS, the terms of the Contract and the majority vote of the City Commission allow for amendment of this Contract

NOW THEREFORE, premises considered, the OWNER and ENGINEER agree that said Agreement is amended to include the following Contract modification:

Purpose.

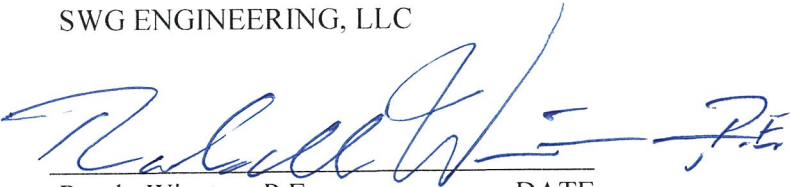
- 1.1 The purpose of this amendment to the original agreement is to compensate ENGINEER for additional services provided.
- 1.2 Additional services were provided due to contractor change orders and therefore increases in construction costs. As per Section A1.05 of contract, ENGINEER shall be compensated for construction phase services resulting from increased construction costs.
- 1.3 Said contract is amended by agreement of both Parties and ENGINEER is hereby granted an additional \$27,120.00 in fees. Contract amount is increased from \$434,500 to \$461,620.00.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment as the day and year first above written.

OWNER
CITY OF WESLACO

David Suarez DATE
Mayor

ENGINEER:
SWG ENGINEERING, LLC



Randy Winston, P.E. DATE
President 6/14/2022

ATTEST:

Norma A. Cantu DATE
City Secretary



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5540	
From:			
Subject: Discussion and consideration of approval of final payment to SWG Engineers in the amount of \$27,120 for engineering services on the Pleasantview & 11th Drainage Improvements project and authorize the Mayor to execute any related documents. Possible action. (There was no action on June 21, 2022; staffed by Engineering Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Albert Aldana SONIA FLORES Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by Engineering Department.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 06-15-2022CC_SWG Final Payment, Weslaco Invoice 9963 - Pleasantview 11th Street Drainage Engineering for Change Orders Additional RPR			
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: June 15, 2022

TO: Mayor Suarez, City Commissioners
Interim City Manager Martin Garza

FROM: Albert J. Aldana, P.E.
City Engineer

RE: **Professional Services by SWG Engineering
for Pleasantview & 11th St Project
Proposed Approval of Final Payment**

This item seeks your approval of the final payment to SWG Engineering, LLC for engineering services on the Pleasantview & 11th St Drainage Improvements Project.

Final payment due to SWG Engineering is **\$27,120.00**.

Staff recommends approval.

A handwritten signature in blue ink, appearing to read 'Aldana', is written over a light blue horizontal line.

Attachments: Final Invoice from SWG Engineering, LLC



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5579	
From:			
Subject: Discussion and consideration on final reading of Ordinance 2022-22 amending Ordinance 2015-03 the City of Weslaco Electioneering Ordinance and authorize the Mayor to execute any related documents. Possible action. (First reading held July 5, 2022; staffed by City Secretary Department.)			
Background: The ordinance incorporates changes as discussed at the workshop held June 25, 2022.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Ordinance - First Reading Mayor's Signature Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA NORMA CANTU Martin Garza		Created	
City Manager Comments: Approve as recommended by the City Secretary.			
Staff Recommendation:			
Attachments, if any: O2022-22 amend electioneering ordinance draft as of 7.6.22			
Responsibilities upon Approval:			

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 be granted to any unopposed candidate(s) wishing to draw (City and School Board) and the unopposed candidate will draw last.

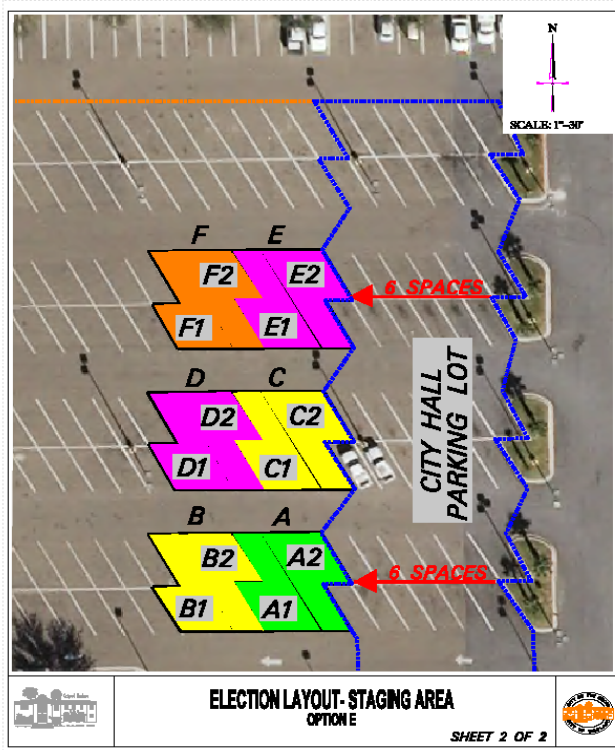
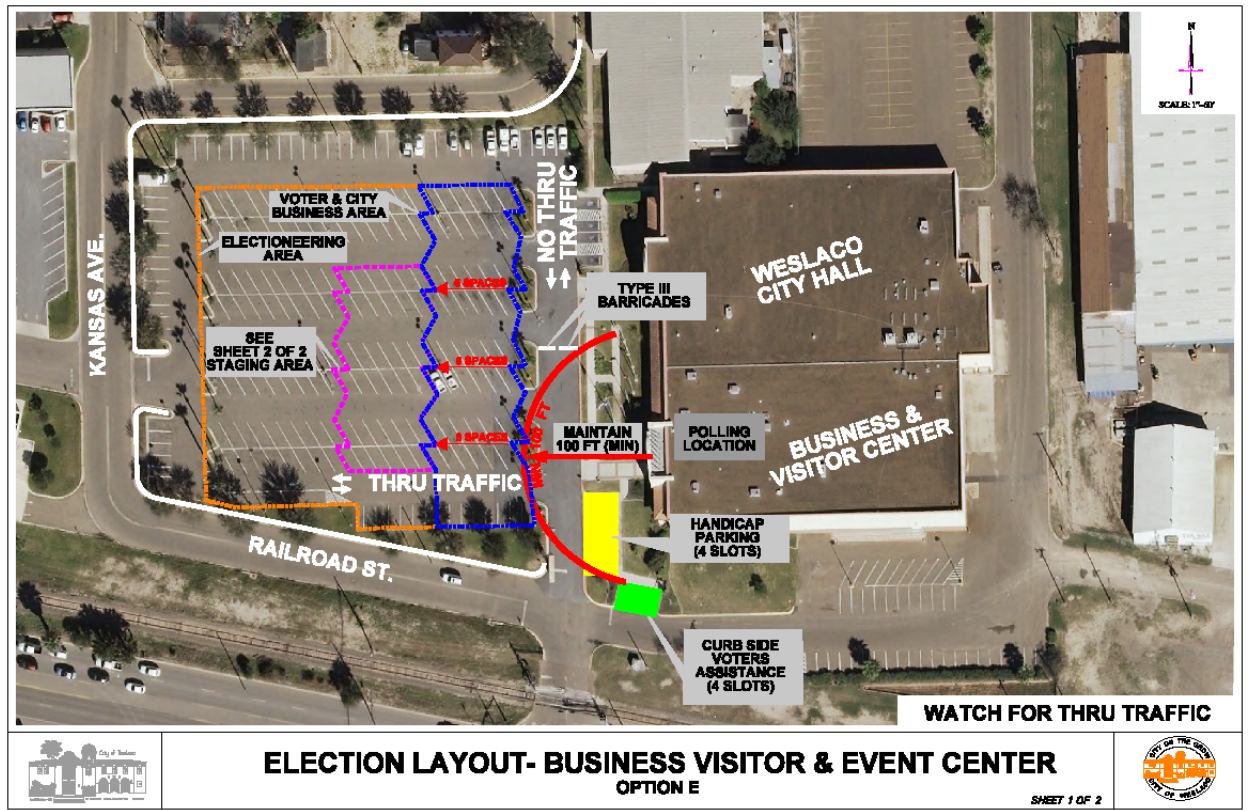
The majority of the displayed election material must advertise for the candidate assigned to that particular tangent three parking spaces.

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

1. Candidates may place political sign no larger than four feet by eight feet (4x8) and shall not exceed seven (7) feet in height from the ground, or four feet by four feet (4x4) and 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, no staking on pavement and must directly pertain to a candidate or measure in an ongoing election at the polling place and must be confined in the assigned tangent parking spaces.
2. Tractors or trailers longer than 36 feet and no higher than 12 feet from pavement 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. The use of microphones, megaphones, amplified devices, or any other activity not defined as “electioneering” on city owned property is not allowed 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.
9. Any vehicle, sign(s), equipment, material, ice chests, tents, tables, chairs, etc. must be placed within the candidate's assigned space.
10. For the safety of pedestrians, voters, candidates etc. no caravans/parades will be permitted in the ingress and egress of the parking lot especially within campsites.

DRAFT as of 07/06/2022



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 5th day of July 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 19th 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**



Standardized Agenda Request Form

Date of Meeting: July 19, 2022	Agenda Item No. (to be assigned by CSO): 2022-5603
From:	
Subject: Presentation and discussion of the proposal from Boultinghouse Simpson Gates and review of acceptance of the program alternative for the New Library/Library Renovation Project. Possible action. (Staffed by the Library Department.)	
Background: This initiative continues the design process for our New Library/Library Renovation project. After discussions and a workshop with Boultinghouse Simpson Gates (BSG), city administration and BSG were able to outline alternatives for programing and design of the New Library/Library Renovation project. At this time BSG has outlined 4 alternative design programs. Each program comes with a cost estimate that includes options for minimal renovation and exhaustive renovation. This is the reason you will see a price range below for each option. An "Ideal" Program (25,044 sqft): cost estimate between \$10,096,168 - \$11,342,668 A "Hybrid" Program (22,260 sqft): cost estimate between \$8,759,800 - \$10,006,300 A "Reduced" Program (21,171 sqft): cost estimate between \$8,237,080 - \$9,483,580 A "Renovation" Program (23,850 sqft): cost estimate of \$8,743,275 These programs detail the sqft of each space proposed within the new or renovated facility. They compare this space to the existing facility and outline an estimated cost for each design program. BSG hopes that the Commission will select a program from the alternatives proposed or provide specific direction regarding modification to the design program so that they may continue the design process. Upgrade of our facility is crucial to the continued success of library services in Weslaco. Currently, we are struggling to use our space efficiently due to a difficult footprint, we have no bathroom connected to our primary facility, and we average building maintenance costs above \$15,000 yearly. That said the library is among the most popular in the region. The community of Weslaco clearly treasures its library, and the upgrade would be invaluable to our community. We are enthusiastic about the alternatives proposed by BSG. Library management feels that they can work within each program proposed but prefers any of the new building options to the "Renovation" program. The "Renovation" program does not solve our space efficiency problem sufficiently in our opinion. We feel that the "Reduced" plan will be sufficient space within the short term (5-10 years) but we will need to consider expansion to that space within the near future. The "Hybrid" plan should sufficiently serve our community for an even longer period of time (10-20 years) and the "Ideal" plan will likely serve our community for 20-30 years. Contact library administration at abecho@weslacopl.us or 956.458.4983 for more information. We are happy to help.	

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: NA		
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 Library Board evaluated the programming for spaces proposed and the mapping of each plan is in respect to the needs they expressed within that evaluation.		
ARNOLDO BECHO ARNOLDO BECHO ANDREW MUNOZ Martin Garza	Created/Initiated Approved New	
City Manager Comments: Approve as recommended by Library Department.		
Staff Recommendation: Library staff recommends approval of the Hybrid plan		
Attachments, if any: memo - Request to approve New Library Project Program, July Commission meeting Presentation		
Responsibilities upon Approval: Library and City Administration will work with BSG to continue the design phase and continue the project through full execution of the contract.		

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

July 8, 2022

To: David Suarez, Mayor; Josh Pedraza, Mayor Pro-Tem; Greg Kerr, Commissioner; Jose "JP" Rodriguez, Commissioner; Adrian Farias, Commissioner; Letty Lopez, Commissioner; Leo Muñoz, Commissioner; Martin Garza, Interim City Manager

CC: Martin J. Mata, Andrew Munoz

Fr: Arnoldo Becho, Library Director

Re: Request to authorize programing for the New Library/Library Renovation Project

This initiative continues the design process for our New Library/Library Renovation project. After discussions and a workshop with Boultinghouse Simpson Gates (BSG), city administration and BSG were able to outline alternatives for programing and design of the New Library/Library Renovation project. At this time BSG has outlined 4 alternative design programs. Each program comes with a cost estimate that includes options for minimal renovation and exhaustive renovation.

		Ideal Plan	Hybrid Plan	Reduced Plan	Renovation
NEW CONSTRUCTION	area (sf)	19,504 78%	16,720 75%	15,631 74%	2,725 11%
New Construction Subtotal	est: \$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	\$692,500 to \$1,939,000	\$692,500 to \$1,939,000	\$692,500 to \$1,939,000	\$2,640,563 to \$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
Probable Construction Cost		\$10,096,168 to \$11,342,668	\$8,759,800 to \$10,006,300	\$8,237,080 to \$9,483,580	\$3,990,263 to \$8,743,275
range based on intensity of renovation					not recommended

These programs detail the sqft of each space proposed within the new or renovated facility. They compare this space to the existing facility and outline an estimated cost for each design program. BSG hopes that the Commission will select a program from the alternatives proposed or provide specific direction regarding modification to the design program so that they may continue the design process.

Library management feels that they can work within each program proposed but prefers any of the new building options to the "Renovation" program. The "Renovation" program does not solve our space efficiency problem sufficiently in our opinion. We feel that the "Reduced" plan will be sufficient space within the short term (5-10 years) but we will need to consider expansion to that space within the near future. The "Hybrid" plan should sufficiently serve our community for an even longer period of time (10-20 years) and the "Ideal" plan will likely serve our community for 20-30 years. Contact library administration at abecho@weslacopl.us or 956.458.4983 for more information. We are happy to help.

Thank you,

Arnoldo Becho

Library Director, City of Weslaco

Phone: 956.973.3144

Email: abecho@weslacopl.us

Mayor Joe V Sanchez Public Library

Weslaco, Texas

July 19, 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 former mayor

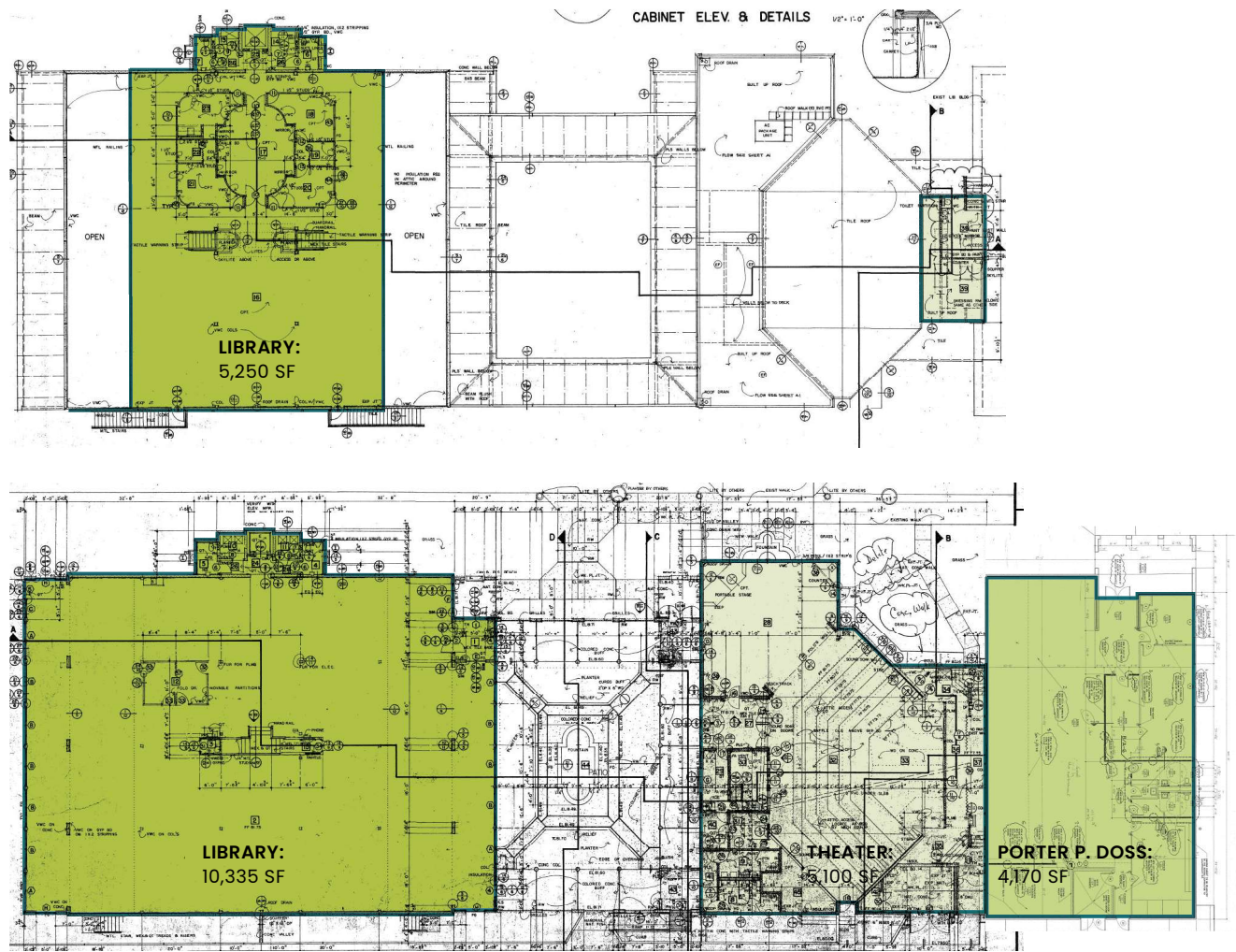
What We Heard

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

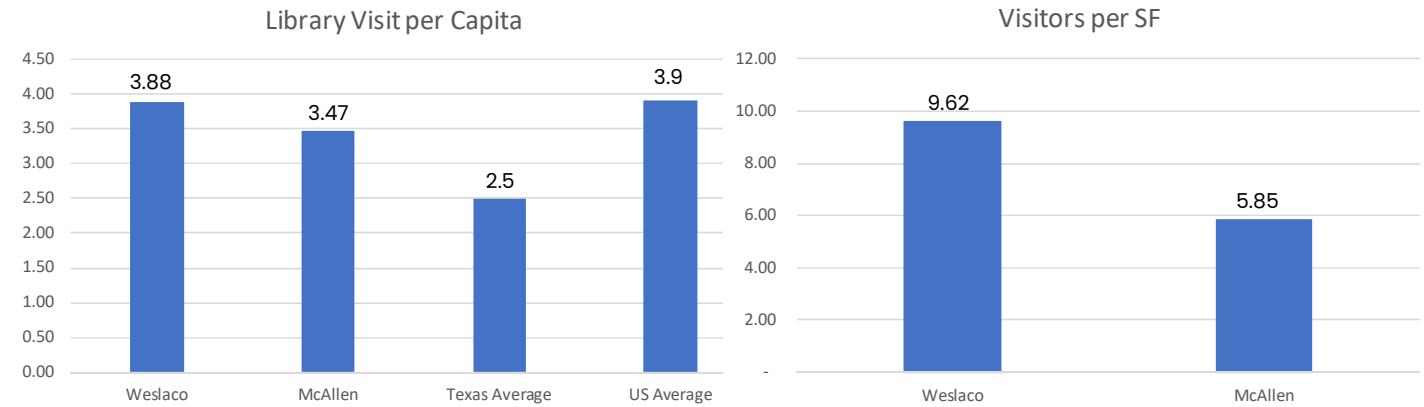
	Library	Theater	Porter P. Doss	Sub-Total
Level 1:	10,335 SF	5,100 SF	4,170 SF	19,605 SF
Level 2:	5,250 SF	440 SF		5,690 SF
Total	15,585 SF	5,540 SF	4,170SF	25,295 SF



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

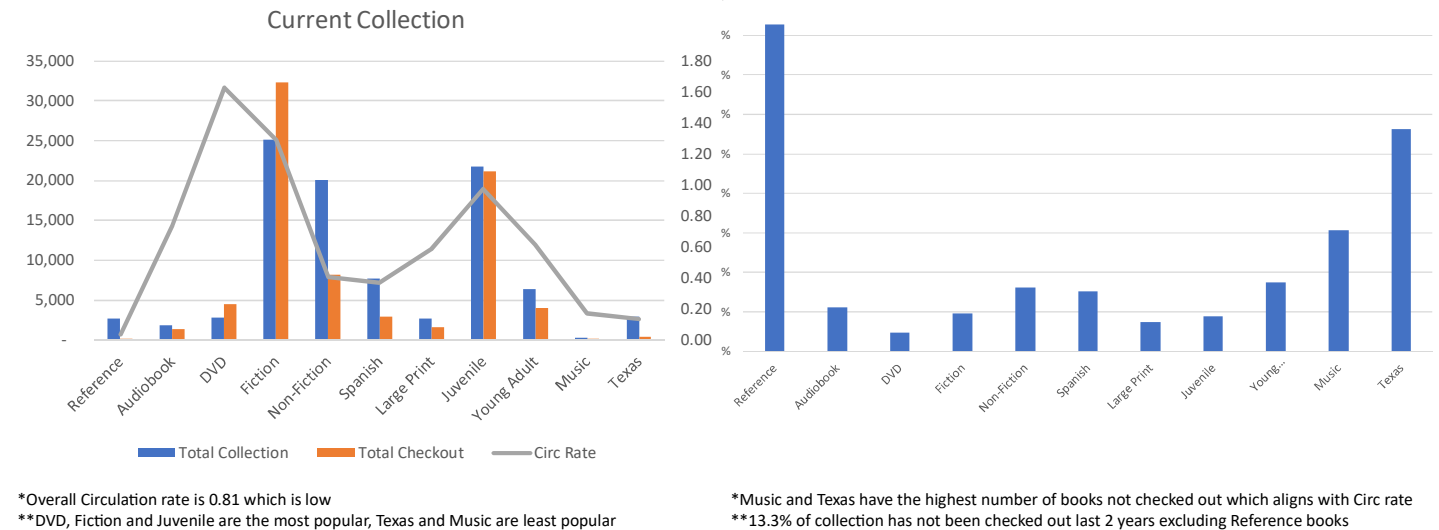


*Service population for Weslaco is 62,715
 **Total number of Visitors in 2019 is 243,434
 ***Library visit per Capita is 55% higher than Texas average

*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

Use will increase with a new library. These statistics and input from engagement indicate that a 35,000 to 40,000 GSF library may be required in the near future.



*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 includes 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



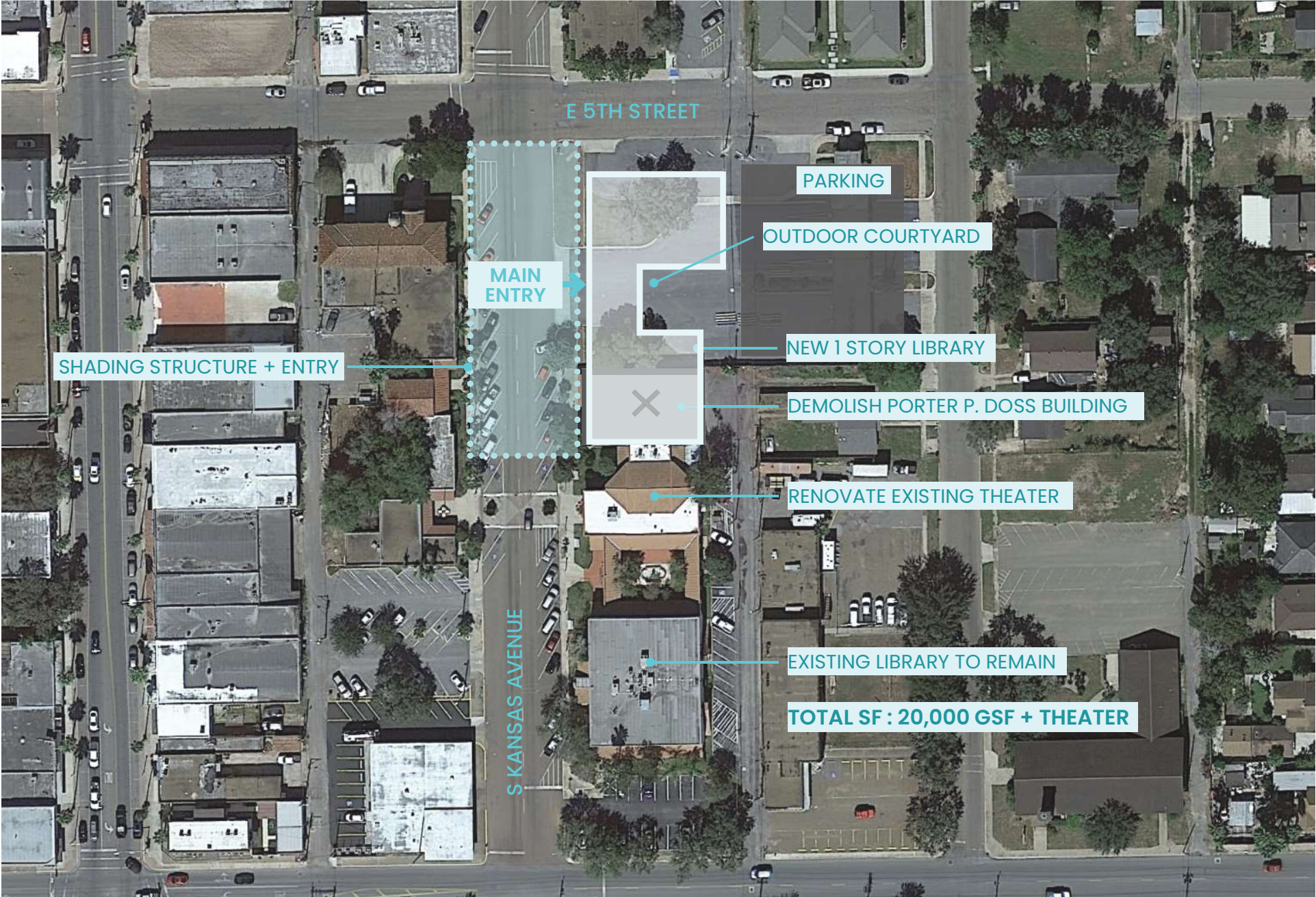
- Thick, white, Stucco walls, adobe or stone exteriors
- Small, open windows
- One story
- Flat roof with clay tiles
- Wooden support beams
- Inner courtyard
- Little or no decoration
- Arcades

Elements of Spanish Colonial Architecture

Weslaco urban fabric language

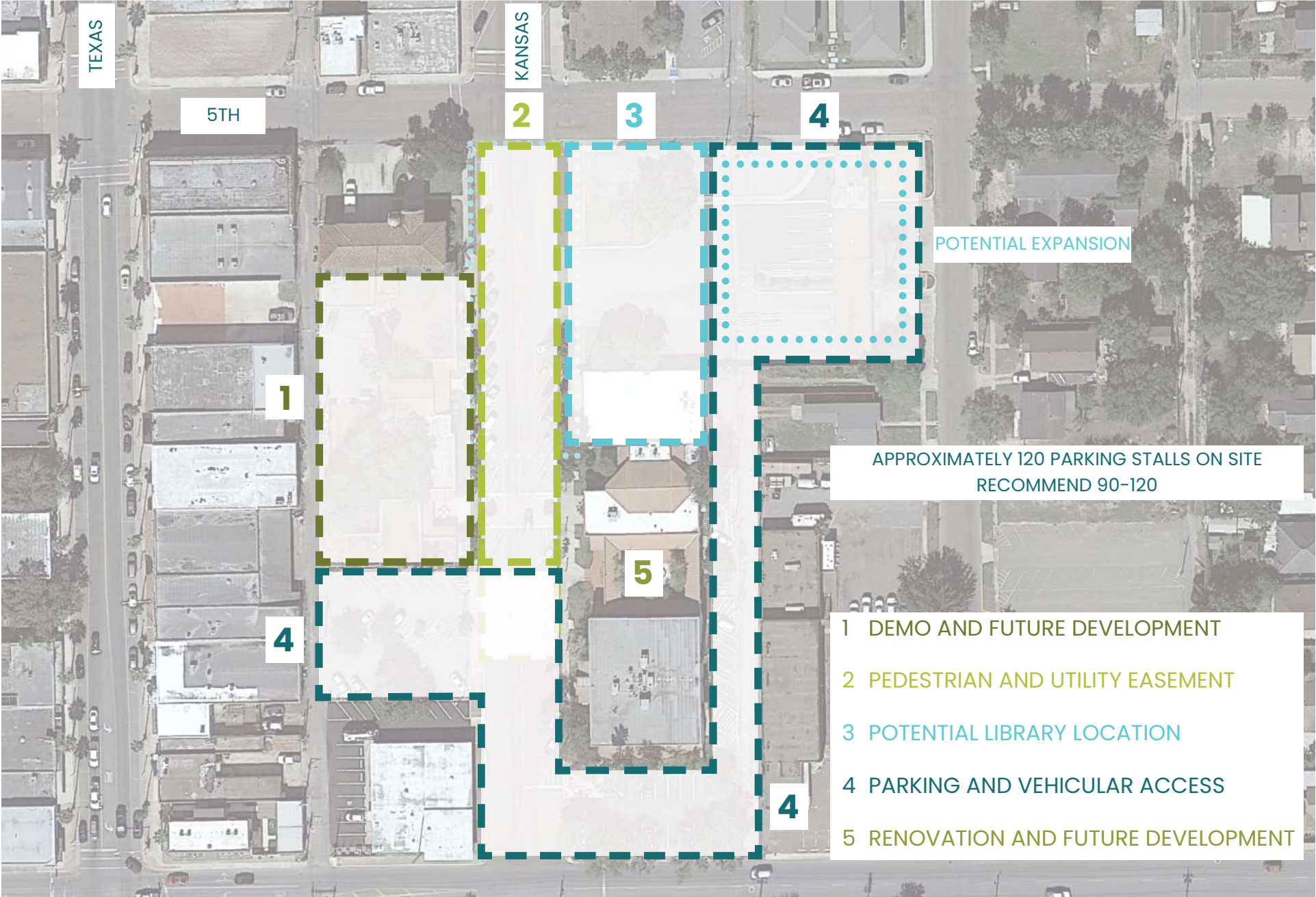


Relative Footprint in Context
Option #3 New Construction



Development Concept Test Fit

Kansas Avenue becomes pedestrian way and easement



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%	create lobby	1,010	5%	create lobby	1,010	5%	create lobby	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: \$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		\$692,500 to \$1,939,000			\$692,500 to \$1,939,000			\$692,500 to \$1,939,000			\$2,640,563 to \$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		
Probable Construction Cost			\$10,096,168 to \$11,342,668			\$8,759,800 to \$10,006,300			\$8,237,080 to \$9,483,580			\$3,990,263 to \$8,743,275		
range based on intensity of renovation														

RENOVATION*

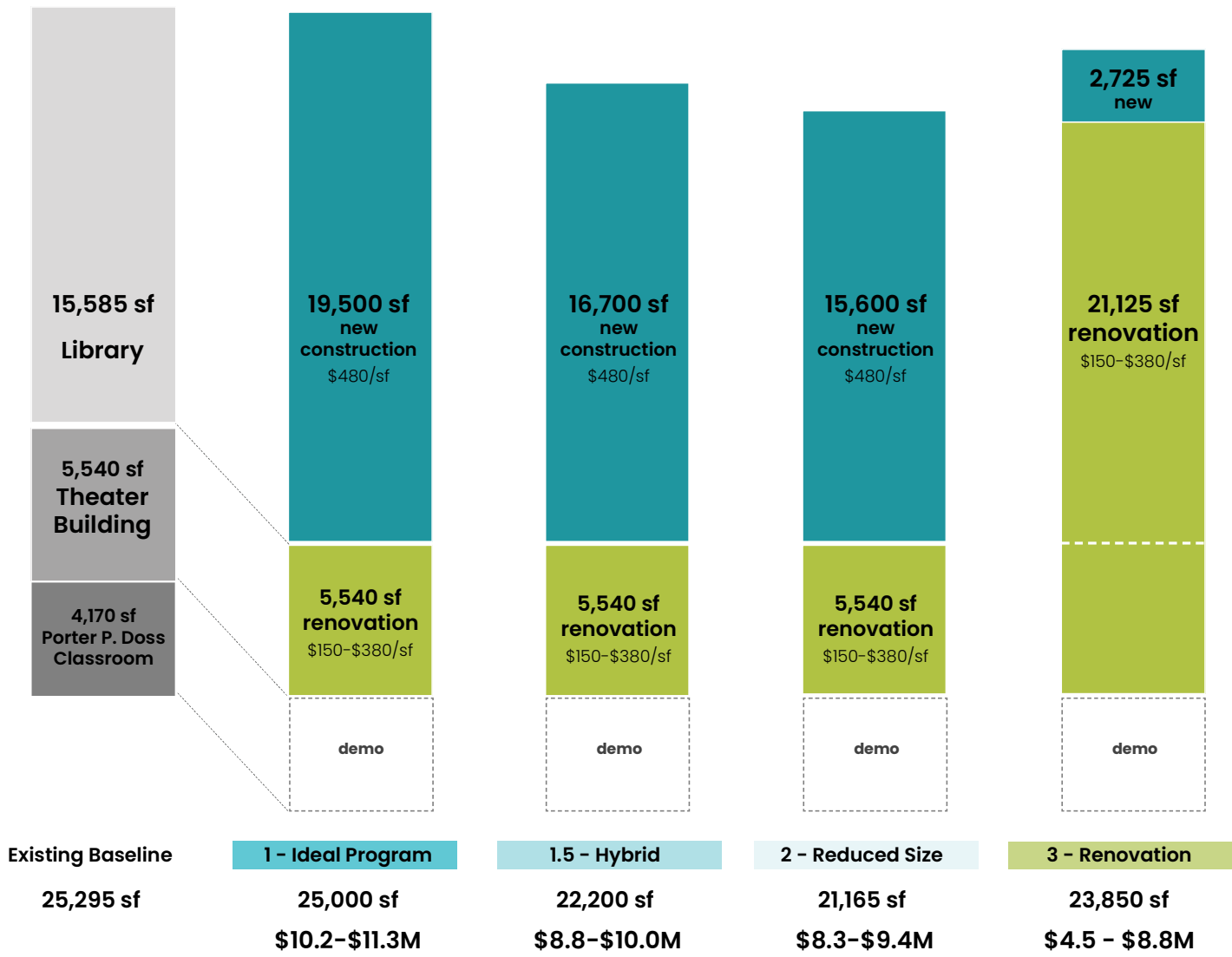
\$150/sf = minor electrical updates and some finish updates

\$350/sf = full electrical/mechanical updates full finish updates with some window updates

Library Programs

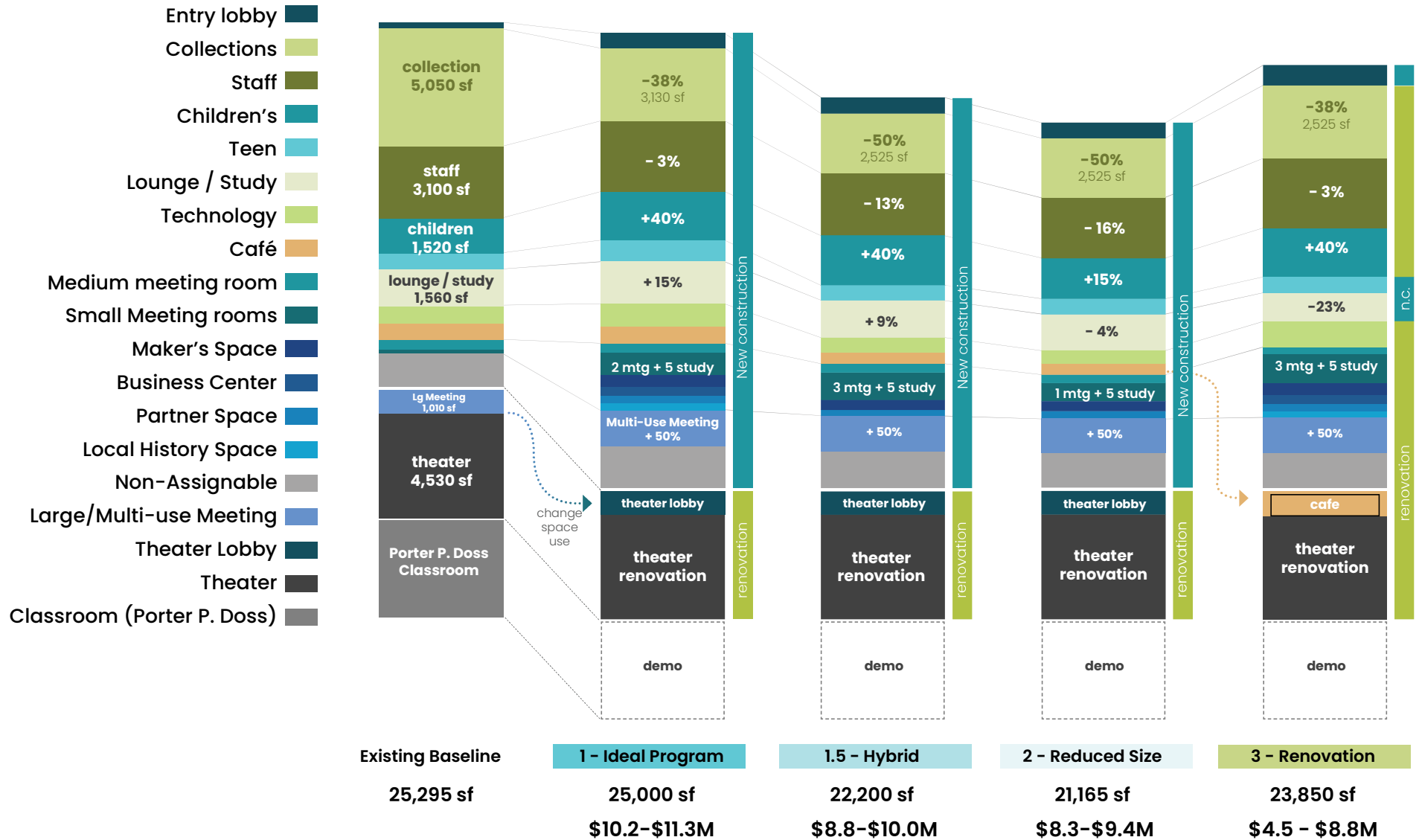
Existing VS Proposed

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).



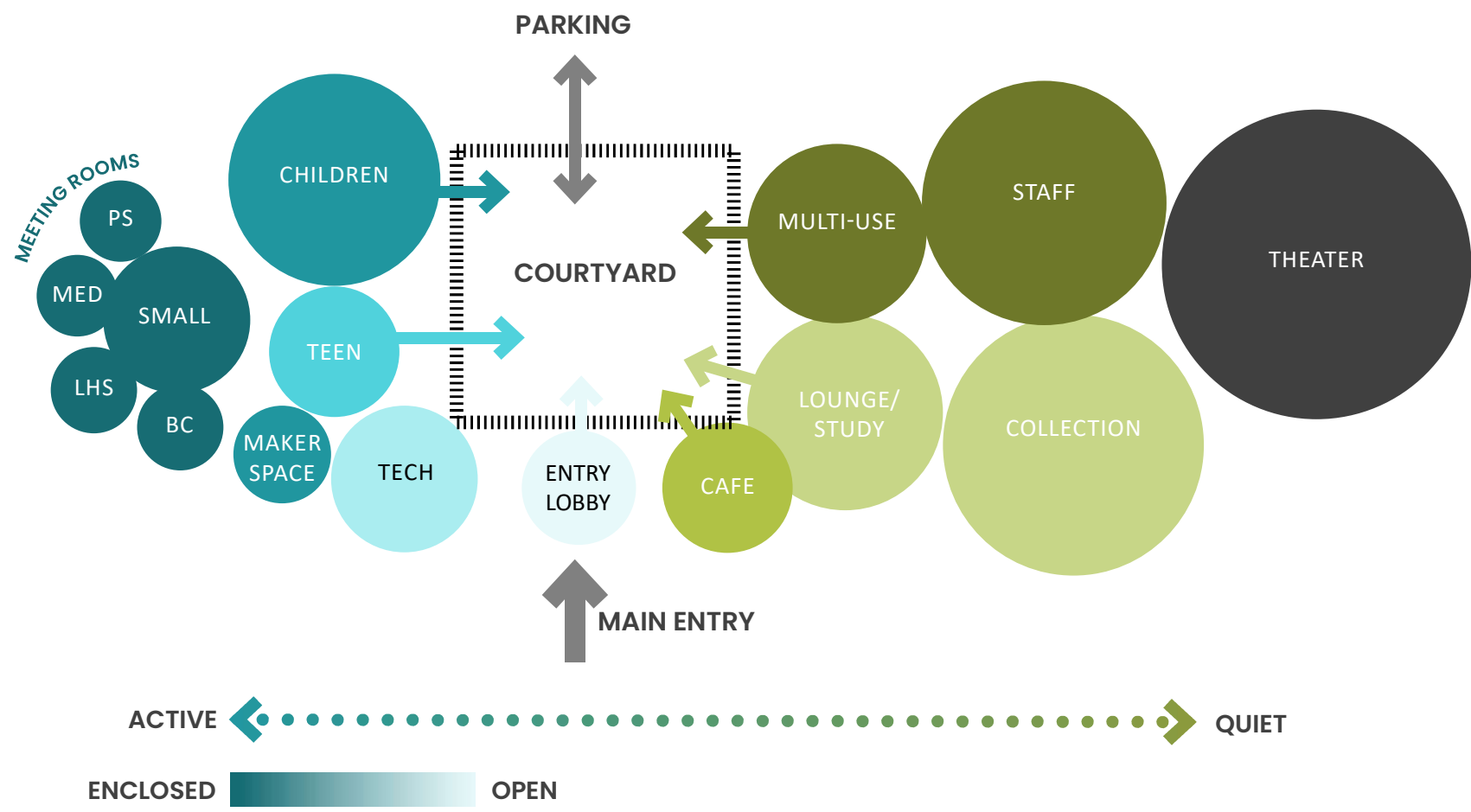
Library Programs

Existing VS Proposed

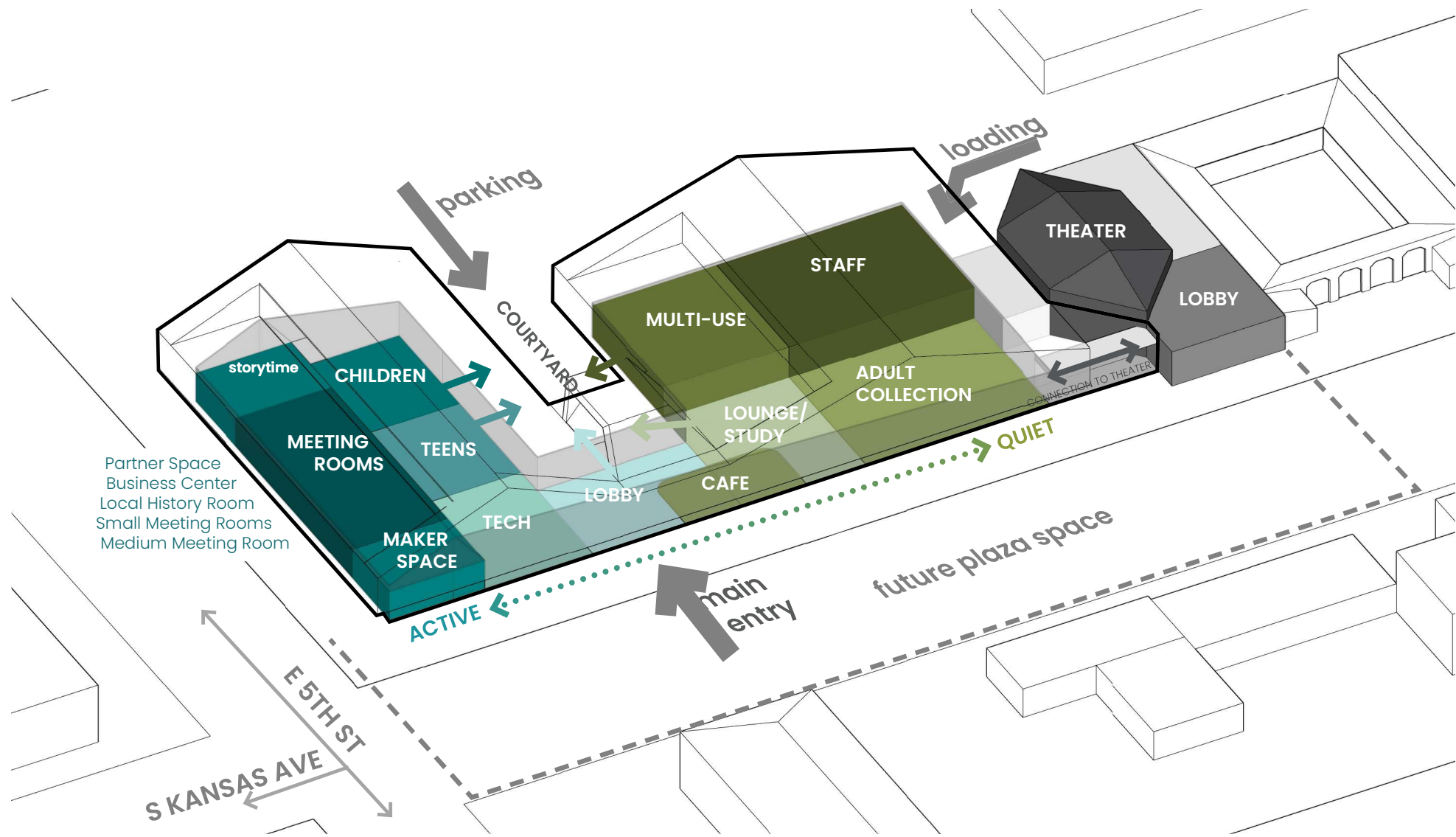


Program Diagram

Active VS Quiet | Open VS Enclosed



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





Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5590	
From:			
Subject: Discussion and consideration after public hearing on behalf of Julio Garcia on Ordinance 2022-23 to rezone 3402 S Westgate Drive. Also being a 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-23. 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 N Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on June 24, 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 June 20, 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 surrounding land use at their regular meeting of July 6, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use			
Attachments, if any: Rezone- 3402 S Westgate- Memo, 3402 S Westgate- Petitions, 3402 S Westgate- Attachments, 3402 S. Westgate Dr., O2022-23 rezone 3402 S Westgate			
Responsibilities upon Approval:			

Staff will advise 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- 3402 S Westgate

DATE: July 13, 2022

The property owner is proposing an apartment & duplex and single-family type use for this location. Staff has received two (2) letters against the rezone from surrounding property owners within the area. The proposed use is in compliance with the 2040 Land Use Map and conforms the existing surrounding land use. With there being existing apartment & duplex zoned areas within Tierra Santa Community and the newly proposed development of San Gabriel Ph II

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

Thank you,

Rebekah de la Fuente, CFM

Kayla A. Arevalo

RE: 3402 S Westgate Dr

From: Beatrice Canada <bcanada1973@yahoo.com>
Sent: Tuesday, July 5, 2022 10:39 AM
To: Kayla A. Arevalo
Subject: RE: Public Hearing Wednesday July 6, 2022

I am opposed to the rezoning on my street due to the fact that the drainage problem needs to be fixed/addressed before any additional construction should be allowed. My home has already flooded twice leaving me homeless. I cannot afford to be homeless for a third time, having to rebuild over and over because a neighbor wants to build to improve their finances leaving me homeless, AGAIN. In spite of this the city has yet to help with the drainage issues! Any additional construction will only add to the already major flooding problems we have on our street. I AM 100% OPPOSED TO THIS REZONING.

[Sent from Yahoo Mail on Android](#)

On Tue, Jul 5, 2022 at 9:44 AM, Kayla A. Arevalo
<karevalo@weslacotx.gov> wrote:

Good Morning,

You are welcome to attend the meeting it will start at 5:30pm on July 6, 2022. If you would like to speak out in regards to the item you will be given the opportunity when the item is presented for public hearing. If for any reason you are unable to make it and have concerns regarding the rezone please send me an email outlining those concerns by July 6.

From: Beatrice Canada <bcanada1973@yahoo.com>
Sent: Friday, July 1, 2022 5:13 PM
To: Kayla A. Arevalo <karevalo@weslacotx.gov>
Subject: Public Hearing Wednesday July 6, 2022

Elvira G Garza

3401 S Westgate Dr

Weslaco, Texas 78596

956-377-9732

[Sent from Yahoo Mail on Android](#)

Kayla A. Arevalo

Re: 3402 S Westgate Dr

From: Beatrice Canada <bcanada1973@yahoo.com>
Sent: Tuesday, July 5, 2022 10:28 AM
To: Kayla A. Arevalo
Subject: RE: Public Hearing / Wednesday July 6, 2022

I am opposed to this rezoning because the city needs to fix the drainage problems we experience everytime it rains. The flooding is horrible on this steet/area. My home has already had water in the living room and garage. If the rezoning is allowed across the street from my home for apartments, etc. it will create more flooding issues due to all the additional trucks of dirt, etc. needed for the building of any kind of construction. If rezoning is approved, the street will flood causing my home to flood leaving me homeless. I AM OPPOSED TO THE REZONING.

[Sent from Yahoo Mail on Android](#)

On Tue, Jul 5, 2022 at 9:44 AM, Kayla A. Arevalo
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Good Morning,

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From: Beatrice Canada <bcanada1973@yahoo.com>
Sent: Friday, July 1, 2022 5:10 PM
To: Kayla A. Arevalo <karevalo@weslacotx.gov>
Subject: Public Hearing / Wednesday July 6, 2022

Leonor G Hernandez

3405 S Westgate Dr

Weslaco, Texas 78596

956-968-7810

[Sent from Yahoo Mail on Android](#)



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

R2NE-000232-2022
FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Lots 1 & 2 of WEST TRACT E266'-N818.03' FT 790 5.01AC Block —
Farm Tract 790

Subdivision Name Mi Fortuna Estates

Street Address 3402 S. Westgate Drive, Weslaco, Texas 78596

Existing Zoning R-1 Existing Land Use Vacant Parcel of Land

Proposed Zoning R-2 (Lots 1 & 2 ONLY) Proposed Land Use Multi-Family Complex

- ☒ \$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 Julio and Marysol Garcia Phone 956-756-0944

Address 3402 S. Westgate Drive Fax: N/A

City Weslaco State TX Zip Code 78596 E-Mail: ctorrestax@gmail.com

OWNER

Name Julio and Marysol Garcia Phone 956-756-0944

Address 3402 S. Westgate Drive Fax: N/A

City Weslaco State TX Zip Code 78596 E-Mail: ctorrestax@gmail.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 *Julio Garcia* Date 05-12-22
Owner

Signature *Julio Garcia* Date 05-12-22
Applicant

Signature *Cybele* Date 05/12/22
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

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

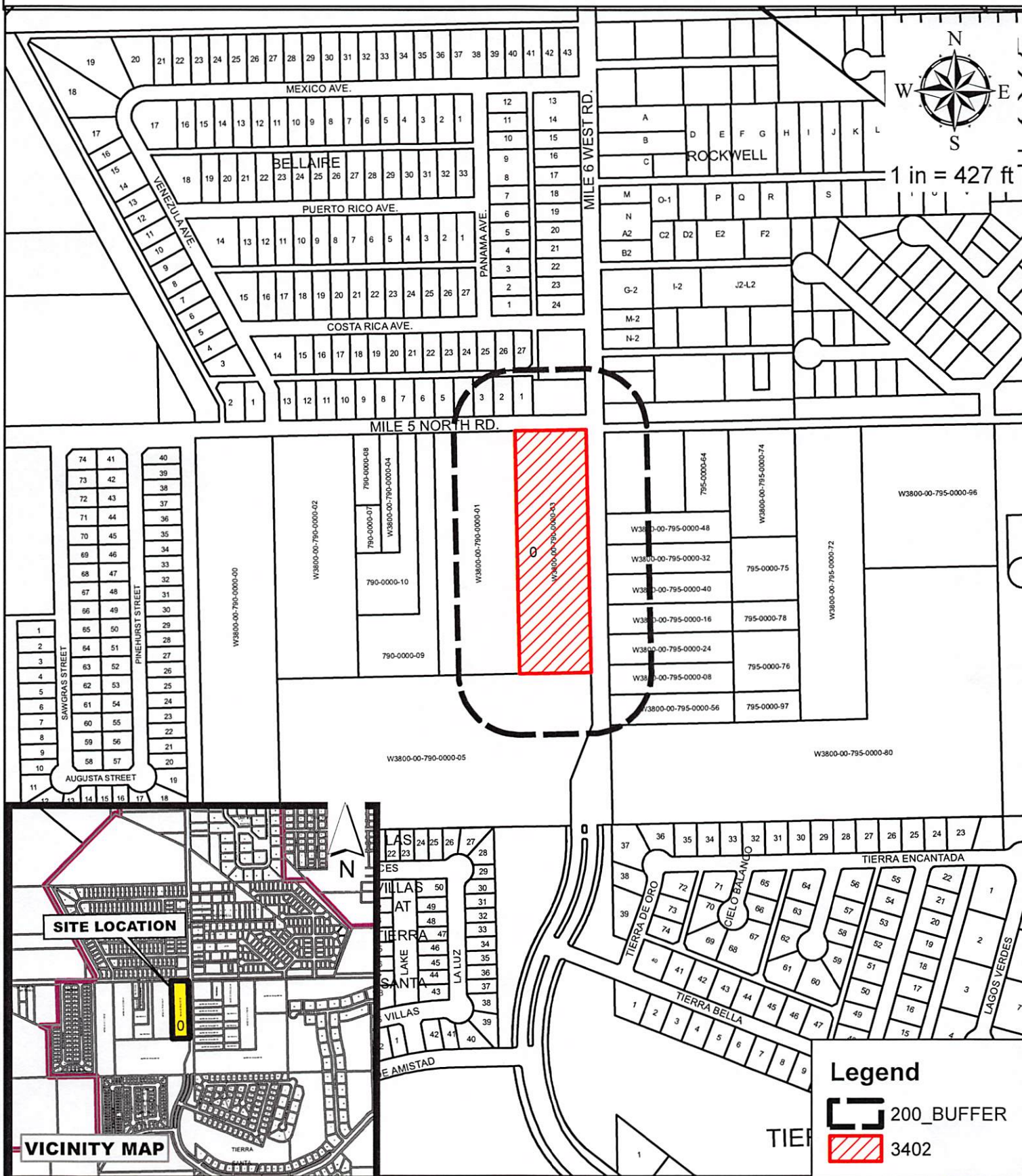
Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Ordinance No. _____



JUN 15, 2022

GARCIA ANTONIO & LUCIA E 1718 W MILE 5 N WESLACO TX 78596	B2160-00-004-0001-00 BELLAIRE LOT 1 BK 4 1718 W MILE 5 RD	L: 28730 B: 17838
ORTIZ LAURA 1722 W MILE 5 N WESLACO TX 78596	B2160-00-004-0002-00 BELLAIRE LOT 2 BK 4 1722 W MILE 5 RD	L: 28730 B: 21386
LOPEZ GUADALUPE & ENEDINA RR 7 BOX 148E WESLACO TX 78596	B2160-00-004-0003-00 BELLAIRE LOT 3 BK 4 1802 W MILE 5 RD	L: 28730 B: 21492
ESCAMILLA EULALIA 3315 S WESTGATE WESLACO TX 78596	R3500-00-000-0000-76 ROCKWELL LOT S-2 FT 728 3315 S WESTGATE	L: 19166 B: 40485
ESCAMILLA DOMINGO S 3319 S WESTGATE DR WESLACO TX 78596	R3500-00-000-0000-88 ROCKWELL LOT V-2 FT 728 0 WESTGATE DR	L: 36851 B: 22391
OLVERA ROBERTO & JUANITA H 3306 S WESTGATE WESLACO, TX 78596-3741	W3800-00-727-0000-01 WEST TRACT N163.33'-E183.33'-S310' FT ET 3306 S WESTGATE DR	L: 45084 B: 46240
HERNANDEZ NOE 1304 IMPALA DR APT D NORFOLK, NE 68701-2443	W3800-00-727-0000-03 WEST TRACT S146.67'-E203.33' FT 727 3310 S WESTGATE DR	L: 44432 B: 27614
CABRERA FRANCISCO 1725 MILE 5 NORTH WESLACO TX 78596	W3800-00-790-0000-01 WEST TRACT W266'-E532'-N818.03'- FT 4.88AC NET 0 MILE 5 NORTH	L: 65758 B: 62762
COTTONFIELDS LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	W3800-00-790-0000-05 WEST TRACT E1065'-S501.97' FT 790 12.27 2 AC NET 3700 S WESTGATE DR	L: 321840 B: 0
GARZA ELVIRA G 3401 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-00 WEST TRACT W 293'-N 297' FT 795 2 AC T 3401 S WESTGATE DR	L: 83648 B: 30663
THRIVE MORTGAGE LLC 4819 WILLIAMS DR GEORGETOWN TX 78633	W3800-00-795-0000-08 WEST TRACT W440'-S99'-N891' FT 795 ET 3611 S WESTGATE DR	L: 53489 B: 0
GARCIA ISMAEL & NELDA G 3605 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-16 WEST TRACT W440'-S99'-N693' FT 795 ET 0 S WESTGATE DR	L: 27555 B: 82406

JUN 15, 2022

LOPEZ MELECIO 1005 MARITZA ST WESLACO TX 78596	W3800-00-795-0000-24 WEST TRACT W440'-S99'-N792' FT 795 ET 3609 S WESTGATE DR	L: 53489 B: 54987
GARZA LEONOR G 3405 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-32 WEST TRACT W440'-S99'-N495' FT 795 ET 0 MILE 5 NORTH	L: 53489 B: 0
GARZA REFUGIO G 3601 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-40 WEST TRACT W440'-S99'-N594' FT 795 ET 3601 S WESTGATE DR	L: 53489 B: 87240
HERNANDEZ LEONOR G 3405 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-48 WEST TRACT W440'-S99'-N396' FT 795 ET 3405 S WESTGATE	L: 53489 B: 73148
GARZA AMERICO & ARISTEO 3621 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-56 WEST TRACT W440'-S99'-N990' FT 795 ET 3621 S WESTGATE	L: 53489 B: 26953
COTTONFIELDS LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	W3800-00-795-0000-80 WEST TRACT S330' & E440'-S495'-N990' FT GR 14.77 AC NET 0 S WESTGATE DR	L: 79758 B: 49565



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577

(TEL) 956-782-2557 • (FAX) 956-782-2558

Engineering Firm #480 • Surveying Firm #101650

SUR21.137
December 14, 2021

METES AND BOUNDS DESCRIPTION

A 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas, as per map recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. Said 5.00 acre tract of land is vested to Julio Garcia and wife Marysol Garcia from Melanie Louise McAllen Heartfield by virtue of a Warranty Deed dated August 10, 1998, recorded in Document No. 716470, Official Records of Hidalgo County, Texas. Said 5.00 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a cotton picker spindle set at the Northeast corner of Farm Tract 790, West Tract Subdivision for the Northeast corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, South, with the East line of said Farm Tract 790, West Tract Subdivision, a distance of 818.03 feet to a magnetic nail set for the Southeast corner of this tract of land;

THENCE, West, parallel to the North line of said Farm Tract 790, West Tract Subdivision, at a distance of 40.00 feet pass a No. 4 rebar found at the existing West Easement and Right of Way line of South West Gate Drive (Mile 6 West Road) (as recorded in Document No. 585795, O.R.H.C., Texas), continuing for a total distance of 266.00 feet to a No. 4 rebar found for the Southwest corner of this tract of land;

THENCE, North, parallel to the East line of said Farm Tract 790, West Tract Subdivision, at a distance of 798.03 feet pass a No. 4 rebar found at the existing South Right of Way line of Mile 5 North Road, continuing for a total distance of 818.03 feet to a magnetic nail set at the North line of said Farm Tract 790, West Tract Subdivision for the Northwest corner of this tract of land;

THENCE, East, with the North line of said Farm Tract 790, West Tract Subdivision, a distance of 266.00 feet to the **POINT OF BEGINNING** and containing 5.00 acres of land, more or less.

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.




PABLO SOTO, Jr. – R.P.L.S. No. 4541
Date: 12/14/2021

MI FORTUNA ESTATES SUBDIVISION

3402 S. Westgate Drive, Weslaco, Texas 78596

City of Weslaco

255 S. Kansas Ave., Weslaco, Texas 78596

To Whom it May Concern:

This letter accompanies the Application for Rezoning for the WEST TRACT E266'-N818.03' FT 790 5.01AC located at 3402 S. Westgate Drive, Weslaco, Texas 78596.

We are requesting for lots 1 and 2 to be rezoned as R-2 in order to build a multi-family apartment complex for our five children and their families while they prepare themselves for homeownership. Given the current cost of materials in the marketplace, it is impossible for each of them to build their own home, thus, building a multi-family complex will be more feasible at the present time.

Should you have any questions on this request please do not hesitate to contact us or our Authorized Agent, Cynthia Torres, at 956-756-0944 or via email at ctorrestax@gmail.com.

v

Regards,

 5/12/22

Julio Garcia and wife, Marysol Garcia
PROPERTY OWNERS

956-351-2877

Marysolgarcia_66@yahoo.com

JULIO GARCIA

2021 TAX STATEMENT



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

Certified Owner:

GARCIA JULIO & MARYSOL
3402 S WESTGATE DR
WESLACO, TX 78596-4480

Legal Description:

WEST TRACT E266'-N818.03' FT 790 5.01AC
GR 4.52AC NET

Account No: W3800-00-790-0000-03

Appr. Dist. No.: 347456

Legal Acres: 4.5200

Parcel Address: 3402 S WESTGATE DR

As of Date: 05/12/2022

Print Date: 05/12/2022

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$124,060	\$106,147	\$230,207	\$230,207	\$95,687	\$151,743	\$0	\$78,464
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
HIDALGO COUNTY		\$230,207	CAP. HOM	\$56,056.00	\$174,151	0.5750000	\$1,001.37
DRAINAGE DIST #1		\$230,207	CAP. HOM	\$56,056.00	\$174,151	0.1264000	\$220.13
CITY OF WESLACO		\$230,207	CAP. HOM	\$56,056.00	\$174,151	0.6967000	\$1,213.31
WESLACO ISD		\$230,207	CAP. HOM	\$81,056.00	\$149,151	0.9807000	\$1,462.72
SOUTH TEXAS ISD		\$230,207	CAP. HOM	\$56,056.00	\$174,151	0.0492000	\$85.68
SOUTH TEXAS COLLEGE		\$230,207	CAP. HOM	\$56,056.00	\$174,151	0.1715000	\$298.67

Total Tax: \$4,281.88

Total Tax Paid to date: \$4,281.88

Total Tax Remaining: \$0.00

Exemptions:

HOM HOMESTEAD CAP CAPPED

AMOUNT DUE IF PAID BY:

05/31/2022 13%	06/30/2022 15%	08/01/2022 18 + up to 15%	08/31/2022 19 + up to 15%	09/30/2022 20 + up to 15%	10/31/2022 21 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11/30/2022 22 + up to 15%	01/02/2023 23 + up to 15%	01/31/2023 24 + up to 15%	02/28/2023 25 + up to 15%	03/31/2023 26 + up to 15%	05/01/2023 27 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

WESLACO ISD 2021 M&O .94070000 I&S .04000000 Total .98070000 2020 M&O .99890000 I&S .02000000 Total 1.01890000

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

4.1.73

Print Date: 05/12/2022

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

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



W3800-00-790-0000-03

GARCIA JULIO & MARYSOL
3402 S WESTGATE DR
WESLACO, TX 78596-4480

AMOUNT PAID:

\$ _____

00003474560000000000



BTI Inc.
Consulting Civil Engineers

May 12, 2022

Jose F. Torres, P.E., President
P.O. Box 5545
McAllen, Texas 78502

City of Weslaco
Mrs. Rebekah De la Fuente, Director
Planning and Zoning Department
255 S. Kansas Ave.
Weslaco, Texas 78596

Subject: "Mi Fortuna Estates Subdivision" Applications for Rezoning and Preliminary Review

Ms. De la Fuente:

I am submitting on behalf of Mr. Julio and Marysol Garcia the attached documents for the above-mentioned subdivision. As previously mentioned, they would like to subdivide their property for their children into eight (8) equal lots with the first two lots to be designated as R-2 and the remaining Lots 3 thru 8 to remain the same as R-1. The engineering improvements would consist in connecting the waterline, relocating the existing sewer connections, and detaining the appropriate drainage runoff from the 50-year flow as required by Hidalgo County Drainage District No.1. Also, in the preliminary engineering plans is the existing storm sewer drainage analysis as requested by the city of Weslaco engineering department.

At this time, we look forward to working with you and your staff to complete the tasks in the subdivision development process. Please feel free to contact me at 956-537-4037 or email me at btijoet@gmail.com at any time. Again, thank you for your cooperation in this matter.

Sincerely,

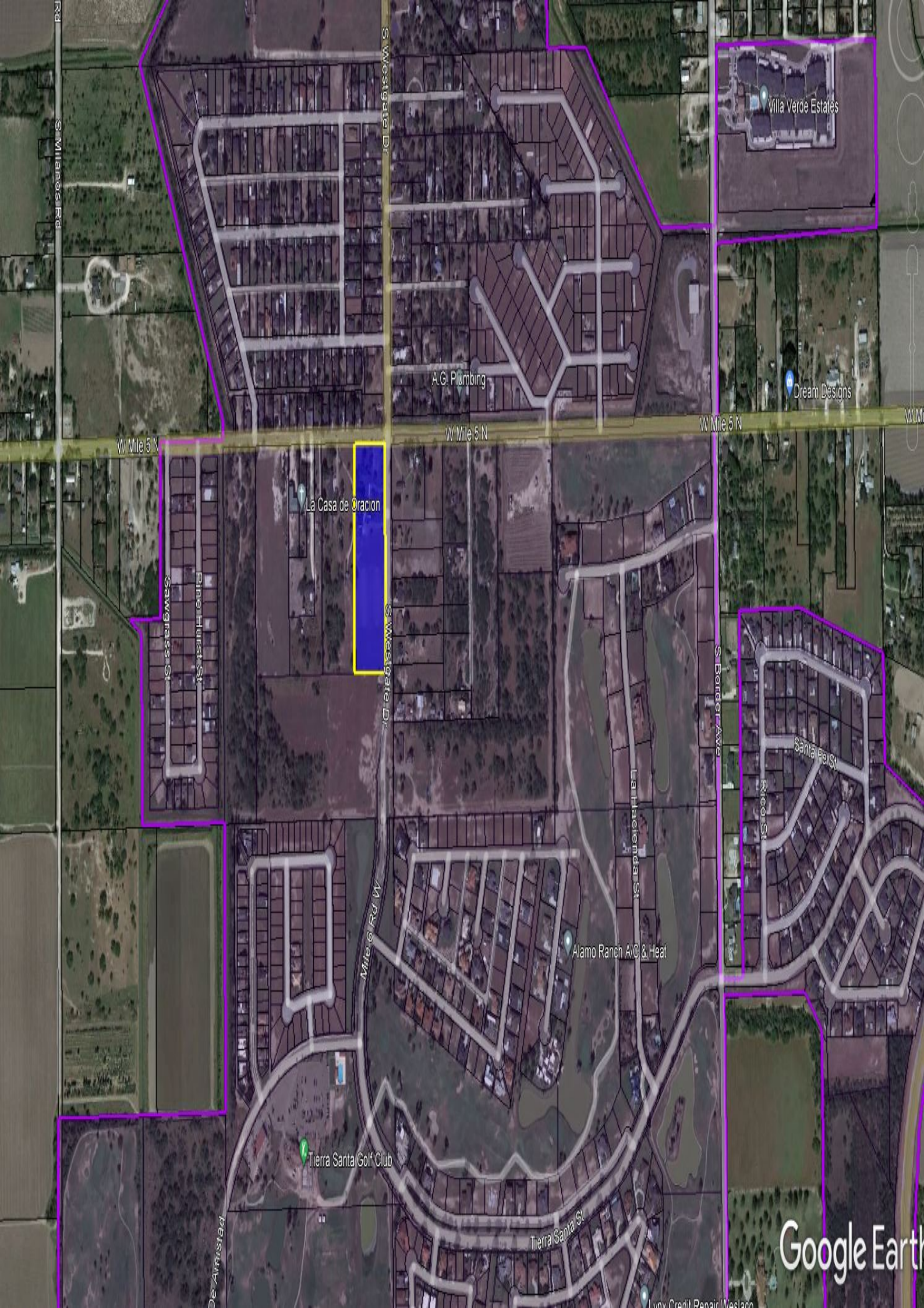
Jose F. Torres, P.E.
Jose F. Torres, P.E.

Cc: M. Hinojosa
Ms. Cindy Torres

Attachments:

- Applications
- Preliminary Set of Engineering Plans (Complete)
- Proposed Subdivision Plat
- Proposed Subdivision Site Plan
- Drainage Report
- PDF Documentation

P.O. Box 5545 McAllen, Texas 78502



Villa Verde Estates

Dream Designs

A.G. Plumbing

La Casa de Oracion

Alamo Ranch A/C & Heat

Tierra Santa Golf Club

Google Earth

ORDINANCE NO. 2022-23

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3402 S WESTGATE DRIVE. ALSO BEING A 5.00 ACRE TRACT OF LAND OUT OF FARM TRACT 790, 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 3402 S Westgate Drive. Also being a 5.00-acre tract of land out of Farm Tract 790, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of July 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: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5591	
From:			
Subject: Discussion and consideration after public hearing on behalf of Willie Arratia on Ordinance 2022-24 to rezone 3570 Moreland Drive. Also being Lot 4, Davis Business Park, 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 2022-24. 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 Twenty-nine (29) property owners within 200 feet of the applicant's property were notified by letter on June 24, 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 June 20, 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 surrounding land use at their regular meeting of July 6, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use.			
Attachments, if any: Rezone- 3570 MORELAND- Memo, 3570 MORELAND- Attachments, 3570 Moreland Dr.- aerial, O2022-24 rezone 3570 MORELAND			
Responsibilities upon Approval:			

Planning staff will advise applicant.

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 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- 3570 Moreland Drive

DATE: July 13, 2022

The property owner is proposing an apartment & duplex type use for this location. The proposed use is in compliance with the 2040 Land Use Map and conforms the existing surrounding land use. The proposed thirty-two (32) lot development has already received preliminary approval from the Planning and Zoning Commission.

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

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR REZONING

RZNE-000241-2022

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 to be rezoned:

Lot 4 Block _____

Subdivision Name DAVIS BUSINESS PARK

Street Address _____

Existing Zoning R1 Existing Land Use VACANT

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 WILLIE ARRAPIA Phone (956) 784-0218

Address 526 N. 5th St. Fax: _____

City DONNA State TX Zip Code 78537 E-Mail: mainenginering@yahoo.com

OWNER

Name Moreland Heights a.k.s. of Phone 956-408-0267

Address 7716 N 5th St MOAR Ventures, LLC Fax: _____

City UVALDE State TX Zip Code 78504 E-Mail: 2cke.more@gmail.com

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

Signature [Signature] Date 6/8/22
Owner

Signature [Signature] Date 6/7/22
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

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Ordinance No. _____

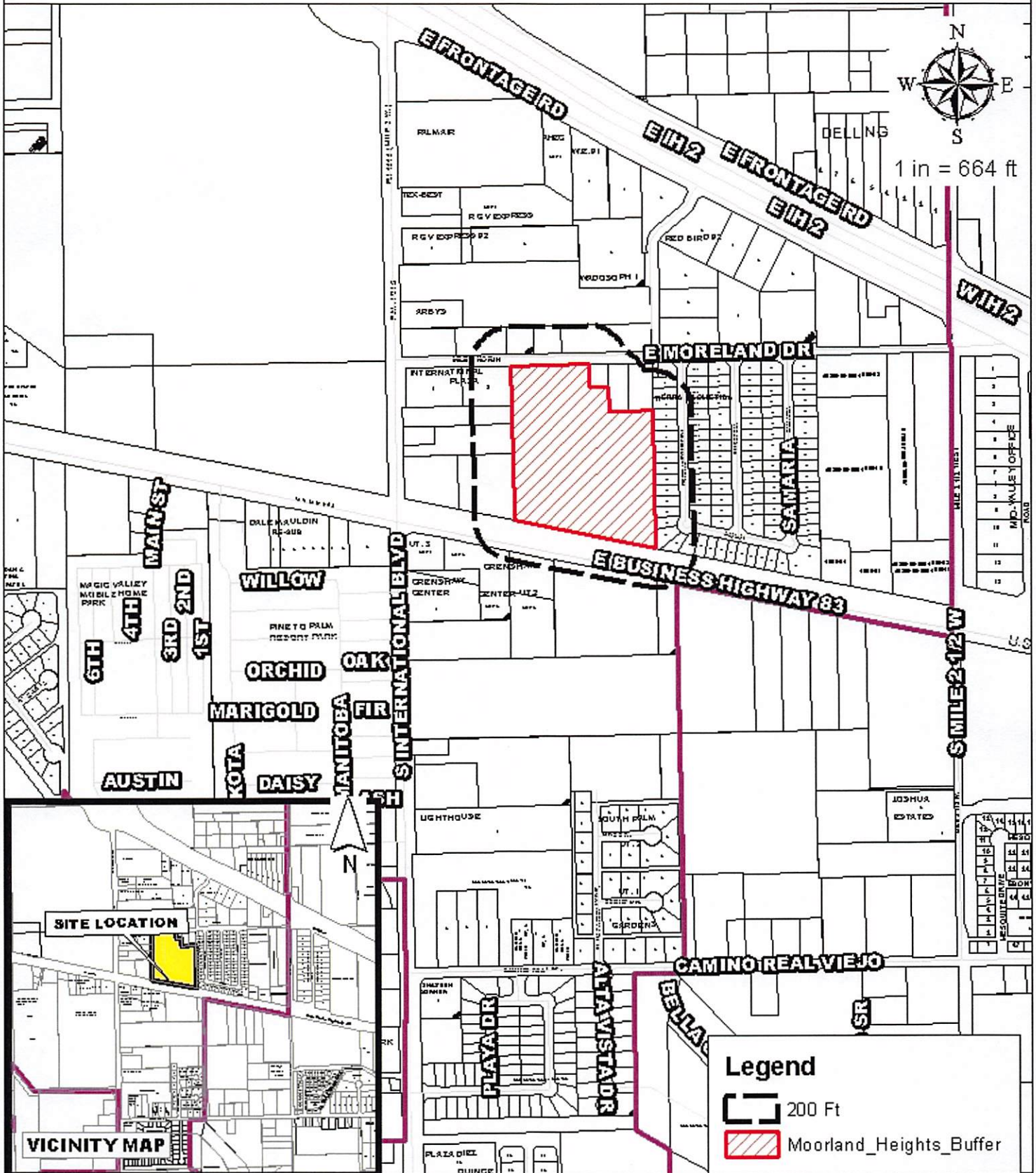
THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____



Willie Arracia
3570 Moreland Drive
Moreland Heights

Purpose for the Rezone Request
Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: R-2



JUN 15, 2022

DAWSON KATHRON E 612 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0004-00 TIERRA PROMETIDA LOT 4 616 TIERRA PROMETIDA	L: 44688 B: 0
ALVAREZ JOSE ALBERTO JR & 620 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0005-00 TIERRA PROMETIDA LOT 5 620 TIERRA PROMETIDA	L: 44688 B: 117251
ROJAS ALMA EDITH 1320 S BRIDGE AVE UNIT 7 WESLACO TX 78596	T5432-00-000-0006-00 TIERRA PROMETIDA LOT 6 700 TIERRA PROMETIDA	L: 44688 B: 145481
OZUNA JOSE MIGUEL & ORALIA 1513 WILDWOOD WESLACO TX 78596	T5432-00-000-0007-00 TIERRA PROMETIDA LOT 7 704 TIERRA PROMETIDA	L: 44688 B: 0
OZUNA LORI JANE 708 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0008-00 TIERRA PROMETIDA LOT 8 708 TIERRA PROMETIDA	L: 44688 B: 133755
AREVALO-SILVA NORBERTO D 712 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0009-00 TIERRA PROMETIDA LOT 9 712 TIERRA PROMETIDA	L: 44688 B: 136575
WATSON WALTER NEIL & SYLVIA S 716 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0010-00 TIERRA PROMETIDA LOT 10 716 TIERRA PROMETIDA	L: 44688 B: 106988
CONTRERAS ALVARO JR 1407 FILBERT ST WESLACO TX 78599	T5432-00-000-0011-00 TIERRA PROMETIDA LOT 11 720 TIERRA PROMETIDA	L: 44688 B: 119442
MENDIETA VICTOR 800 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0012-00 TIERRA PROMETIDA LOT 12 800 TIERRA PROMETIDA	L: 44688 B: 123023
HERNANDEZ MARIA B 10800 CHAPA DR MERCEDES TX 78570	T5432-00-000-0013-00 TIERRA PROMETIDA LOT 13 804 TIERRA PROMETIDA	L: 44688 B: 0
LOZANO JOSE 808 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0014-00 TIERRA PROMETIDA LOT 14 808 TIERRA PROMETIDA	L: 44688 B: 138414
TRUJILLO JUAN PO BOX 1035 WESLACO TX 78599	T5432-00-000-0015-00 TIERRA PROMETIDA LOT 15 812 TIERRA PROMETIDA	L: 41048 B: 0

JUN 15, 2022

TECHNOLOGY TRAINING LICENSES PO BOX 343 MCALLEN TX 78505	A0800-00-000-1097-03 ADAMS TRACT W598.8'-S95.5'-N335.24' FT GR 1.22AC NET 2300 W PIKE BLVD	L: 318858 B: 230646
STORE MASTER FUNDING XII LLC 8377 E HARTFORD DR STE 100 SCOTTSDALE AZ 85255	A0800-00-000-1097-04 ADAMS TRACT S55.50'-N485'-W200' & 'E398.8'-W598.8' FT 1097 1.64AC GR 0 1015 REAR	L: 415562 B: 391975
GALLIER/DAVIS LTD C/O RICHARD B GALLIER PO BOX 128 MIDLOTHIAN VA 23113	B3660-00-000-0002-00 BORDER LOT 2	L: 283686 B: 400999
CALVARY CHRISTIAN MINISTRIES OF 2720 W BUS 83 WESLACO TX 78596	C9370-02-000-0003-00 CRENSHAW CENTER UT NO. 2 BEING AN OT 3 3506 E BUS HWY 83	L: 186181 B: 137479
A&M INVESTMENTS LLP 4760 N MILE 4 WEST WESLACO TX 78599	D1420-00-000-0001-00 DAVIS BUSINESS PARK LOT 1 3622 E MORELAND DR	L: 150000 B: 70960
DAVIS BOB & ROY DBA B & R DAVIS 2290 W PIKE BLVD STE 100 WESLACO TX 78596	D1420-00-000-0002-00 DAVIS BUSINESS PARK LOT 2 3610 E MORELAND DR	L: 120008 B: 0
DAVIS BOB & ROY DBA B & R DAVIS 2290 W PIKE BLVD STE 100 WESLACO TX 78596	D1420-00-000-0003-00 DAVIS BUSINESS PARK LOT 3 3600 E MORELAND DR	L: 56628 B: 0
MANGOO-KARIM ROBERTO & LUIS A MORALES & MIGUEL A 3817 E SUNDOWN CT MCALLEN TX 78503	D1420-00-000-0004-00 DAVIS BUSINESS PARK LOT 4 3570 E MORELAND DR	L: 580950 B: 0
LIMA AZTECA LLC 3817 E SUNDOWN CT MCALLEN TX 78503	I6047-00-000-0002-00 INTERNATIONAL PLAZA LOT 2 0 MORELAND (E OF FM 1015)	L: 299610 B: 476448
BERNAL CESAR 604 PALESTINA WESLACO TX 78596	T5432-00-000-0001-00 TIERRA PROMETIDA LOT 1 604 TIERRA PROMETIDA	L: 41197 B: 153109
LOPEZ ROCIO 3607 DEVON ST WESLACO TX 78599	T5432-00-000-0002-00 TIERRA PROMETIDA LOT 2 608 TIERRA PROMETIDA	L: 44688 B: 0
DOSMAN CARLOS 400 W 6TH ST WESLACO TX 78596	T5432-00-000-0003-00 TIERRA PROMETIDA LOT 3 612 TIERRA PROMETIDA	L: 44688 B: 121800

JUN 15, 2022

VILLALOBOS GUADALUPE 5003 N FM 88 WESLACO TX 78599	T5432-00-000-0016-00 TIERRA PROMETIDA LOT 16 816 TIERRA PROMETIDA	L: 61308 B: 0
TRUJILLO JUAN PO BOX 1035 WESLACO TX 78599	T5432-00-000-0017-00 TIERRA PROMETIDA LOT 17 3708 CANAN	L: 44688 B: 0
SALINAS DANIEL A PO BOX 982 PROGRESO TX 78579	T5432-00-000-0018-00 TIERRA PROMETIDA LOT 18 3712 CANAN	L: 46053 B: 0
CALVARY CHRISTIAN MINISTRIES OF 2720 W BUS 83 WESLACO TX 78596	C0423-00-000-0001-00 CALVARY CHURCH AN IRR TR W525.89'	L: 827988 B: 719332
MCDONALD'S REAL ESTATE D/B/A (DELAWARE) MCDONALD'S ONE MCDONALD'S PLAZA OAK BROOK IL 60523	M2933-00-000-0001-00 MCDONALD'S 42-1615 WESLACO LOT 1	L: 466789 B: 709761



83

Fricold Tx Cooling And Heating

Route 77 Auto Sales

Burger King

Holiday Inn Express & Suites Weslaco, an IHG

Express Ave

The Blue Onion

Pins & Cues Bowling Center

LLANTIRES

The Jungle Inn Bar

E Expressway 83

Vegetable Research and Education Building

Mile 7 N

Texas A&M AgriLife Research

E Moreland Dr

E Moreland Dr

E Moreland Dr

3570 E Moreland Dr

Border Animal Hospital

Texas National Bank

Print Spot Solutions

Magic Valley Resort

Brandon Ave

Business Hwy 83 E

McDonald's

Cavalry EMS, LLC

Violet

Portage Ave

Oak

Neepawa Ave

Pine To Palm Resort Park

Elm

Miracle Medical Equipment & Supplies...

Ranch House Burgers Weslaco Texas

Corino's

Tacolandia

Marcello's Body Shop & Spray-on Bedliners

Daisy St

Circle Dr

Circle Dr

ORDINANCE NO. 2022-24

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3570 MORELAND DRIVE. ALSO BEING LOT 4, DAVIS BUSINESS PARK, 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 3570 Moreland Drive. Also being Lot 4, Davis Business Park, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of July 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ 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: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5592	
From:			
Subject: Discussion and consideration after public hearing on behalf of Affordable Homes of South Texas, Inc. on Ordinance 2022-25 to rezone 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates 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 2022-25. 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 Three (3) property owners within 200 feet of the applicant's property were notified by letter on June 24, 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 appeared in The Monitor on June 20, 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 surrounding land use at their regular meeting of July 6, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use.			
Attachments, if any: Rezone- 2737 E MILE 6N-- Memo, 2737 E MILE 6N- Attachments, 2737 E Mile 6 N- Aerial, O2022-25 rezone 2737 E MILE 6N			
Responsibilities upon Approval:			

Planning staff will advise applicant.

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 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- 2737 E MILE 6N

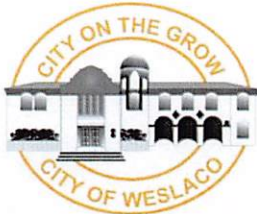
DATE: July 13, 2022

The property owner is proposing an apartment & duplex and single-family type use for this location. The proposed site was recently annexed into the City of Weslaco city limits and is preparing to submit construction plans for the infrastructure work. The proposed use is in compliance with the 2040 Land Use Map. No petitions have been received for 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

RZNE-000247-2022
FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Lots 1-44 Mid Valley Estates Block _____

Subdivision Name Mid Valley Estates

Street Address Southwest Corner of Mile 6 North (18th St.) and mile 6 1/2 West (Milano) 2737 E Mile 6 N.

Existing Zoning R1 Existing Land Use Farmland

Proposed Zoning R2 Proposed Land Use Residential

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

APPLICANT

Name Affordable Homes of South Texas, Inc. (AHSTI) Phone 956-687-6263

Address 1420 Erie Ave. Fax: _____

City McAllen State Tx Zip Code 78504 E-Mail: rcalvillo@ahsti.org

OWNER

Name Affordable Homes of South Texas, Inc. (AHSTI) Phone 956-687-6263

Address 1420 Erie Ave. Fax: _____

City McAllen State Tx Zip Code 78504 E-Mail: rcalvillo@ahsti.org

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

Signature [Signature] Date 6/8/2022
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

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

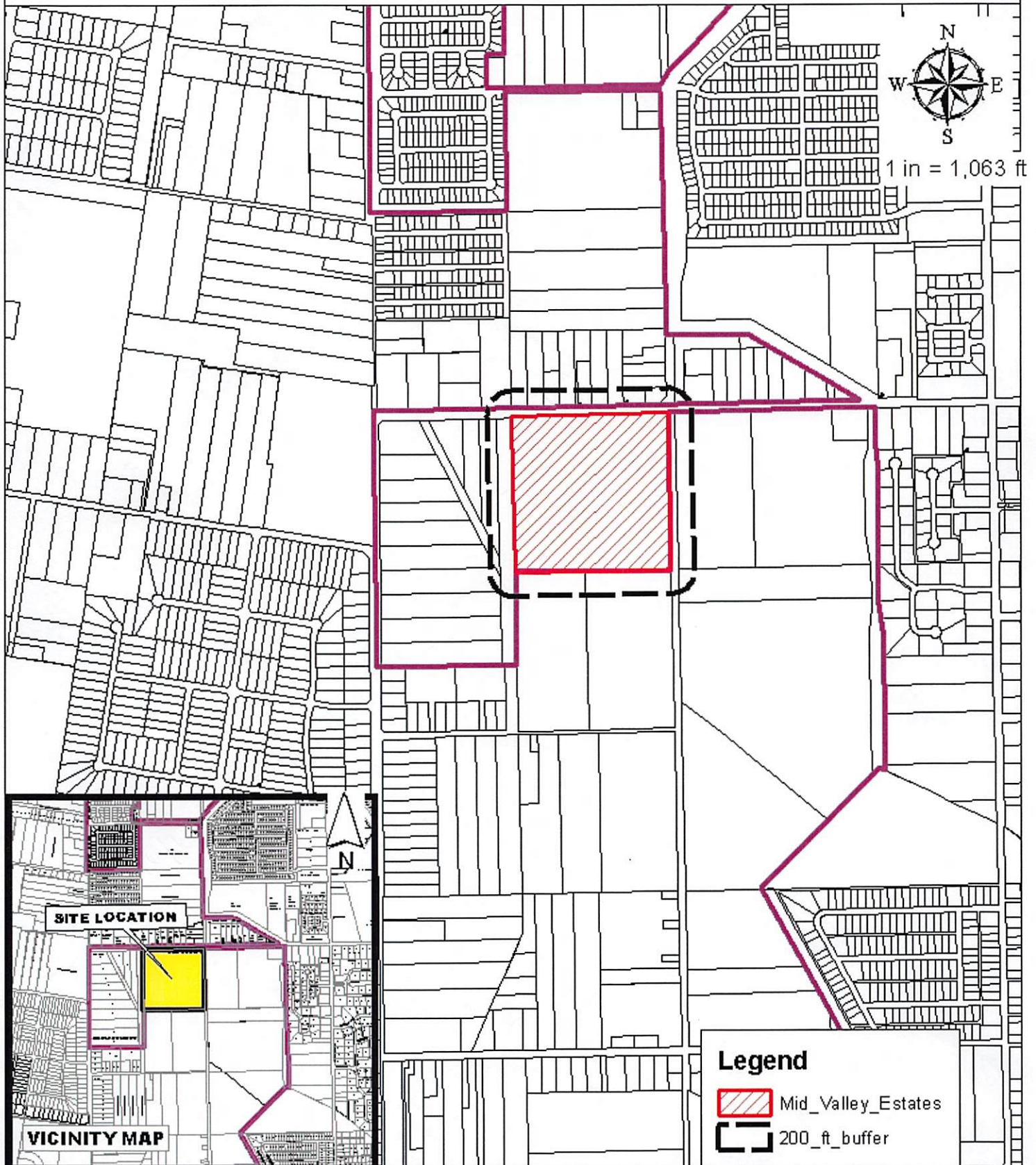
Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Ordinance No. _____



Affordable Homes of South Texas, Inc.
2737 E Mile 6 North
Mid Valley Estates

Purpose for the Rezone Request
Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: R-2



City of Weslaco Code Enforcement Dept.

JUN 16, 2022

RODRIGUEZ JESUS 2915 W 18TH ST WESLACO TX 78596	M4037-00-000-0001-00 MIDWAY MEADOWS LOT 1 0 MILE 6 NORTH	L: 70132 B: 206364
COOPER RICHARD CHARLES JR & PO BOX 867 WESLACO TX 78599	M4037-00-000-0009-00 MIDWAY MEADOWS LOT 9 0 MIDWAY RD	L: 98661 B: 0
CABALLERO CRYSTAL & TOMAS 2213 N KENNEDY DR WESLACO TX 78599	M4037-00-000-0010-00 MIDWAY MEADOWS LOT 10 0 MIDWAY RD	L: 107505 B: 0

Canpana St

Col Loma Alta

1703

W 18th St

S Milanos Rd

Citrus Dr

Citrus Dr

Google Earth



1000 ft



ORDINANCE NO. 2022-25

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2737 E MILE 6 N. ALSO BEING LOTS 1-44, MID VALLEY ESTATES 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 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates 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 19th day of July 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: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5593	
From:			
Subject: Discussion and consideration after public hearing on behalf of Esteban Hernandez on Ordinance 2022-26 to rezone 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, 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 2022-26 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 Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on June 24, 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 June 20, 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 surrounding land use at their regular meeting of July 6, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval based on 2040 land use map and surrounding land use.			
Attachments, if any: Rezone- 812 E Pike- Memo, 812 E Pike- Attachments, 812 E Pike- Aerial, O2022-26 rezone 812 E Pike			
Responsibilities upon Approval:			

Planning staff will advise applicant.

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 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- 812 E Pike

DATE: July 13, 2022

The property owner is proposing an apartment & duplex type use for this location. The proposed use is in compliance with the 2040 Land Use Map and conforms the existing surrounding land use. The proposed preliminary layout meets City standards for parking, intensity and setback requirements. No petitions have been received for or against the item.

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

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR REZONING



RZNE-000248-2022

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 to be rezoned:

Lot 4 and 5 Block 14

Subdivision Name Colonia San Juan

Street Address 812 E. Pike Blvd

Existing Zoning R1 Existing Land Use residential

Proposed Zoning R2 Proposed Land Use multi-family

_____ \$305.00 non-refundable filing fee.

_____ Detailed dimensioned site plan/map must be submitted with this request.

_____ Survey and metes and bounds if the legal description is a portion of a lot.

_____ City and school tax receipts attached.

_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name _____ Phone _____

Address _____ Fax: _____

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

OWNER

Name Esteban Hernandez Phone (956) 503-3381

Address 3702 Adreco St. Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: ehernandez3400@yahoo.com

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

Signature Esteban Hernandez Date 5-24-22 6-3-22
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

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

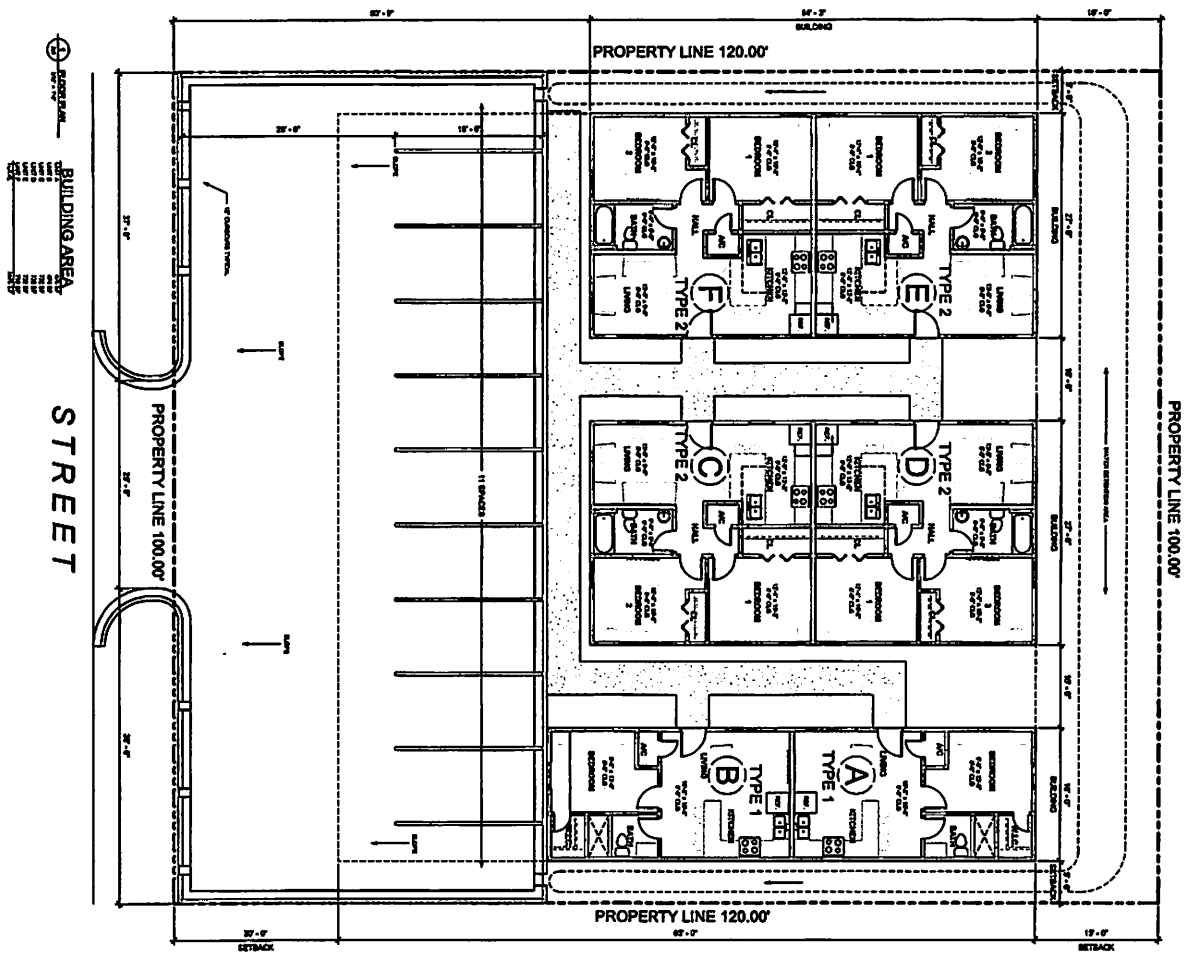
Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Ordinance No. _____



DUPLICATE TAX RECEIPT



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

Certified Owner:

AGUILAR ANTONIO
22062 CRAGON RD
HARLINGEN, TX 78552-4253

Legal Description:

COLONIA SAN JUAN LOTS 4 & 5 BLK 14

Parcel Address: 812 E PIKE BLVD

Legal Acres: 0.2754

Remit Seq No: 50491373

Receipt Date: 03/31/2022

Deposit Date: 04/06/2022

Print Date: 06/13/2022 03:16 PM

Printed By: PATTY60

Deposit No: ED2209679ML
Validation No: 900000062755229

Account No: S0800-00-014-0004-00

Operator Code: LIZ79

Appr. Dist. No.: 275127

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2021	Hidalgo County	TL	65,127	0.575000	374.48	33.70	0.00	408.18
2021	Drainage Dist #1	TL	65,127	0.126400	82.32	7.41	0.00	89.73
2021	City Of Weslaco	TL	65,127	0.696700	453.74	40.84	0.00	494.58
2021	Weslaco Isd	TL	65,127	0.980700	638.70	57.48	0.00	696.18
2021	South Texas Isd	TL	65,127	0.049200	32.04	2.88	0.00	34.92
2021	South Texas College	TL	65,127	0.171500	111.69	10.05	0.00	121.74
					\$1,692.97	\$152.36	\$0.00	\$1,845.33

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Check Number(s):

7708

PAYMENT TYPE:

Checks:

\$1,845.33

Exemptions on this property:

Total Applied:

\$1,845.33

Change Paid:

\$0.00

Account No: S0800-00-014-0004-00

PAYER: 29530021

CAPITAL TITLE OF TEXAS LLC
WESLACO ESCROW ACCT
1311 W EXPRESSWAY 83 SUITE J
WESLACO, TX 78596

9-0000-00
DND

LOT 2

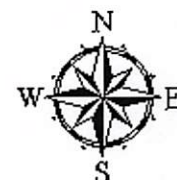
C IV

N BRIDGE AVE

-00

W3800-00-040-0000-04

-05



1 in = 199 ft

ANDI

1 2

E PIKE BLVD

PIKE BLVD

COLONIA

REBECCA ST.

REBECCA ST

SAN JUAN

15

AMERICA ST AMERICA ST.

N PASEO DEL NORTE

ELMA AVE

ELMA AVE.

VOLANDA ST.

TORRITOS ST

SITE LOCATION

VICINITY MAP

Legend

200_FT_buffer

812_E_Pike_Bld

Esteban Hernandez
812 E. Pike Blvd
Colonia San Juan Lots 4&5

Purpose for the Rezone Request
Existing zoning: R-1
Existing land use: Residential
Prop Zone: R-2



JUN 15, 2022

BUSTAMANTE FERNANDO JR PO BOX 1271 WESLACO TX 78599	S0800-00-014-0001-00 COLONIA SAN JUAN BLK 14 LT 1 820 E PIKE BLVD	L: 30024 B: 54104
LOSOYA FELIBERTO & LOURDES 818 E PIKE BLVD WESLACO TX 78596	S0800-00-014-0002-00 COLONIA SAN JUAN BLK 14 LOT 2 818 E PIKE BLVD	L: 21300 B: 24591
GARCIA ESPERANZA H 816 E PIKE BLVD WESLACO TX 78596	S0800-00-014-0003-00 COLONIA SAN JUAN BLK 14 LOT 3 816 E PIKE BLVD	L: 21300 B: 60600
AGUILAR ANTONIO 22062 CRAGON RD HARLINGEN TX 78552	S0800-00-014-0004-00 COLONIA SAN JUAN LOTS 4 & 5 BLK 14 812 E PIKE BLVD	L: 42600 B: 22527
MARTINEZ MARTIN 810 E PIKE BLVD WESLACO TX 78596	S0800-00-014-0006-00 COLONIA SAN JUAN BLK 14 LOT 6 810 E PIKE BLVD	L: 21300 B: 25023
GARCIA NOEMI 808 E PIKE BLVD WESLACO TX 78596	S0800-00-014-0007-00 COLONIA SAN JUAN BLK 14 LOT 7 808 E PIKE BLVD	L: 21300 B: 14175
STRICKLAND ARTHUR U & RITA H REVOCABLE LIVING TRUST 1509 S BORDER AVE WESLACO TX 78596	S0800-00-014-0008-00 COLONIA SAN JUAN LOTS 8 & 9 BLK 14 806 E PIKE BLVD	L: 54000 B: 172231
STRICKLAND ARTHUR U & RITA H REVOCABLE LIVING TRUST 1509 S BORDER AVE WESLACO TX 78596	S0800-00-014-0010-00 COLONIA SAN JUAN LOT 10 BLK 14 802 E PIKE BLVD	L: 21300 B: 60235
GAYTAN PATRICIA AKA PATRICIA 800 E PIKE BLVD WESLACO TX 78596	S0800-00-014-0011-00 COLONIA SAN JUAN LOT 11 BLK 14 800 E PIKE BLVD	L: 34800 B: 82247
MOYA ROBERTO III 9879 BURR PRESS LN SAN ANTONIO TX 78245	S0800-00-014-0012-00 COLONIA SAN JUAN BLK 14 LOT 12 801 REBECCA ST	L: 28329 B: 73416
HERRERA JOY G 803 REBECCA ST WESLACO TX 78596	S0800-00-014-0013-00 COLONIA SAN JUAN BLK 14 LOT 13 803 REBECCA ST	L: 22152 B: 27562
MORALES MARIA VICTORIA 805 REBECCA ST WESLACO TX 78596	S0800-00-014-0014-00 COLONIA SAN JUAN BLK 14 LOT 14 805 REBECCA ST	L: 22152 B: 20446

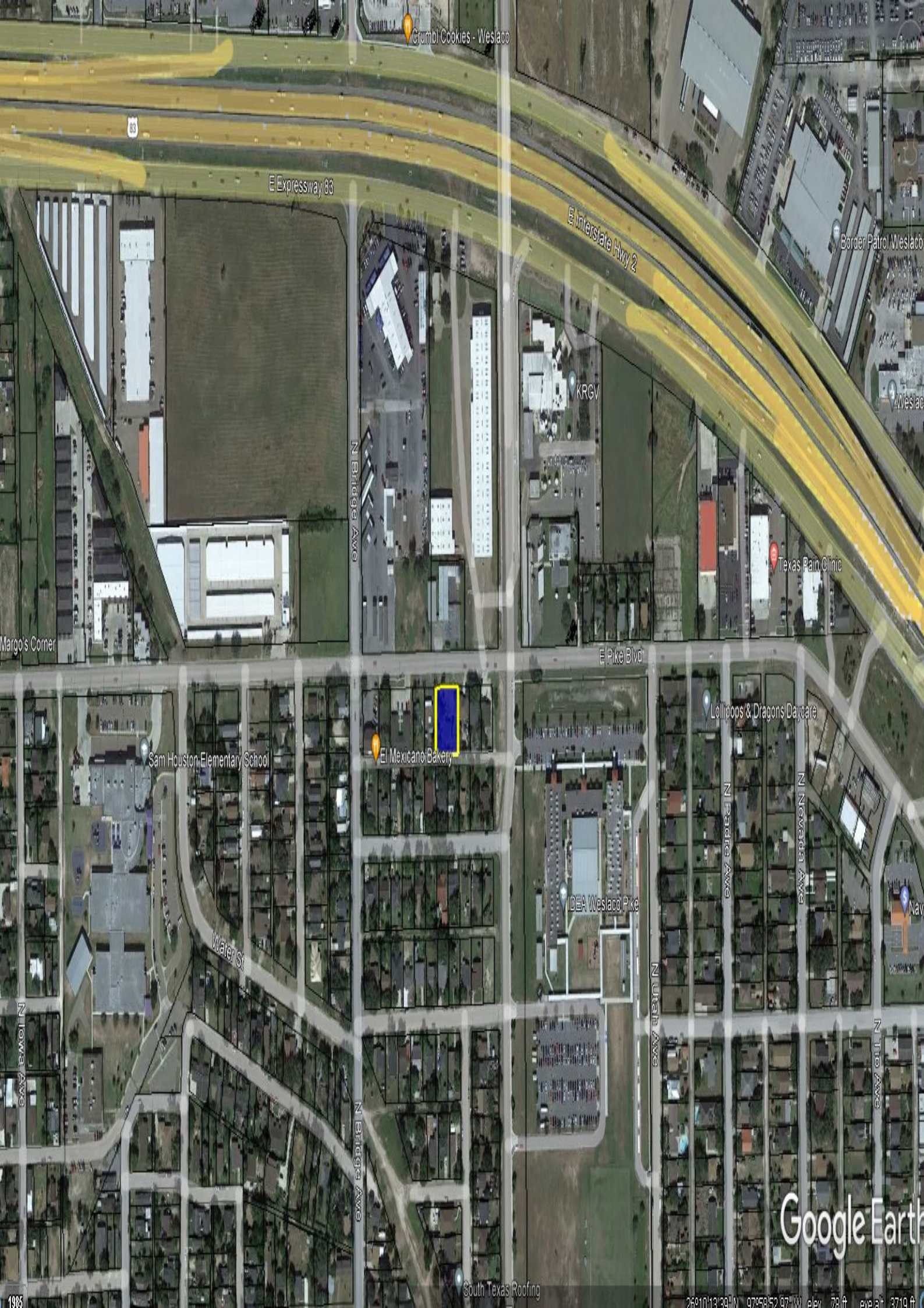
JUN 15, 2022

PERAZA OSCAR A & MARIA G 807 REBECCA ST WESLACO TX 78596	S0800-00-014-0015-00 COLONIA SAN JUAN BLK 14 LOT 15 807 REBECCA ST	L: 22152 B: 34104
RODRIGUEZ JOSE M & ISaura 1420 EL PASEO WESLACO TX 78596	S0800-00-014-0016-00 COLONIA SAN JUAN BLK 14 LOT 16 809 REBECCA ST	L: 21300 B: 12890
REYES MONICA BARBOSA 811 REBECCA ST WESLACO TX 78596	S0800-00-014-0017-00 COLONIA SAN JUAN BLK 14 LOT 17 811 REBECCA ST	L: 21300 B: 71441
GONZALEZ MARISOL PO BOX 603 WESLACO TX 78599	S0800-00-014-0018-00 COLONIA SAN JUAN BLK 14 LOT 18 813 REBECCA ST	L: 21300 B: 16695
REYES JUAN J & MA DEL CARMEN 12706 APACHE DR MERCEDES TX 78570	S0800-00-014-0019-00 COLONIA SAN JUAN BLK 14 LOT 19 815 REBECCA ST	L: 21300 B: 16618
ZEPEDA PETRA 817 REBECCA ST WESLACO TX 78596	S0800-00-014-0020-00 COLONIA SAN JUAN BLK 14 LOT 20 817 REBECCA ST	L: 21300 B: 17346
CRUZ ELIDA 5030 MILE 12 N MERCEDES TX 78570	S0800-00-014-0021-00 COLONIA SAN JUAN BLK 14 LOTS 21 & 22 821 REBECCA ST	L: 42715 B: 22491
MONREAL PABLO 820 REBECCA ST WESLACO TX 78596	S0800-00-015-0002-00 COLONIA SAN JUAN BLK 15 LOT 2 820 REBECCA ST	L: 21300 B: 24156
LUGO JULIANNA 814 REBECCA ST WESLACO TX 78596	S0800-00-015-0004-00 COLONIA SAN JUAN BLK 15 LOT 4 814 REBECCA ST	L: 21300 B: 22316
RIVERA JUANA 812 REBECCA ST WESLACO TX 78596	S0800-00-015-0005-00 COLONIA SAN JUAN BLK 15 LOT 5 812 REBECCA ST	L: 21300 B: 53216
ALVAREZ JUANA 831 N WASHINGTON AVE MERCEDES TX 78570	S0800-00-015-0006-00 COLONIA SAN JUAN BLK 15 LOT 6 810 REBECCA ST	L: 21300 B: 16948
RIVERA JUAN J & JUANA 808 REBECCA ST WESLACO TX 78596	S0800-00-015-0007-00 COLONIA SAN JUAN BLK 15 LOT 7 808 REBECCA ST	L: 21300 B: 17646

City of Weslaco Code Enforcement Dept.

JUN 15, 2022

PAYNE JAMES A TRUSTEE 2401 E EXPRESSWAY 83 WESLACO TX 78599	W3800-00-040-0000-00 WEST TRACT SW 5.56 AC-W18.49AC FT 800 E EXPRWY 83	L: 532826 B: 404280
FIDELITY BONDED WAREHOUSE 818 E EXPRESSWAY 83 WESLACO TX 78596	W3800-00-040-0000-04 WEST TRACT AN IRR TR FT 40 EXC S185.06'-E149.54' 4.34 AC GR 918 E FRONTAGE RD	L: 742262 B: 803980
ACADEMIC BUILDING CORP PO BOX 831386 SAN ANTONIO TX 78283	W3800-00-040-0000-05 WEST TRACT S185.06'-E149.54'-W475.79' GR 0.55AC NET 813 E PIKE BLVD	L: 107811 B: 131432
HIDALGO COUNTY DRAINAGE DIST #1 902 N DOOLITTLE RD EDINBURG TX 78542-7470	S1079-00-000-0000-00 SAN MARCOS N75' D/D R/O/W	L: 53213 B: 0



Crumb Cookies - Weslaco

83

E Expressway 83

E Interstate Hwy 2

Border Patrol Weslaco

Weslaco

KRGV

Texas Pain Clinic

Margo's Corner

E Pike Blvd

Sam Houston Elementary School

El Mexicano Bakery

Lollipops & Dragons Daycare

IDEA Weslaco Pk

Waters St

N Iowa Ave

N Bridge Ave

N Utah Ave

N Padre Ave

N Nevada Ave

N 7th Ave

Google Earth

South Texas Roofing

26°10'13" 30"N 97°58'52" 07"W play 78 ft elevation 3719 ft

1995

ORDINANCE NO. 2022-26

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 812 E PIKE BLVD. ALSO BEING BLK 14, LOT 4 & 5, COLONIA SAN JUAN, 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 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of July 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: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5595	
From:			
Subject: Discussion and consideration after public hearing on behalf of Christine Alaniz to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and to Host Live Music at 1015 S International Blvd., also being Lot 1 & 2, Ranch House Subdivision Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Three-fourths vote required. 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 and to Host Live Music. Six (6) property owners within 200 feet of the applicant's property were notified by letter on June 24, 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 June 20, 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 July 6, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval of the conditional use permit.			
Attachments, if any: CUP 1015 S International- Memo, 1015 S International- Petition, 1015 S International- Attachments, 1015 S. International Blvd			

Responsibilities upon Approval:
Planning staff will advise applicant.

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 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- 1015 S International Blvd

DATE: July 13, 2022

The applicant is proposing to obtain a permit for a On-premise Wine and Malt Beverage retail Dealer's Permit at the existing Ranch House Burgers. The existing business is a primarily food establishment with a food to alcohol ratio of 80:20. The owner has recently added an outdoor patio and stage to allow for Live Music. Staff has received one petition against the proposed conditional use permit from the church located immediately south of this location. The petitioner has stated that the sale of alcohol is not permitted within 100ft of a church. However, neither city ordinance or TABC standards prohibit the sale of alcohol. This item will require super majority vote to approve.

Planning & Zoning recommended approval of the conditional use permit .

Thank you,

Rebekah de la Fuente, CFM

7/5/22

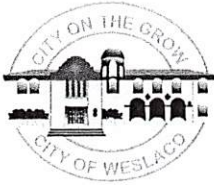
To the Weslaco Planning & Zoning
Commission regarding a Permit to sell
liquor and have live music at Ranch
House Burgers Subdivision Weslaco Tex.
Hidalgo County, Texas. I was informed
that the state of Texas passed a
law that no liquor could be sold
within 100 ft. from a school or church.
We The Lighthouse Church are right
next door, less than 100 ft. away.
We have Sunday and Wednesday
services and the live music
overpowers our sound system.
So I pray you will honor the
state law that was put.
Thank You!

Pastor

Juan M. De la Santa
956-246-8012



Re: 1015 S Int'l C.U.P.



APPLICATION FOR CONDITIONAL USE PERMIT



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

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

FILE NO. Use-000039-2022

PROPOSED PROJECT

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

Lot 1 + 2 Block _____

Subdivision Name Ranch House (AMND)

Street Address 1015 S. International Blvd.

Existing Zoning CD / CNTY Existing Land Use _____

Purpose for the Conditional Use Permit Request Wine & Beer License

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

- NONE -

- ☒ \$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 Christine Alaniz Phone 956-802-5792

Address 1002 E. Solar Drive Fax: _____

City Mission State TX Zip Code 78574 E-Mail: ranchhouseii@gmail.com

OWNER

Name Ramon & Armandina Barrera Phone 956-975-8765

Address 1015 S. International Blvd. Fax: _____

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

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

Yes _____ No ☒ _____

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

Signature Christine Alij Date 6/1/22
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 _____

Hidalgo CAD

Property Search > 1015919 BARRERA RAMON R & ARMANDINA for Year 2022

Tax Year: 2022

Property

Account

Property ID:	1015919	Legal Description:	RANCH HOUSE (AMND) LOT 1
Geographic ID:	R0830-00-000-0001-00	Zoning:	CO
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	FM 1015 TX	Map ID:	DOC# 2749484
Neighborhood:	SWL 1015 PROJECT		
Neighborhood CD:	SWL1015		

Owner

Name:	BARRERA RAMON R & ARMANDINA	Owner ID:	241916
Mailing Address:	1015 S INTERNATIONAL BLVD WESLACO, TX 78596-3262	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$192,294	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$210,743	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$403,037	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$403,037	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$403,037	

Taxing Jurisdiction

Owner: BARRERA RAMON R & ARMANDINA

Hidalgo CAD

Property Search > 1015920 BARRERA RAMON R & ARMANDINA for Year 2022

Tax Year: 2022

Property

Account

Property ID:	1015920	Legal Description:	RANCH HOUSE (AMND) LOT 2
Geographic ID:	R0830-00-000-0002-00	Zoning:	CNTY
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	S FM 1015 TX	Map ID:	DOC# 2749484
Neighborhood:	SWL 1015 PROJECT		
Neighborhood CD:	SWL1015		

Owner

Name:	BARRERA RAMON R & ARMANDINA	Owner ID:	241916
Mailing Address:	1015 S INTERNATIONAL BLVD WESLACO, TX 78596-3262	% Ownership:	100.0000000000%
		Exemptions:	

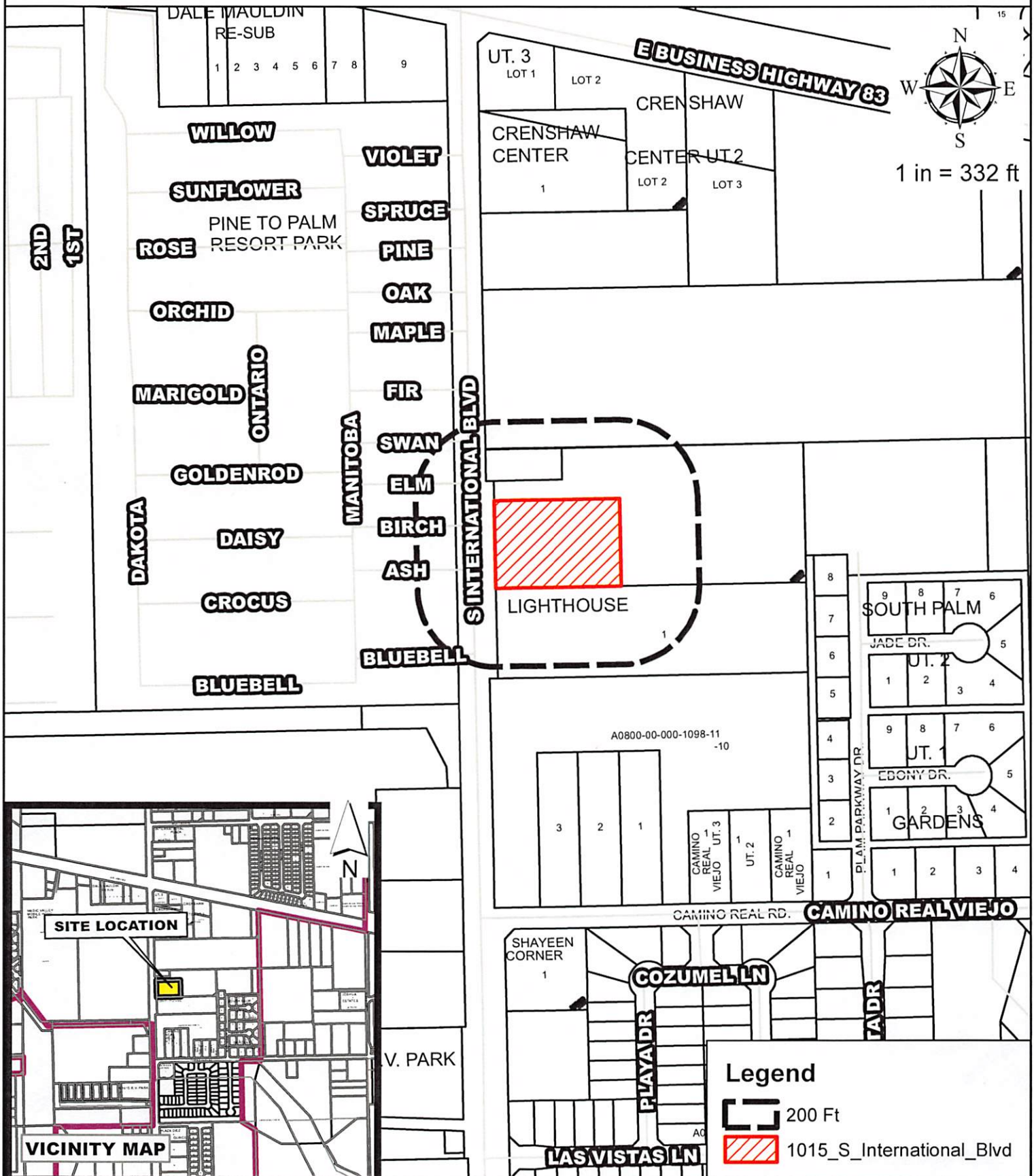
Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$322,413	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$22,869	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$181,122	\$1,758
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$526,404	
(-) Ag or Timber Use Value Reduction:	-	\$179,364	
(=) Appraised Value:	=	\$347,040	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$347,040	

Taxing Jurisdiction

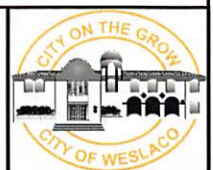
Owner: BARRERA RAMON R & ARMANDINA

CITY OF WESLACO



Christine Alaniz
1015 S. International Blvd.
Ranch House (Amnd) Lot 1

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



JUN 14, 2022

MANTEX HOLDING CO INC 802 S INTERNATIONAL BLVD WESLACO TX 78596	A0800-00-000-1095-00 ADAMS TRACT FT 1095 AN IRR TR XC N416.96'-E777.51' FT 1095 33.88 AC 802 S FM 1015	L: 1304380 B: 1370778
GUERRA NORMA ALICIA & IGNACIO NORBERTO I XAVIER L GUERRA 121 E JONQUIL AVE MCALLEN TX 78501	A0800-00-000-1098-06 ADAMS TRACT 12.24AC FT 1098 & 0.94AC .18AC 911 S INTERNATIONAL BLVD	L: 461300 B: 29431
CASTANEDA ALFREDO SR & 921 S INTERNATIONAL BLVD WESLACO TX 78596	A0800-00-000-1098-08 ADAMS TRACT 0.43AC FT 1098	L: 44924 B: 45658
LIGHT HOUSE CHURCH THE PO BOX 781 MERCEDES TX 78570	L4440-00-000-0001-00 LIGHTHOUSE LOT 1 1105 S INTERNATIONAL BLVD	L: 364450 B: 55718
BARRERA RAMON R & ARMANDINA 1015 S INTERNATIONAL BLVD WESLACO TX 78596	R0830-00-000-0001-00 RANCH HOUSE (AMND) LOT 1 1015 S INTERNATIONAL BLVD	L: 210743 B: 202908
BARRERA RAMON R & ARMANDINA 1015 S INTERNATIONAL BLVD WESLACO TX 78596	R0830-00-000-0002-00 RANCH HOUSE (AMND) LOT 2 1005 S INTERNATIONAL BLVD	L: 0 B: 1104



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



**Required
Certifications**

USE-000239-2022

Join TABC in the fight against human trafficking

L-CERT (9/2021)

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.)			
Ranch House Burgers II, LLC			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.)			
CHRISTINE ALANIZ			
3. Type of Owner			
☐ Corporation	☒ Limited Liability Company	☐ Partnership	
☐ Limited Partnership	☐ Limited Liability Partnership	☐ Other: _____	
4. Location Address			
1015 S International Blvd			
City	County	State	Zip Code
Weslaco	Hidalgo	TX	78596
5. Mailing Address			
1015 S International Blvd			
City	County	State	Zip Code
Weslaco	Hidalgo	TX	78596
6. Business Telephone Number		Alternate Telephone Number	
956-520-8783		956-520-8783	
		E-mail Address	
		ranchhouseii@gmail.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	☐ P Package Store Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET Third-Party Local Cartage Permit	☐ Q Wine Only Package Store	
☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☐ MB Mixed Beverage	
☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB Food and Beverage Certificate	☐ WP Waterpark Permit	
☐ BP Brewpub License	☐ LH Late Hours Certificate		
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	☐ S Nonresident Seller's Permit	
☐ BC Branch Distributor's License	☐ DS Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License	
☐ BN Nonresident Brewer's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit	
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit	
☐ JD Bonded Warehouse (Dry Area)			
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: Ranch House Burgers IILocation Address: 1015 S. International Blvd 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 _____, _____, 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: Ranch House Burgers

Location Address: 1015 S. International Blvd

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: X, J, BB & BC

☐ 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: Ranch House Burgers IILocation Address: 1015 S. International BlvdCity: 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 (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 _____, _____ 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: Ranch House Burgers II

Location Address: 1015 S. International Blvd 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: X, J, BB & BC

☐ 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: Ranch House 11

Location Address: 1015 S. International Blvd

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 _____ day of _____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number _____ Outlet Number _____

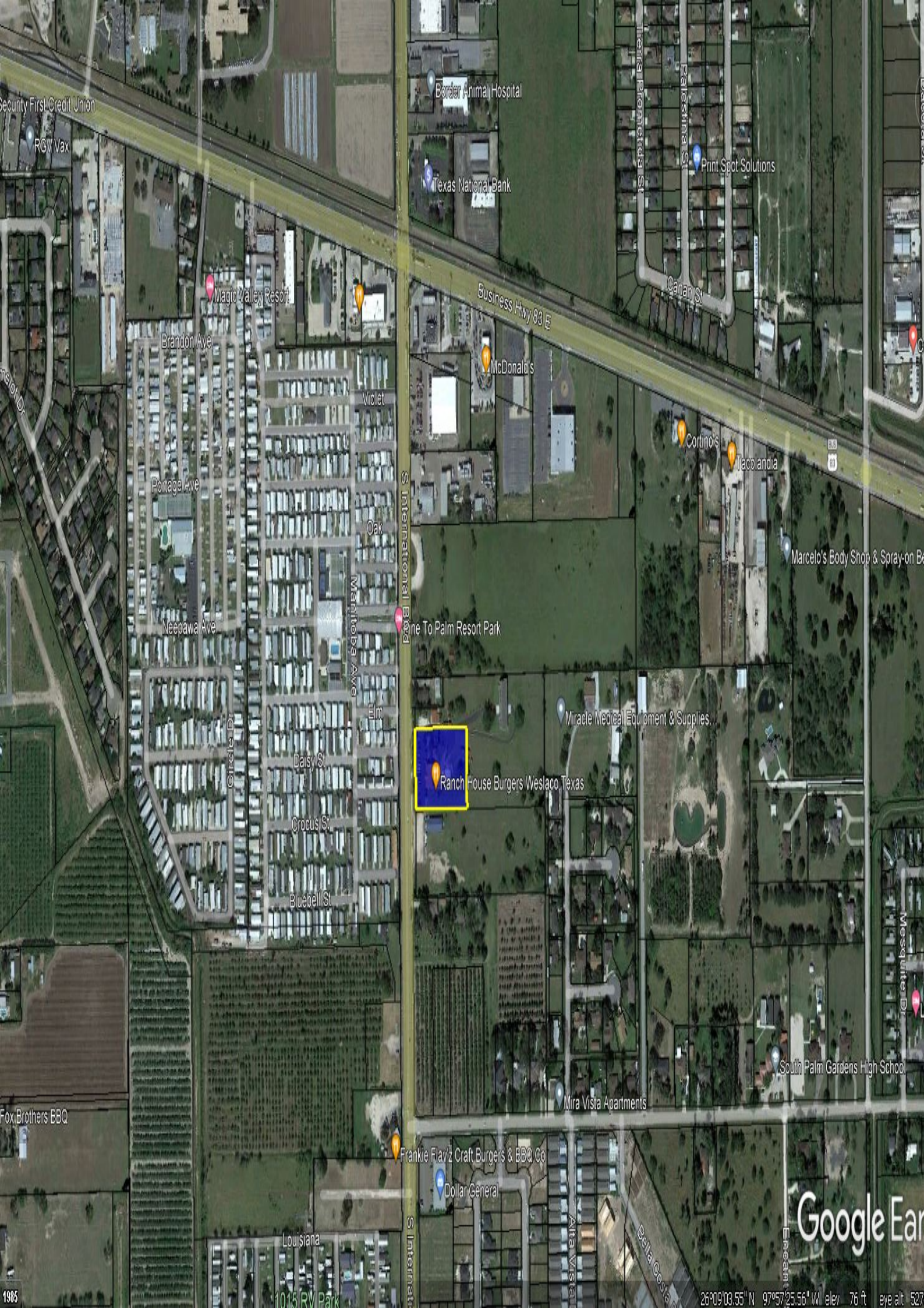
Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____

FIELD OFFICE _____

SEAL



Security First Credit Union

RCV Vax

Border Animal Hospital

Texas National Bank

Print Spot Solutions

Magic Valley Resort

Brandon Ave

Business Hwy 83 E

McDonald's

Violet

Cortino's

Tacolandia

Portage Ave

Oak

Marcello's Body Shop & Spray-on B

Neepawa Ave

S International Blvd

Pine To Palm Resort Park

Manitoba Ave

Elm

Miracle Medical Equipment & Supplies

Ranch House Burgers Westlaco Texas

Daisy St

Crocus St

Bluebell St

Circle Dr

Mesquite Dr

South Palm Gardens High School

Mira Vista Apartments

Fox Brothers BBQ

Frankie Flav'z Craft Burgers & BBQ Co

Dollar General

Louisiana

1015 RV Park

S Internat

Alta Vista

Bella Costa

Linea

Google Earth

26°09'03.55" N 97°57'25.56" W elev 76 ft eye alt 527



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5596	
From:			
Subject: Discussion and re-consideration to approve the Final Plat for South Point Subdivision – being 12.34 acres being all of lot 2 VBMH Subdivision, Hidalgo County, Texas. Approximately 2,957 ft. West of the Intersection of F.M. 88 and US Expy 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The Subdivision was previously approved by Commission August 17, 2021, as a seven (7) lot subdivision. The developer is requesting to change from public to a private subdivision. The proposed street will be maintained by the surrounding property owners and will remain ungated.			
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 final plat was previously approved by City Commission on August 17, 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 revised Final Plat at their regular meeting of July 6, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval of Final Plat.			
Attachments, if any: South Point- Memo, South Point- Application, South Point- Aerial, South Point- Revised final 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: South Point- Final Plat

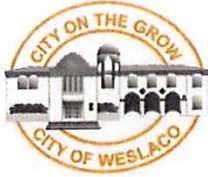
DATE: July 163, 2022

The proposed use for the 7-lot subdivision will be a commercial development, located inside the Weslaco City limits. A pre-construction review was held and a Notice to Proceed has been issued for this project. The developer is now requesting to convert the subdivision into a private development to maintain ownership over the new right-of-way. This will allow the developer to meander the construction of the street to better suit the needs of the incoming development.

The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: South Point Subdivision

Location: East Expressway 83 Frontage - between North Westgate Drive and Border Avenue

Legal Description: Being a Re-subdivision of 12.889 acres, Being all of Lot 2 VBMH Subdivision and out of Farm Tract 133, West and Adams Tract Subdivision, City of Weslaco, Hidalgo County, Texas.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: B-2 Secondary & Highway District

Existing Land Use: vacant Proposed Land Use: Commercial Use

Number of Lots Proposed: 7 Lots Gross Acreage: 12.889

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Sharyland Investors, Ltd and R.I. Pecina Telephone: c/o (956) 381-0981

Address: 305 A North Shary Road and 2408 Durango Drive Fax: _____

City: Mission and Mission State: Texas Zip: 78572 E-mail: c/o mario@meldenandhunt.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. Telephone: (956) 381-0981

Address: 115 West McIntyre Road Edinburg Fax: _____

City: Edinburg State: Texas Zip: 78541 E-mail: mario@meldenandhunt.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: City of Weslaco
- ☒ YES ☐ NO Wastewater Provision: City of Weslaco
- ☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD#1</u>	☒ YES ☐ NO Irrigation District <u>Excluded</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)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Sharyland Investors, Ltd and R.I. Pecina

Owner Signature: (owner's authorization) Date: _____

Melden & Hunt, Inc. is the authorized agent

Authorized Agent Signature:  Date: 06.30.2021

Authorized Agent Printed Name: Mario A. Reyna, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

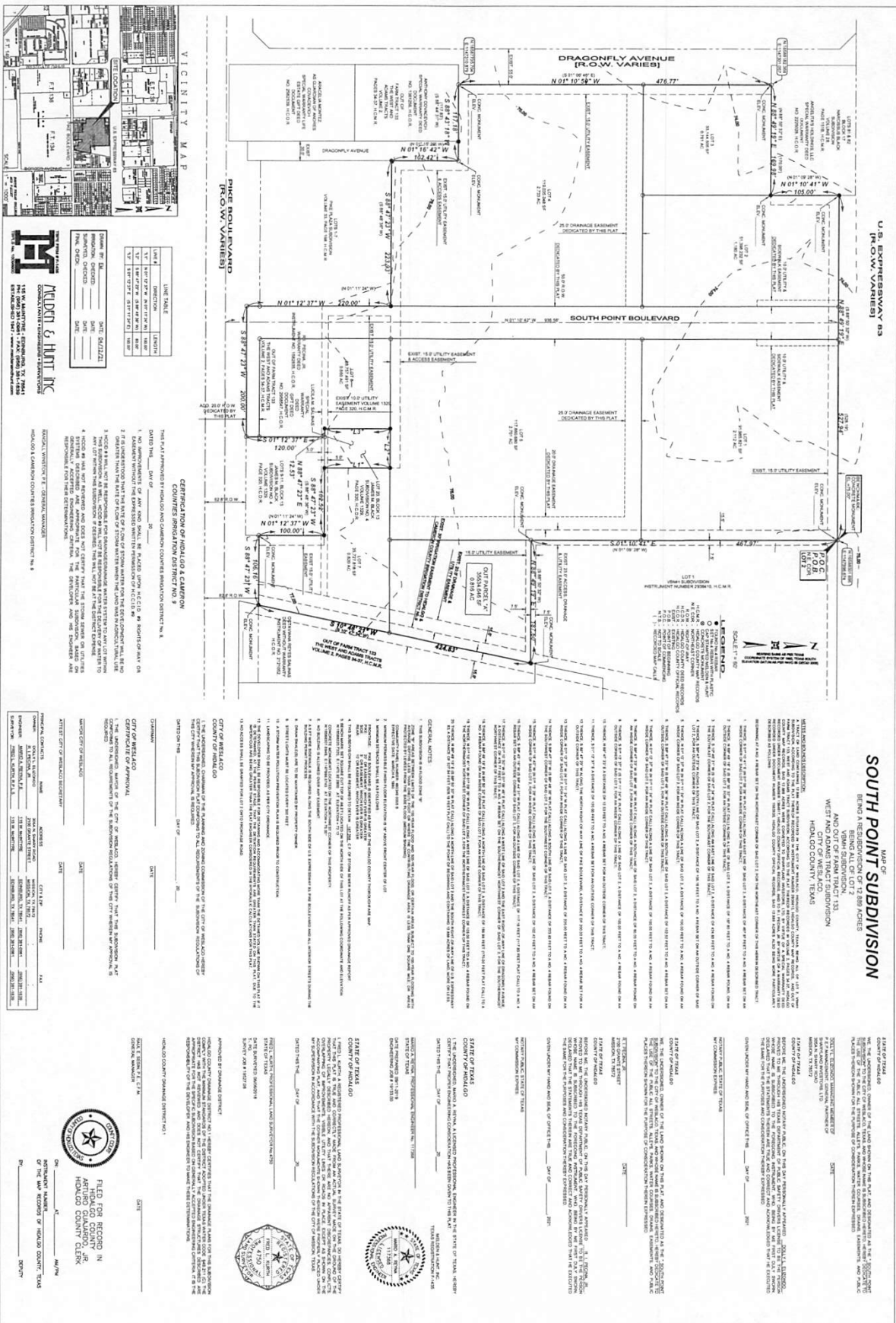
P & Z Commission Approval on Final Plat: _____

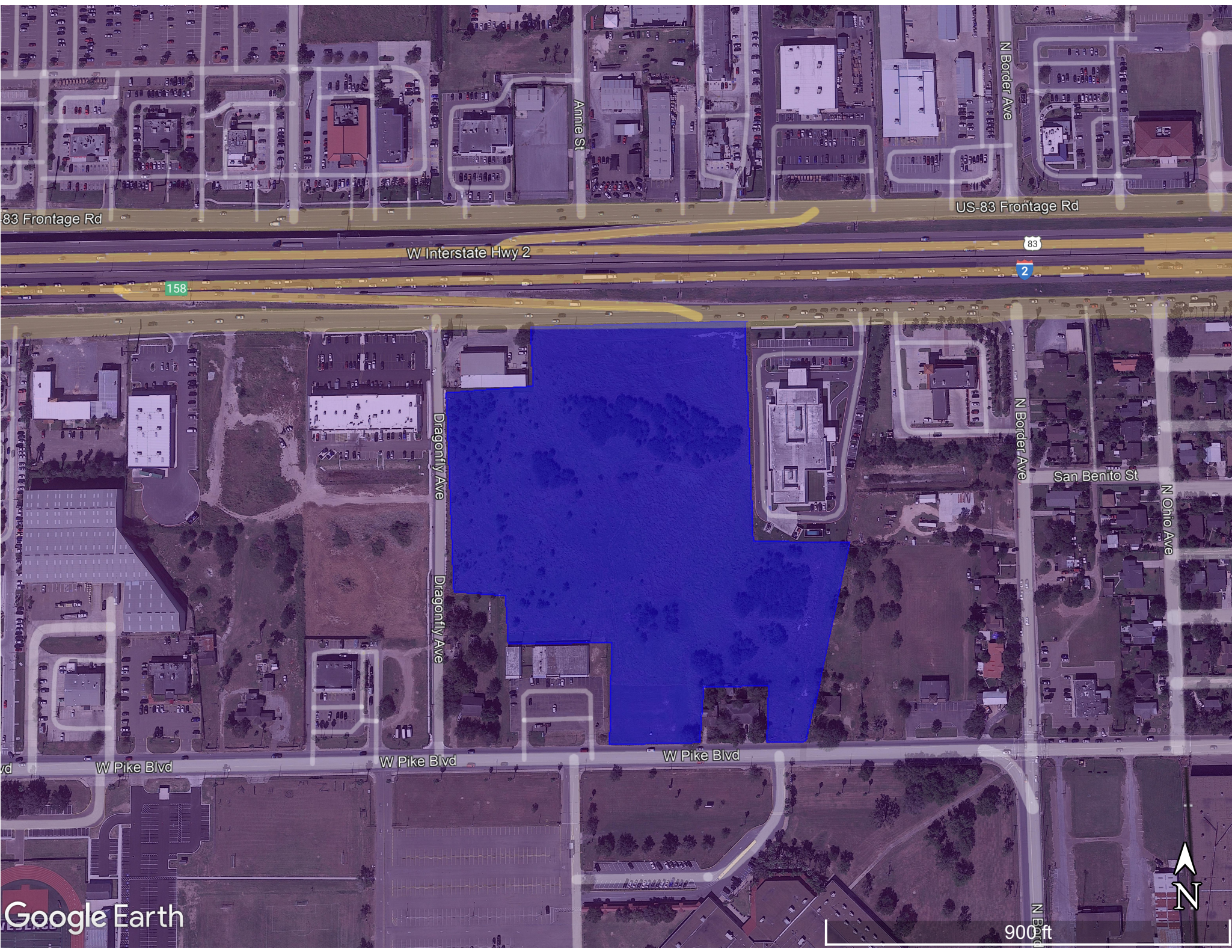
City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____





83 Frontage Rd

US-83 Frontage Rd

W Interstate Hwy 2

158

83

2

Dragonfly Ave

Dragonfly Ave

N Border Ave

San Benito St

N Ohio Ave

W Pike Blvd

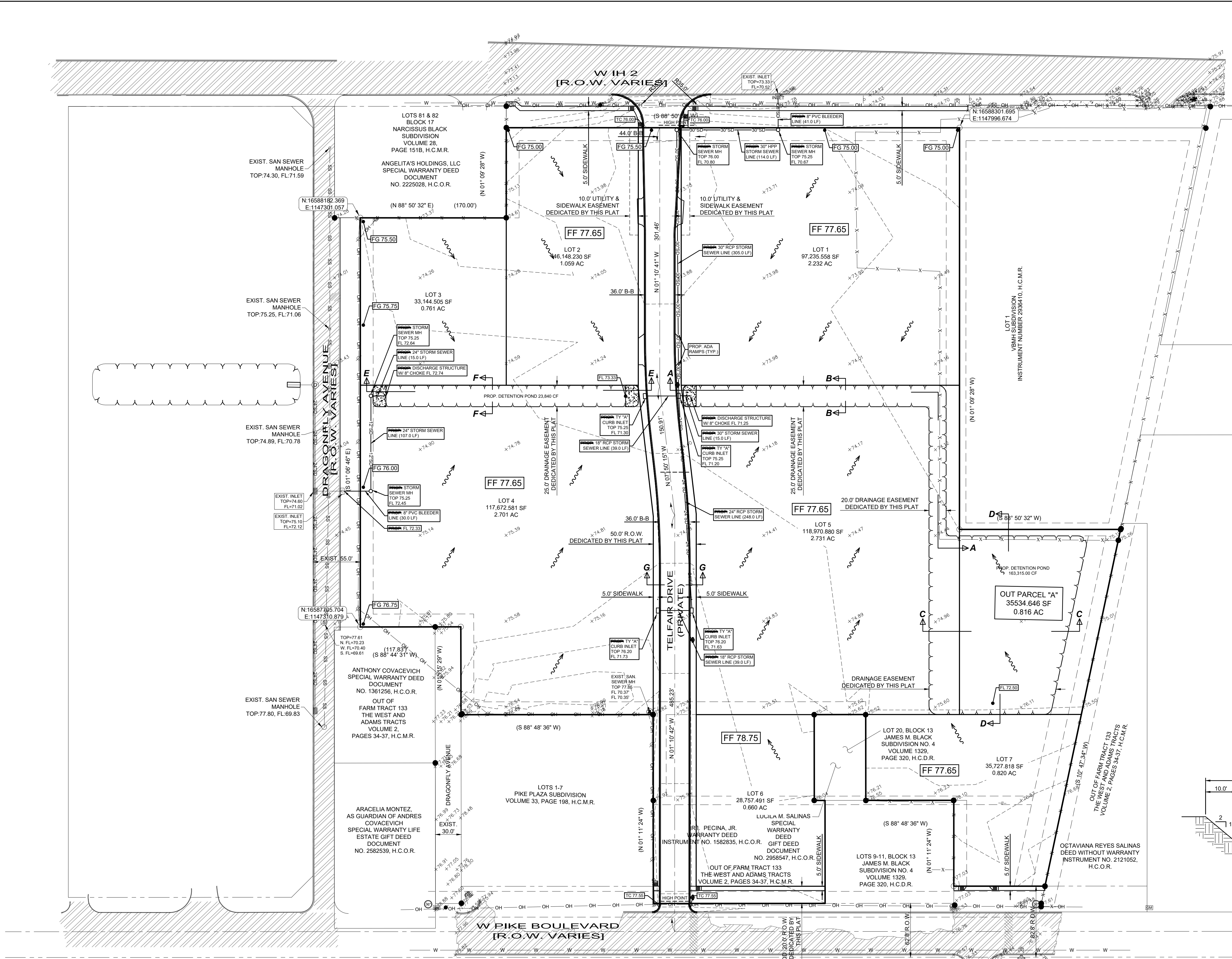
W Pike Blvd

W Pike Blvd

Google Earth

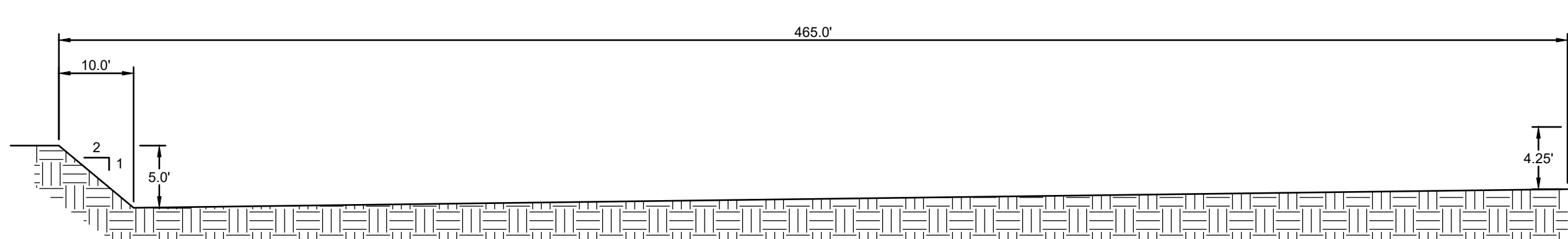
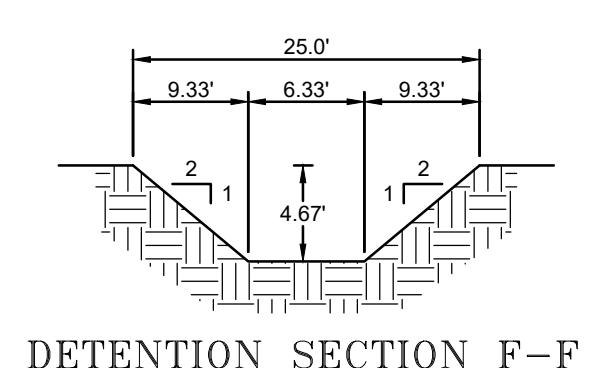
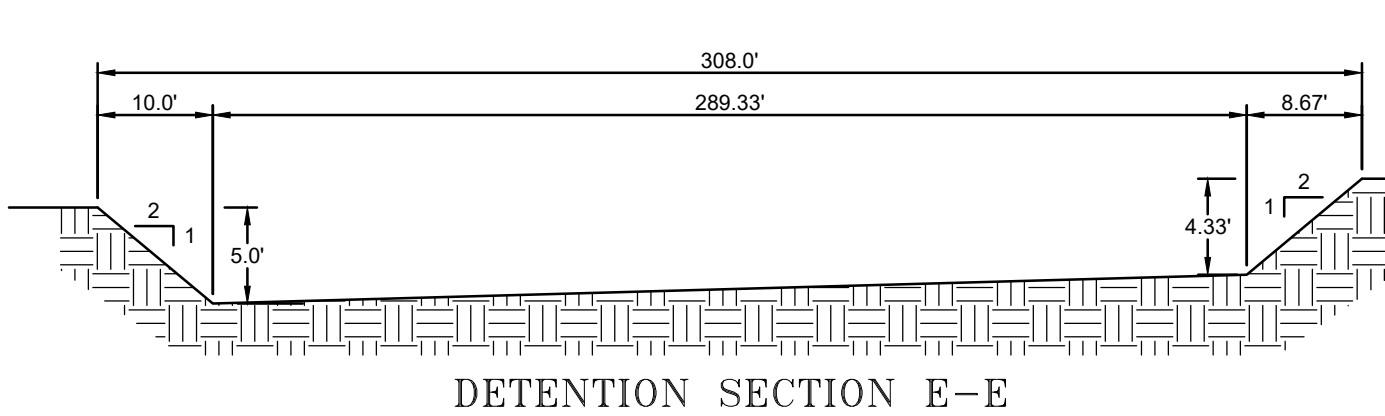
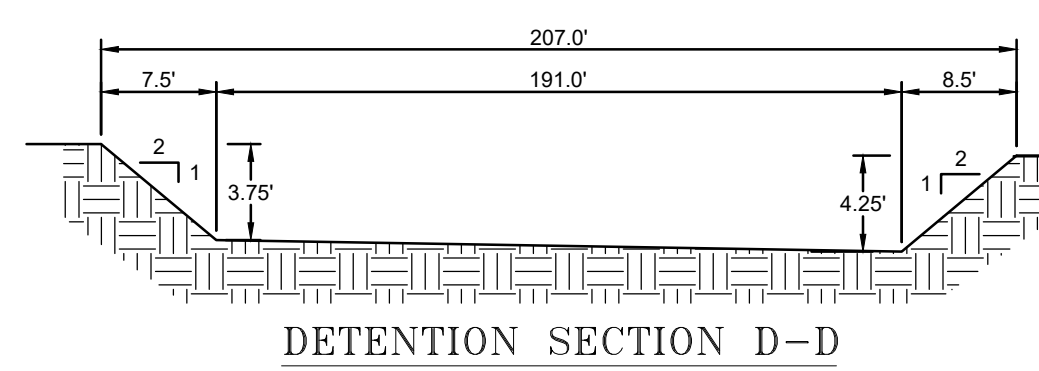
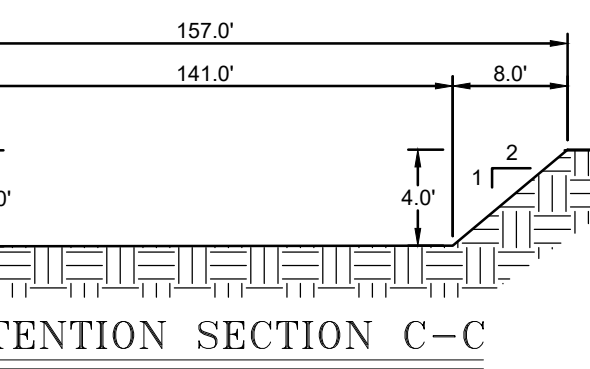
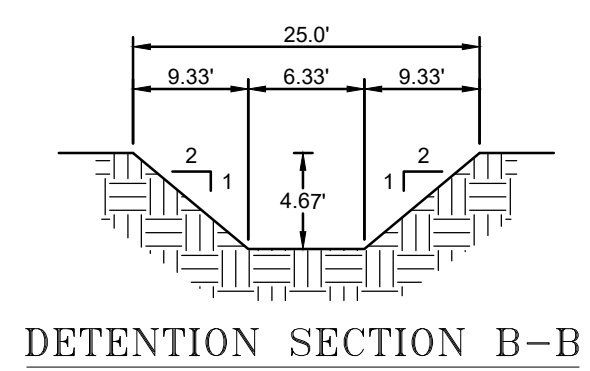
900 ft





SCALE: 1" = 60'

DETENTION REQUIRED: = 187,268.00 CF
DETENTION PROVIDED: = 187,455.00 CF



DETENTION SECTION A-A

AS-BUILT

JOB No.		21083.00	
PROJECT	DATE	BY	
MELDEN & HUNT, INC.		CONSULTANTS • ENGINEERS • SURVEYORS	
115 W. MCINTYRE - EDINBURG, TX 78541		PH: (956) 381-0981 - FAX: (956) 381-1839	
ESTABLISHED 1947 - www.meldenandhunt.com		TDP'S No. 1-0000000	
ENG. TECH. EM	PROJECT ENG. M.A.R.	T-BLOCK	PG.
1. RELEASE DATE	2. RELEASE DATE	3. RELEASE DATE	SCALE
AS SHOWN			
MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435			
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368			
06-20-2022 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW			
SOUTH POINT SUBDIVISION		WESLACO, TEXAS	
PAVING AND GRADING PLAN			
© Copyright 2021 Melden & Hunt, Inc. All Rights Reserved.			
File Name: XXXXXXXXXX			
SHEET 7		OF 11	



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5597	
From:			
Subject: Discussion and re-consideration to approve the Final Plat for Mid Valley Industrial Park – being a 146.09-acre tract of land out of farm tract 1056, 1057 and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of intersection Mile 9 & FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The Subdivision was previously approved by Commission December 14, 2021, as a twenty (20) lot subdivision. The developer is requesting to change the South portion of Development Drive from Economic Ave. to Mile 9 to a private street. The proposed conversion will allow the developer to install a gate at the intersection of Development drive and mile 9 north, in order to control traffic flows on Mile 9.			
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 Final plat was previously approved by City Commission in December 14, 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 revised Final Plat at their regular meeting of July 6, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval of the revised Final Plat.			
Attachments, if any: Mid Valley International Industrial Park- Memo, Mid Valley International Industrial Park- Application, Mid Valley International Industrial Park- Revised Plats, Mid Valley International Industrial Park- Aerial			

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

MEMO

TO: Mayor and City Commission

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

RE: Mid Valley International Industrial Park- Final Plat

DATE: July 13, 2022

The proposed use for the 20-lot subdivision will be a commercial and industrial development, located inside the Weslaco City limits. The pre-construction plans are currently under review by staff. The Subdivision was previously approved by Commission December 14, 2021, as a twenty (20) lot subdivision. The developer is requesting to change the South portion of Development Drive from Economic Ave. to Mile 9 to a private street. The proposed conversion will allow the developer to install a gate at the intersection of Development drive and mile 9 north , in order to control traffic flows on Mile 9.

The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

PIAT-000107-2021

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Weslaco Industrial Park

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

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

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: Agriculture

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

Number of Lots Proposed: 20 Gross Acreage: 146.09

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

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

Address: 275 S. Kansas Ave. Suite A Fax: _____

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

ENGINEER INFORMATION

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

Address: 200 S. 10th St. Suite 1500 Fax: _____

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

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: North Alamo Water Supply

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: Magic Valley Corporation

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$355.00 Planning Review fee**

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ **Drainage plans and calculations with engineer's seal**

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ **Proof of ownership of the property**

_____ **If septic tank system required, submit soil evaluation report**

_____ **Water Rights associated with the property**

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

☒ **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
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 - ☐ Street names
- ☒ Drainage plans and calculations with engineer's seal
 - ☐ Elevations
 - ☐ Flood directional arrows
 - ☐ Detention areas
 - ☐ Street names
- ☒ Proof of ownership of the property
- ☐ N/A 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)

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- ☐ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
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- ☐ SW3P

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- ☐ 2% inspection fee
- ☐ Park Fees
- ☐ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
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- ☐ 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
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- ☐ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: Alex Mendez Date: 8/9/21

Authorized Agent Printed Name: Alex Mendez

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

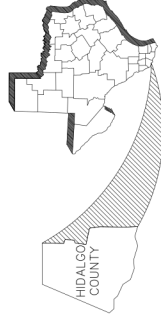
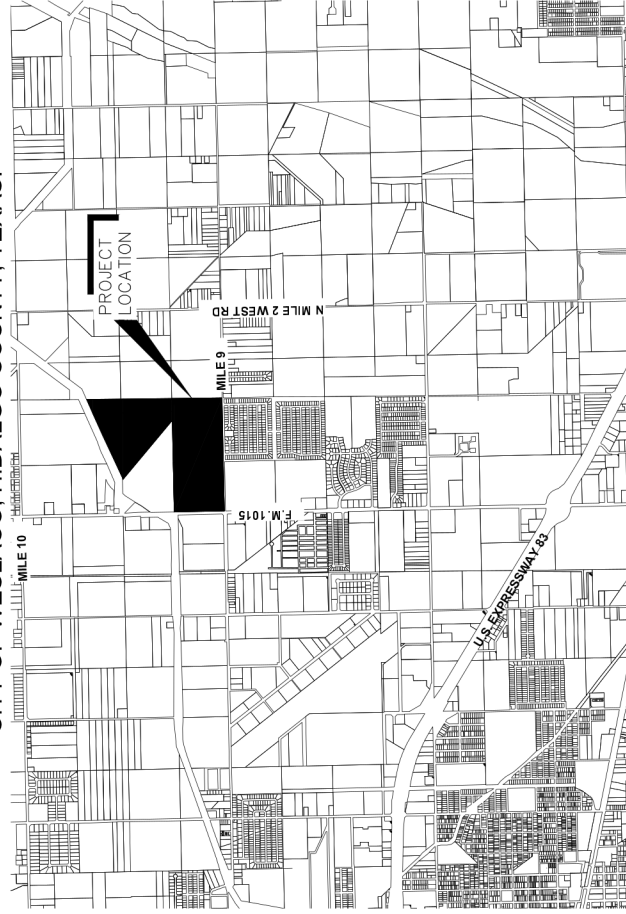
Date Recorded: _____ Instrument No. _____

General Comments: _____

CONSTRUCTION PLANS
FOR
MID-VALLEY INTERNATIONAL
INDUSTRIAL PARK SUBDIVISION



CITY OF WESLACO, HIDALGO COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

PLAN REVISION LOG

NO.	DATE	DESCRIPTION
1	4/29/2022	ISSUED LIFT STATION PLANS AND UNDERGROUND PLANS, ADDED MISSING STORM DRAIN PLAN SHEETS ALONG MILE 9, REVISIONS FOR CITY COMMENTS
2	6/10/2022	REV'D SAN SEWER MH RIM ELEV, STORM PIPE SIZES, STREET ELEV, GRADING, PAINT STRIPING
3	8/17/2022	REV'D LIFT STATION DEPTH PER ADJACENT LAND OWNER REQUEST

DATE OF PREPARATION, MARCH, 2022



SAMES SAM Engineering & Surveying

200 S. 10TH ST. SUITE 1500 TEL: (956) 702-8880
MCKINNEY, TEXAS 75061 FAX: (956) 702-8883

SAMES, INC. TEXAS REGISTERED ENGINEERING FIRM E-10802

CITY OF WESLACO OFFICIALS

MAYOR DAVID SUAREZ
CITY CLERK JACQUELINE GREGG
COMMISSIONER JOSE "JP" RODRIGUEZ
COMMISSIONER ADRIAN ARIAS
COMMISSIONER LEO MUNOZ
COMMISSIONER LEO MUNOZ

WESLACO EDC BOARD OF DIRECTORS

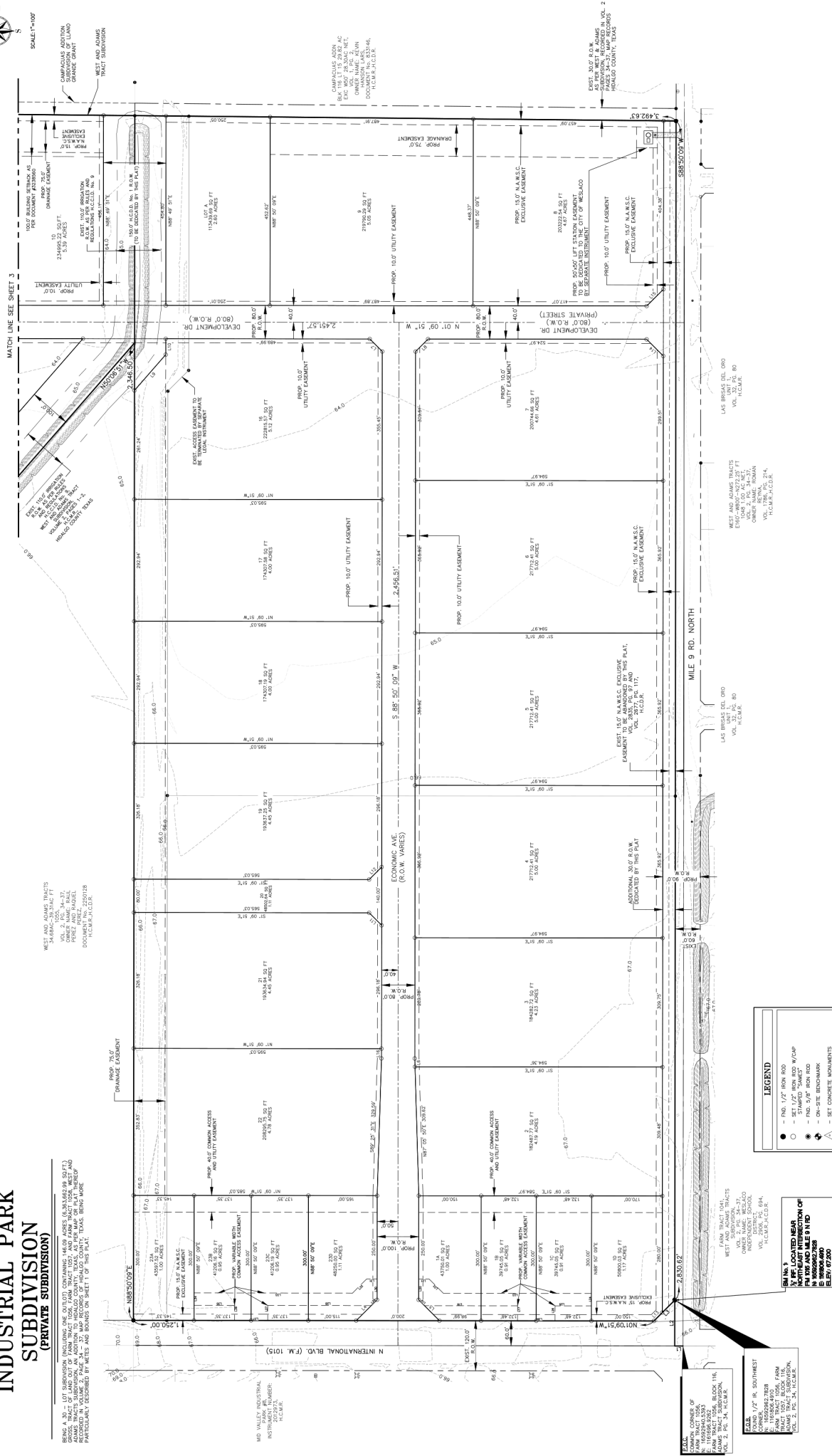
PRESIDENT BENITA R. VALADEZ
VICE PRESIDENT JERRY GONZALEZ
SECRETARY SANDRA CHARLTON
TREASURER SONIA DE LA FUENTE
MEMBER FRED PEREZ
MEMBER FRED PEREZ

CALL BEFORE YOU DIG!



MID-VALLEY INTERNATIONAL
INDUSTRIAL PARK
SUBDIVISION
(PRIVATE SUBDIVISION)

BEING A 30 ± LOT SUBDIVISION (INCLUDING ONE OUTLOT) CONTAINING 146.09 ACRES (0.346662 99 52 11)
GAMES TRACTS SUBDIVISION, IN ADDITION TO HOUSTON COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF
RECORDED IN PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS, BOOK 100, PAGE 100, BEING MORE
PARTICULARLY DESCRIBED BY MAPS AND RECORDS ON SHEET 1 OF THIS PLAT.



BEING A 30 - LOT SUBDIVISION (INCLUDING ONE CUTOFF) CONTAINING 146.09 ACRES (6.343,662.90 SQ. FT.). GROSS TRACTS OF LAND OUT OF FARM TRACT 1056, FARM TRACT 1057, AND FARM TRACT 1058, WEST AND ADAMS TRACTS SUBDIVISION, AN ADDITION TO HEOALGO COUNTY, TEXAS, AS FIRM MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34 - 37, MAP RECORDS OF HEOALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON SHEET 11 OF THIS PLAT.



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.55'	20.00'	53.13°	N27° 43' 45"W	17.89'
C2	157.22'	80.00'	112.60°	S2° 00' 19"W	133.11'
C3	242.48'	80.00'	73.66°	N34° 51' 53"W	159.76'
C4	18.55'	20.00'	53.13°	S25° 24' 03"W	17.89'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.55'	20.00'	53.13°	N27° 43' 45"W	17.89'
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C4	18.55'	20.00'	53.13°	S25° 24' 03"W	17.89'

LEGEND

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD W/CAP
STAMPED "SAMES"
- - FND. 5/8" IRON ROD
- - ON-SITE BENCHMARK
- △ - SET CONCRETE MONUMENTS
- ⊕ - CENTER LINE
- H.C.M.R. - HADALGO COUNTY MAP RECORDS
- H.C.O.R. - HADALGO COUNTY OFFICIAL RECORDS
- P.U.E. - PUBLIC UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING
- MON - MONUMENT
- PROP. - PROPOSED
- ELEV. - ELEVATION
- R.O.R. - RIGHT OF WAY

[illegible]

10. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A618, GRADE 60.
11. ALL CONCRETE AND FORM SHALL CONFORM TO CURRENT AMERICAN CONCRETE INSTITUTE (ACI) CODE REQUIREMENTS.
12. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPLICANCES.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCE PROCEDURES, TECHNIQUES OR SCHEDULING ALL PORTIONS OF THE WORK DESCRIBED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
14. THE CONTRACTOR SHALL COMPLY WITH ALL CITY ORDINANCES, STATE LAWS, FEDERAL REGULATIONS, AND ANY OTHER APPLICABLE REGULATORY AGENCIES' REGULATIONS, STANDARDS, OR CODES REQUIRED BY O.S.B.A. OR ANY OTHER REGULATORY AGENCY.
15. THESE NOTES ARE INTENDED TO SUPPLEMENT THE TECHNICAL SPECIFICATIONS AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE DETAILED REQUIREMENTS SET FORTH IN THE SPECIFICATIONS. WHERE THERE IS A CONFLICT BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS, THE DRAWINGS SHALL PREVAIL.

1. ALL STORM SEWER PIPE SHALL BE EITHER REINFORCED CONCRETE BOX ADHERING TO ASTM C1577 OR REINFORCED CONCRETE PIPE ADHERING TO ASTM C76 CLASS III (RUBBER JOINT) UNLESS NOTED OTHERWISE ON THE PLANS. NO TONGUE AND GROOVE JOINTS SHALL BE ACCEPTABLE.
2. ALL PIPE AND APPURTENANCES (INLETS, MANHOLES, JUNCTION BOXES, ETC.) SHALL CONFORM TO THE CITY TECHNICAL SPECIFICATIONS.

- GRADING**
1. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES TO PREVENT EROSION AND TO PREVENT SEDIMENT FROM ENTERING ADJACENT PROPERTIES OR INTO STORM DRAINAGE STRUCTURES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL REGULATIONS AND ORDINANCES REGARDING EROSION CONTROL.

[illegible]

- SANITARY SEWER**
1. ALL WORKMANSHIP AND MATERIALS FOR THE SANITARY SEWER SYSTEM SHALL BE IN CONFORMANCE WITH THE CITY OF MESQUITE STANDARDS AND IN ACCORDANCE WITH DESIGN CRITERIA FOR SEWAGE SYSTEMS BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TAC 317, CURRENT EDITION.
 2. ALL SANITARY SEWER MAINS SHALL BE SDN-26 WITH A PRESSURE RATING OF 115 PSI MEETING REQUIREMENTS OF ASTM SPECIFICATIONS D-3034.
 3. ALL SANITARY SEWER FORCE MAINS SHALL BE SDN-21.

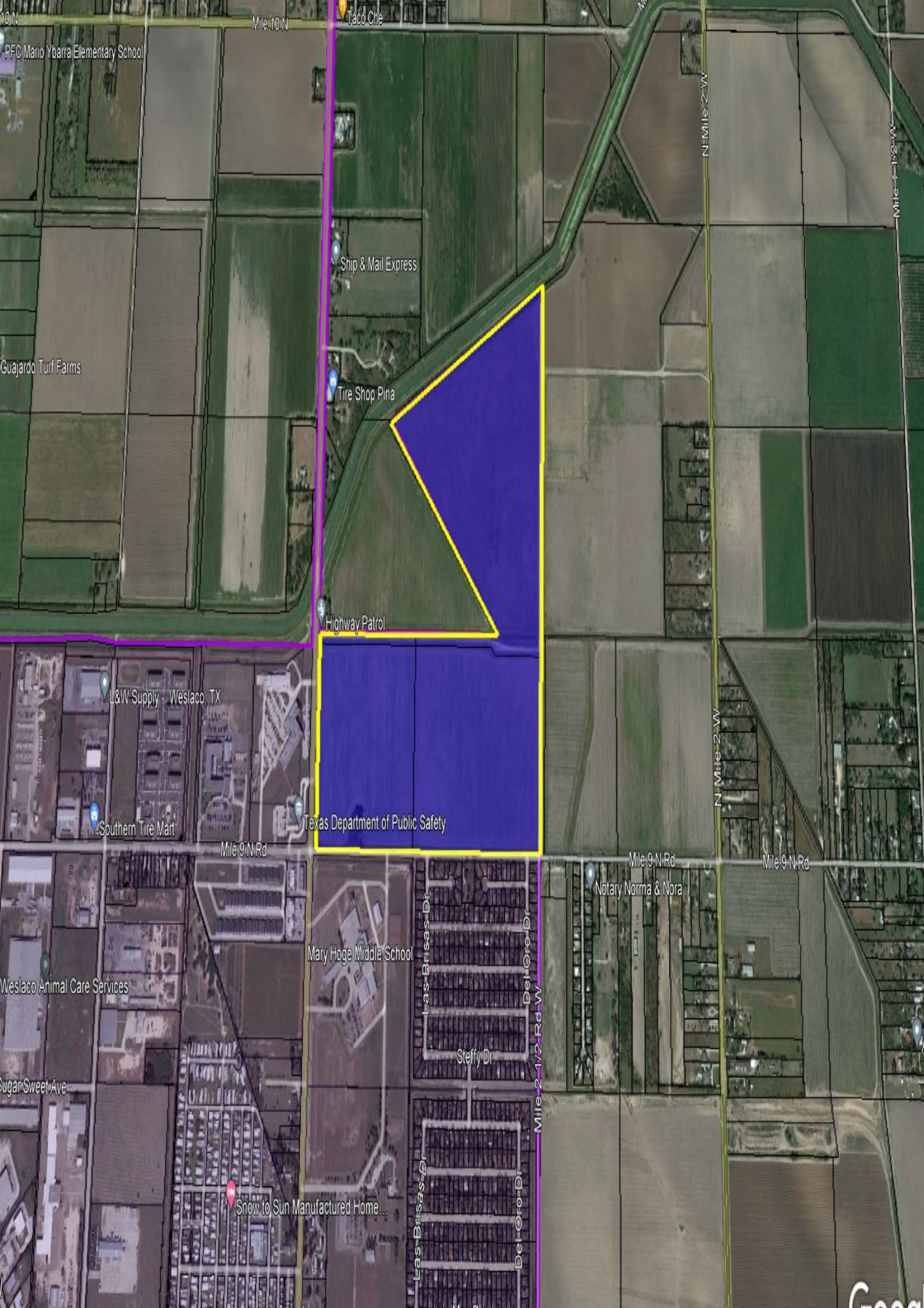
1. ALL SANITARY SEWER MAINS SHALL BE SDR-26 WITH A PRESSURE RATING OF 115 PSI MEETING REQUIREMENTS OF ASTM SPECIFICATIONS D-3034. ACCORDANCE WITH DESIGN CRITERIA FOR SEWAGE SYSTEMS BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TAC 217, CURRENT EDITION.
2. ALL SANITARY SEWER FORCE MAINS SHALL BE SDR-21.

- [illegible]

[illegible]

- TRENCH SAFETY**

1. IN ACCORDANCE WITH HOUSE BILLS 662 AND 663 DRAFTED BY THE TEXAS LEGISLATURE (20TH REGULAR LEGISLATIVE SESSION), THE CONTRACTOR SHALL MEET THE REQUIREMENTS FOR TRENCH SAFETY AS OUTLINED IN THE CURRENT VERSION OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS, 29 CFR PART 1926, SUBPART P—EXCAVATIONS.
2. PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PREPARE A TRENCH SAFETY PLAN. ALL PLANS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. THE PLAN SHALL BE SUBMITTED TO THE PROJECT ENGINEER.
3. IN THE EVENT CONDITIONS ENCOUNTERED IN THE FIELD REQUIRE TRENCH SAFETY SYSTEMS OUTSIDE OF THE EXTENTS SUGGESTED TRENCH PROTECTION SHOWN ON THE CONSTRUCTION PLANS, ALL EXCAVATION SHALL CEASE AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUSTAINING A REVERSED TRENCH SAFETY PLAN. NO ALTERATION SHALL RESUME UNTIL THE PROJECT ENGINEER HAS REVIEWED THE SITUATION AND DETERMINED THAT THE TRENCH SAFETY PLAN IS ADEQUATE TO PROCEED.



PFC Mario Ybarra Elementary School

Guajardo Turf Farms

Taco Che

Ship & Mail Express

Tire Shop Pina

Highway Patrol

L&W Supply - Weslaco, TX

Southern Tire Mart

Texas Department of Public Safety

Mile 9 N Rd

Mary Hoge Middle School

Weslaco Animal Care Services

Sugar Sweet Ave

Snow to Sun Manufactured Home...

Las Brisas Dr

Steffy Dr

Del Oro Dr

Mile 2 1/2 Rd W

Las Brisas Dr

Del Oro Dr

Mile 9 N Rd

Notary Norma & Nora

Mile 9 N Rd

N Mile 2 W

Mile 1 1/2 W



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5598	
From:			
Subject: Discussion and re-consideration to approve the Final Plat for San Gabriel Ph I Subdivision— being a 9.98-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on ¼ mile South of Mile 5 North on the east side of Westgate 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 Commission April 19, 2022, as a thirty-one (31) lot subdivision. The developer is requesting to change from public to a private subdivision.			
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 final plat was previously approved by City Commission on April 19, 2022.			
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 revised Final Plat at their regular meeting of July 6, 2022.			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval of the revised Final Plat			
Attachments, if any: San Gabriel Phase I- Memo, San Gabriel Ph I- Application, San Gabriel Plat Ph 1- Aerial			
Responsibilities upon Approval: Planning staff will advise applicant.			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 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: San Gabriel Phase I- Final Plat

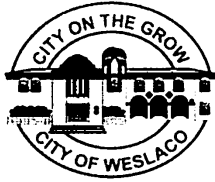
DATE: July 13, 2022

The proposed use for the 31-lot subdivision will be a single-family development, located inside the Weslaco City limits. The construction plans for this development have already been approved by staff and a Notice to Proceed has been issued. The developer at this time is now requesting to convert the subdivision to a private gated community. Staff has stipulated that as part of the construction that a 40 foot throat be maintained from the end of city right-of-way to the proposed gate to allow for appropriate stacking.

The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



SUBDIVISION PLATTING APPLICATION

PIAT-000189-2022

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: San Gabriel Subdivision

Location: 1/4 mi. south of Mile 5 North on east side of Mile 6 West

Legal Description: 9.98 acres being out of Farm Tract 795, the West and Adams Tracts as recorded in Vol. 2, Pgs. 34-37, H.C.M.R.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1 One Family Dwelling District

Existing Land Use: Open Proposed Land Use: R-1

Number of Lots Proposed: 31 Gross Acreage: 9.98

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Cottonfields, LTD. Telephone: (956) 477-3962

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

City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Javier Hinojosa, P.E. Telephone: (956)668-1588

Address: 416 E. Dove Ave. Fax: _____

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility AT&T

☐ YES ☐ NO Gas Utility

☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District H.C.D.D. #1

☒ YES ☐ NO Irrigation District H.C.I.D. #9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

\$350.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

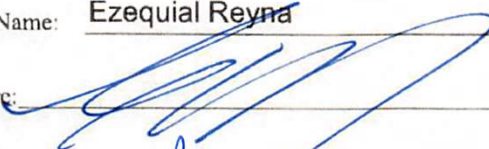
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

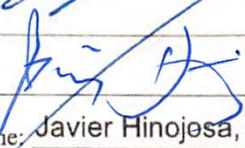
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: Ezequial Reyna

Owner Signature:  Date: 12/1/21

is the authorized agent

Authorized Agent Signature:  Date: 12/1/21

Authorized Agent Printed Name: Javier Hinojosa, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

SAN GABRIEL SUBDIVISION PH. II

FIND 1/2" IRON ROD
W/ PLASTIC CAP
STAMPED "76 5047"

CONFIDENTIAL
EARD-05-790-0000-08

TIERRA SANTA

N 01°11'45" W ~ 329.51'

P.O.B.
S.W. CORNER
FT. 765
WEST & ADAMS TRACT
RND. 1/2" IRON ROD
w/ PLASTIC CAP
STAMPED BY 5242"

RECEIVED BY AIRTEL 1965
1965, No. 100000, H.C. 1000

HEPES AND
pH REGULATOR
IND. No. 87188, HCL-1

GUTTEN FELD, LTD.
4 Maple Street, Pittsburgh
(DUPLICATE) Re. STINE, H.C.O.A.

PAGE THREE
THE WITT AND ADAMS TRACTS
(VOL. 2 PG. 34-37 RECAP.)

N. 88°49'42" E ~ 1,320.00'

ELENA STREET

N 88°45'15" E α 1.283.00

S 88°48'47" W ~ 1,320.00'

TIERRA ENCANTADA

SET 1/2" FROM ROW
w/ PLASTIC CAP
STAMPED THIS 15"

As the industry grows, the need for a more comprehensive regulatory framework becomes increasingly apparent. The current regulatory environment is fragmented, with various agencies responsible for different aspects of the industry. This fragmentation leads to inefficiencies and inconsistencies in the regulatory process. A more unified regulatory framework is needed to address these challenges and ensure the long-term sustainability of the industry.

GOLF COURSE RESERVE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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FIN. 1/2" IRON ROD
w/ PLASTIC CAP
DRAWING: 10044



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5599	
From:			
Subject: Discussion and consideration to approve the Final Plat for San Gabriel Subdivision Ph II– being a 10.01-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on 600ft east of Mile 6 West on the south side of Mile 5 Rd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed sixty-nine (69) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco through an 8” sewer line. The property is within a Flood Zone “B”. Applicant 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 Commission recommended approval of the final plat at their regular meeting of July 6, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Zoning Commission and staff.			
Staff Recommendation: Staff recommends approval of Final Plat and compliance with the ordinance on the variance request.			
Attachments, if any: San Gabriel PH II- Memo, Drainage District letter- san gabriel ph 2, Irrigation District letter - SAN GABRIEL PH 2, San Gabriel Ph II- Application, Drainage Report, San Gabriel PHASE II-Plat, San Gabriel Plat Phase Two- Aerial			

Responsibilities upon Approval:
Planning staff will advise applicant.

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 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: San Gabriel Phase II- Final Plat

DATE: July 13, 2022

The proposed use for the 53-lot subdivision will be a mixed-use development of single- family and townhomes. The developer has requested a variance to allow for off-site drainage and has received letters of support from the Irrigation District and Drainage District. The proposed development will also be a private gated community and the engineer on file has adjusted lots 66 and 67 to accommodate the 40 foot throat for vehicular stacking.

The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



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

May 9, 2022

City of Weslaco

Attn: Rebekah De La Fuente, Planning & Code Enforcement Director

255 S. Kansas Ave.

Weslaco, Texas 78596

RE: San Gabriel Subdivisions I and II

Dear Ms. De La Fuente:

This letter is in response to a request from Javier Hinojosa, PE, the Engineer of record for San Gabriel Subdivisions I and II. Our office has received and approved the proposed drainage statement for the above-mentioned developments and has no objections to the Engineer's plan to discharge water as identified in approved drainage report date Feb 1, 2022.

If you should have any questions or require additional information, please feel free to contact me at (956) 292-7080.

Sincerely,

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Yvette Barrera, PE, CFM

Assistant General Manager

Xc:

Raul Sesin, PE, CFM, General Manager

Alexis Lozano, EIT

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

Date: 5-24-22

JAVIER HINOJOSA P.E.
JAVIER HINOJOSA ENGINEERING/CONSULTING
416 E. DOVE AVENUE
MCALLEN, TEXAS 78504

RE: **SAN GABRIEL PH 2** Subd. Drainage and Detention

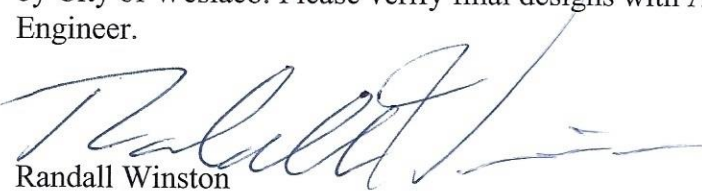
Good Morning Mr. Hinojosa:

I have received your revised cross section and calculations dated 02/25/22 for the **SAN GABRIEL PH 2** Subdivision modified to include the 100 year detention volume in the proposed drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 100 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

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

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



Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

**Drainage Statement
San Gabriel Subdivision
Weslaco, Texas**

Introduction

The initial phase of San Gabriel Subdivision is a 9.98 acre tract of land out of Farm Tract 795, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. San Gabriel Subdivision Phase II shall consist of 10.01 acres out of Farm Tract 795 for a total acreage of 19.98 Acres (rounding error). This subdivision is located along the east side of Mile 6 West (Westgate Drive), one-quarter of a mile south of Mile 5 North and is within the city limits of Weslaco, Texas.

Flood Plain

The subject tract of land is located within Zone "B" on a Flood Insurance Rate Map, Community Panel No. 480334 0525B, effective date January 2, 1981. Zone "B" is defined as "areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading)". The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or 18" above natural ground, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Soil Conservation Service; the soils in this subdivision are found to be Cameron Silty Clay (7), Hidalgo Sandy Clay Loam (28), Mercedes Clay (39), and Raymondville Clay Loam (52). Soils group 28 is in hydrologic group "B" and are moderately pervious with a relatively low plasticity index. Soils group 7, 39 and 52 are in hydrologic group "D" and are not very pervious with a relatively high plasticity index. Soils group "D" make up 96% of this subdivision.

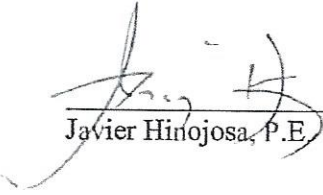
Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 15.08 cubic feet per second is being generated by both phases.

Proposed Conditions

The initial phase of San Gabriel Subdivision is a 31 single-family lot subdivision with Phase II adding an additional 23 single-family lots and 36 townhouse lots. Both phases shall be developed concurrently. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 36" throughout this development and shall discharge into a proposed detention pond located adjacent to the east side of this subdivision between the property line and golf cart path within Tierra Santa Golf Club. The detention pond shall discharge into an existing lake approximately 300 feet east of the detention pond via a 24" pipe at pre-development flows. The lakes within Tierra Santa are interconnected and ultimately discharge into the South Donna Drain. Both phases will increase runoff to a maximum of 85.27 cubic feet per second for an increase Q of 70.19 cubic feet per second based on a 100-year storm. Required detention for both phases is 136,854 cubic feet (3.142 Ac.Ft.). The detention pond for the overall

development shall be constructed as part of the initial phase and has a capacity of 200,746 cubic feet (4.608 Ac.Ft.) at a depth of 7.0 feet. An agreement has been reached allowing the overall development of San Gabriel Subdivision to connect to the lake at Tierra Santa.


Javier Hinojosa, P.E.

2/1/22



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER <u>Westaco</u>	
<u>Alexis Lozano</u>	
H.C.D.D. NO. 1	<u>2/25/22</u> DATE

DRAINAGE ANALYSIS

PROJECT NAME: **San Gabriel Subdivision (Overall)**
 DATE: February 1, 2022

I. Existing Condition-10 year

Ex. Area:	870,380 sf	Int. Coeff. "k	0.213 Table 3-2
	19.981 ac	K _u	3.28
Imp. Area:	- sf	Length	1090
% Imp. :	0.00	Velocity	0.34932 ft/sec
Slope :	0.25 %		
tc :	52.01 min		
Rainfall Intensity (10yr)			3.543 in/hr
c factor			0.213
Q peak existing condition:			15.08 cfs

II. Future Condition-100 year

Future area: 870,380.00 sf
 19.98 ac

Estimated Imp. Area: 393,640 sf

% Imp. : 0.45

Slope : 0.25%

tc : 18.65 min

Rainfall Inte PL 8.691 in/hr

c factor 0.491

Q future cond. = $Aci = i * = 85.27 * 0.49$
 9.81075712 i

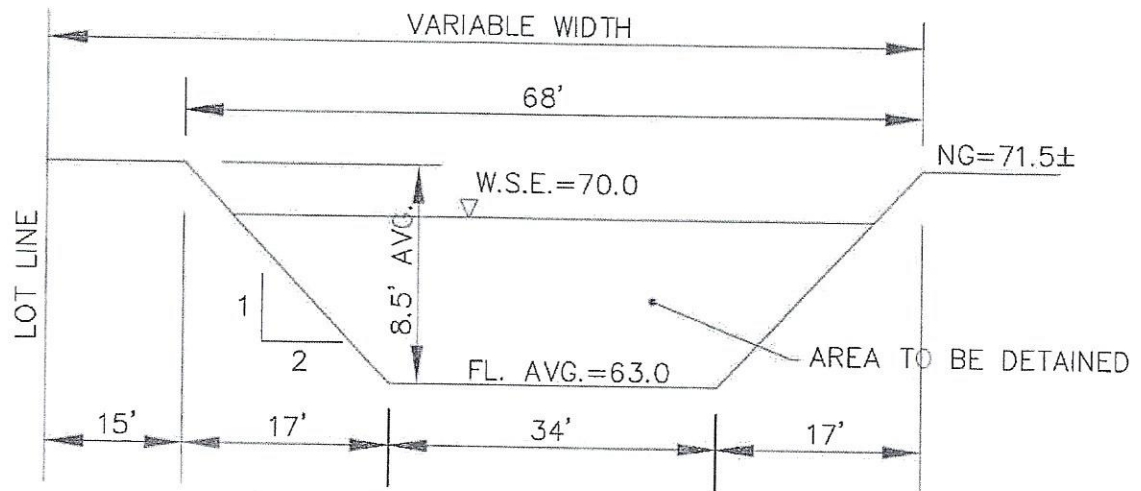
time min.	time hour	i100 in/hr	Q100 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
100	1.67	3.187	31.27	187,599	15.08	53,677	133,923
110	1.83	2.988	29.31	193,447	15.08	58,200	135,247
120	2.00	2.815	27.62	198,859	15.08	62,724	136,134
130	2.17	2.665	26.14	203,901	15.08	67,248	136,653
140	2.33	2.532	24.84	208,627	15.08	71,772	136,854
150	2.50	2.413	23.68	213,078	15.08	76,296	136,781
160	2.67	2.307	22.63	217,288	15.08	80,820	136,468
170	2.83	2.211	21.69	221,286	15.08	85,344	135,942
180	3.00	2.124	20.84	225,094	15.08	89,868	135,226
190	3.17	2.045	20.06		15.08	94,392	134,339

MAX.

Storage Required: 136,854 cf
 Storage Required: 3.142 Ac.-Ft.
 w/ release rate of: 15.08 cfs



Handwritten signature and date: 2/1/22

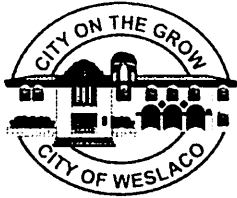


DETENTION SECTION "A"

N.T.S.

DETENTION CALCULATION

$$\begin{aligned}
 &(\text{TOP AREA} + \text{BOTTOM AREA}) / 2 \times \text{DEPTH} = \text{CAPACITY} \\
 &(38,119 \text{ SF} + 19,237 \text{ SF}) / 2 \times 7.0' = 200,746 \text{ CF}
 \end{aligned}$$



SUBDIVISION PLATTING APPLICATION

PI AT-000200-2022

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: San Gabriel Subdivision Phase II

Location: 660 feet east of Mile 6 West on the south side of Mile 5 Road

Legal Description: 10.01 acres being out of Farm Tract 795, the West and Adams Tracts as recorded in Vol. 2, Pgs. 34-37, H.C.M.R.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1 One Family Dwelling District

Existing Land Use: Open Proposed Land Use: R-1, R-2 Townhouses

Number of Lots Proposed: 69 Gross Acreage: 10.01

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Cottonfields, LTD. Telephone: (956) 477-3962

Address: 702 W. Expressway 83, Ste. 100

Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Javier Hinojosa, P.E. Telephone: (956) 668-1588

Address: 416 E. Dove Ave.

Fax: _____

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: City of Weslaco
- ☐ YES ☐ NO Wastewater Provision: City of Weslaco
- ☐ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility <u>AT&T</u>	☐ YES ☐ NO Gas Utility	☒ YES ☐ NO Cable Utility
---	--	---

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Ezequial Reyna

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: Javier Hinojosa, P.E.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

Proposed
San Gabriel Subdivision
Weslaco, Texas

DRAINAGE REPORT

Prepared For:

City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

TBPELS FIRM NO. F-1295
416 E. Dove Avenue
McAllen, Texas 78504
(956) 668-1588
e-mail: javier@javierhinojosa.eng.com

February 1, 2022



Handwritten signature and date: 2/1/22

TABLE OF CONTENTS

COVER PAGE.....	1
TABLE OF CONTENTS	2
DRAINAGE STATEMENT	3-4
DRAINAGE ANALYSIS	5-10
HIDALGO COUNTY RAINFALL INTENSITY TABLES	11
LOCATION MAP	12
SAN GABRIEL SUBDIVISION PLAT	13
SAN GABRIEL SUBDIVISION PHASE II PLAT	14
DRAINAGE AREA MAP	15
DETENTION SECTION AND CALCULATION	16
USGS MAP	17
FIRM MAPS	18-19
SOILS MAP AND DESCRIPTIONS	20-30
AGREEMENT BETWEEN SAN GABRIEL SUBDIVISION AND TIERRA SANTA GOLF CLUB	31

Drainage Statement San Gabriel Subdivision Weslaco, Texas

Introduction

The initial phase of San Gabriel Subdivision is a 9.98 acre tract of land out of Farm Tract 795, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. San Gabriel Subdivision Phase II shall consist of 10.01 acres out of Farm Tract 795 for a total acreage of 19.98 Acres (rounding error). This subdivision is located along the east side of Mile 6 West (Westgate Drive), one-quarter of a mile south of Mile 5 North and is within the city limits of Weslaco, Texas.

Flood Plain

The subject tract of land is located within Zone "B" on a Flood Insurance Rate Map, Community Panel No. 480334 0525B, effective date January 2, 1981. Zone "B" is defined as "areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading)". The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or 18" above natural ground, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Soil Conservation Service; the soils in this subdivision are found to be Cameron Silty Clay (7), Hidalgo Sandy Clay Loam (28), Mercedes Clay (39), and Raymondville Clay Loam (52). Soils group 28 is in hydrologic group "B" and are moderately pervious with a relatively low plasticity index. Soils group 7, 39 and 52 are in hydrologic group "D" and are not very pervious with a relatively high plasticity index. Soils group "D" make up 96% of this subdivision.

Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 15.08 cubic feet per second is being generated by both phases.

Proposed Conditions

The initial phase of San Gabriel Subdivision is a 31 single-family lot subdivision with Phase II adding an additional 23 single-family lots and 36 townhouse lots. Both phases shall be developed concurrently. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 36" throughout this development and shall discharge into a proposed detention pond located adjacent to the east side of this subdivision between the property line and golf cart path within Tierra Santa Golf Club. The detention pond shall discharge into an existing lake approximately 300 feet east of the detention pond via a 24" pipe at pre-development flows. The lakes within Tierra Santa are interconnected and ultimately discharge into the South Donna Drain. Both phases will increase runoff to a maximum of 85.27 cubic feet per second for an increase Q of 70.19 cubic feet per second based on a 100-year storm. Required detention for both phases is 136,854 cubic feet (3.142 Ac.Ft.). The detention pond for the overall

development shall be constructed as part of the initial phase and has a capacity of 200,746 cubic feet (4.608 Ac.Ft.) at a depth of 7.0 feet. An agreement has been reached allowing the overall development of San Gabriel Subdivision to connect to the lake at Tierra Santa.


Javier Hinojosa, P.E.



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER <u>Weslaco</u>	
<u>Alexis Lozano</u>	<u>2/25/22</u>
H.C.D.D. NO. 1	DATE

DRAINAGE ANALYSIS

PROJECT NAME: **San Gabriel Subdivision (Overall)**

DATE: February 1, 2022

I. Existing Condition-10 year

Ex. Area:	870,380 sf	Int. Coeff. "k	0.213 Table 3-2
	19.981 ac	K _u	3.28
Imp. Area:	- sf	Length	1090
% Imp. :	0.00	Velocity	0.34932 ft/sec
Slope :	0.25 %		
tc :	52.01 min		
Rainfall Intensity (10yr)			3.543 in/hr
c factor			0.213
Q peak existing condition:			15.08 cfs

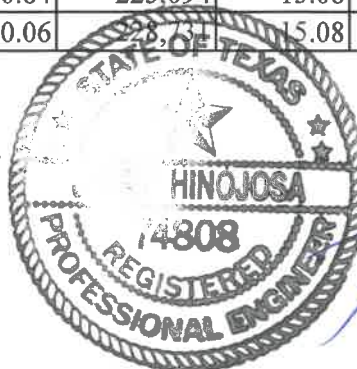
II. Future Condition-100 year

Future area:	870,380.00 sf		
	19.98 ac		
Estimated Imp. Area:	393,640 sf		
% Imp. :	0.45		
Slope :	0.25%		
tc :	18.65 min		
Rainfall Inte PL			8.691 in/hr
c factor			0.491
Q future cond. = Aci = i *	=	85.27 *	0.49
			9.81075712 i

time min.	time hour	i100 in/hr	Q100 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
100	1.67	3.187	31.27	187,599	15.08	53,677	133,923
110	1.83	2.988	29.31	193,447	15.08	58,200	135,247
120	2.00	2.815	27.62	198,859	15.08	62,724	136,134
130	2.17	2.665	26.14	203,901	15.08	67,248	136,653
140	2.33	2.532	24.84	208,627	15.08	71,772	136,854
150	2.50	2.413	23.68	213,078	15.08	76,296	136,781
160	2.67	2.307	22.63	217,288	15.08	80,820	136,468
170	2.83	2.211	21.69	221,286	15.08	85,344	135,942
180	3.00	2.124	20.84	225,094	15.08	89,868	135,226
190	3.17	2.045	20.06	228,731	15.08	94,392	134,339

MAX.

Storage Required: 136,854 cf
 Storage Required: 3.142 Ac.-Ft.
 w/ release rate of: 15.08 cfs



Handwritten signature and date: 2/1/22

TABLE I
TIME OF CONCENTRATION DETERMINATION
San Gabriel Subdivision (Overall)

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/ID. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.213	560		52.01						52.01
D.A. #1	Overland & Gutter	0.491	115		4.79			400	1.0	6.67	11.46
D.A. #1-D.A.#2	Pipe Flow	0.491						40	3.0	0.22	11.68
D.A. #2	Overland & Gutter	0.491	165		6.88			400	1.0	6.67	13.54
D.A.#2-D.A.#4	Pipe Flow	0.491						370	3.0	2.06	15.60
D.A.#3	Overland & Gutter	0.491	120		5.00			235	1.0	3.92	8.92
D.A.#3-D.A.#4	Pipe Flow	0.491						40	3.0	0.22	9.14
D.A.#4	Overland & Gutter	0.491	172		7.17			225	1.0	3.75	10.92
D.A.#4-D.A.#6	Pipe Flow	0.491						375	3.0	2.08	17.68
D.A.#5	Overland & Gutter	0.491	123		5.13			225	1.0	3.75	8.88
D.A.#5-D.A.#6	Pipe Flow	0.491						35	3.0	0.19	9.07
D.A.#6	Overland & Gutter	0.491	172		7.17			225	1.0	3.75	10.92
D.A.#6-OUTFALL A	Pipe Flow	0.491						175	3.0	0.97	18.65
D.A.#7	Overland & Gutter	0.491	108		4.50			230	1.0	3.83	8.33
D.A.#7-D.A.#8	Pipe Flow	0.491						35	3.0	0.19	8.53
D.A.#8	Overland & Gutter	0.491	108		4.50			230	1.0	3.83	8.33
D.A.#8-OUTFALL B	Pipe Flow	0.491						250	3.0	1.39	9.92
D.A.#9	Overland & Gutter	0.491	92		3.83			160	1.0	2.67	6.50
D.A.#9-D.A.#10	Pipe Flow	0.491						40	3.0	0.22	6.72

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

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

TABLE IA
FLOWRATE DETERMINATION
San Gabriel Subdivision (Overall)

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	19.981	0.213	52.01	10	3.543	15.08		
D.A. #1	1.784	0.491	11.46	10	8.249	7.23		
D.A. #1-D.A.#2	1.784	0.491	11.68	10	8.180	7.17	24	0.101%
D.A. #2	2.413	0.491	13.54	10	7.654	9.07		
D.A.#2-D.A.#4	4.197	0.491	15.60	10	7.156	14.75	24	0.426%
D.A.#3	0.914	0.491	8.92	10	9.136	4.10		
D.A.#3-D.A.#4	0.914	0.491	9.14	10	9.049	4.06	24	0.032%
D.A.#4	1.630	0.491	10.92	10	8.421	7.16		
D.A.#4-D.A.#6	6.741	0.491	17.68	10	6.721	22.24	30	0.294%
D.A.#5	1.189	0.491	8.88	10	9.152	7.16		
D.A.#5-D.A.#6	1.189	0.491	9.07	10	9.076	5.30	24	0.055%
D.A.#6	1.608	0.491	10.92	10	8.421	7.16		
D.A.#6-OUTFALL A	9.538	0.491	18.65	10	6.537	30.62	36	0.211%
D.A.#7	1.278	0.491	8.33	10	9.371	7.16	(2) 24"	0.459%
D.A.#7-D.A.#8	1.278	0.491	8.53	10	9.291	5.83	24	0.067%
D.A.#8	1.278	0.491	8.33	10	9.371	7.16		
D.A.#8-OUTFALL B	2.556	0.491	9.92	10	8.762	11.00	24	0.237%
D.A.#9	0.784	0.491	6.50	10	10.212	7.16		
D.A.#9-D.A.#10	0.784	0.491	6.72	10	10.101	3.89	24	0.030%

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

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

TABLE I
TIME OF CONCENTRATION DETERMINATION
San Gabriel Subdivision (Overall)

[illegible]

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

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

TABLE IA
FLOWRATE DETERMINATION
San Gabriel Subdivision (Overall)

[illegible]

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

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

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	476740	10.944	2.736
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Detention/Ditch	0.25	0	0.000	0.000
Streets				
Asphalt	0.75	127320	2.923	2.192
Concrete	0.8	0	0.000	0.000
Parking/Driveways	0.8	48600	1.116	0.893
Sidewalks	0.8	21520	0.494	0.395
Buildings	0.8	196200	4.504	3.603
Total:		870,380	19.981	9.819
Weighted "c":			0.491	

$$C_w = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots C_n A_n) / A_{total}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

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

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

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

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

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



LOCATION MAP

SCALE: 1" = 2000'

SUBDIVISION PLAT OF
SAN GABRIEL
SUBDIVISION

9.98 ACRES BEING OUT OF FARM TRACT 795, THE WEST AND ADAMS TRACTS AS RECORDED IN VOLUME 2, PAGES 34-37 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 HEREIN AS SAN GABRIEL SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME: EZEQUIEL REYNA, GENERAL PARTNER
OWNER: COTTONFIELD LTD.
ADDRESS: 702 W. EXPRESSWAY 83, STE. 100
WESLACO, TEXAS 78596

DATE

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 _____, 2021.

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 212.015(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN GABRIEL 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 SAN GABRIEL 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 _____, 2021.

CHAIRMAN

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 THIS THE _____ DAY OF _____, 2021.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9.

SECRETARY PRESIDENT

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, CARLOS VASQUEZ A REGISTERED PUBLIC LAND SURVEYOR IN STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
McALLEN, TEXAS 78502
TPELS FIRM No.10119000

TEL. (956) 618-1551 DATE SURVEYED: FEBRUARY 01, 2021

SCALE: 1" = 100'

METES and BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 9.98 ACRES OF LAND, MORE OR LESS SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF FARM TRACT 795, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 9.98 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND AT THE SOUTHWEST CORNER OF SAID FARM TRACT 795, WITHIN MILE 6 WEST ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

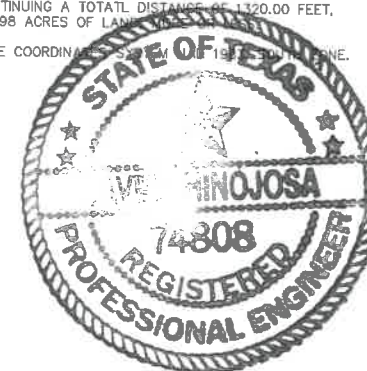
THENCE N 01°11'45" W, ALONG THE WEST LINE OF SAID FARM TRACT 795, WITHIN SAID MILE 6 WEST ROAD A DISTANCE OF 329.51 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE N 88°48'24" E, A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND ON THE EAST LINE OF SAID FARM TRACT 795, THE WEST LINE OF TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 01°11'45" E, ALONG THE EAST LINE OF SAID FARM TRACT 795, THE WEST LINE OF SAID TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, A DISTANCE OF 329.27 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND ON THE SOUTHEAST CORNER OF SAID FARM TRACT 795, FOR THE SOUTHEAST CORNER HEREOF;

THENCE S 88°48'47" W, ALONG THE SOUTH LINE OF SAID FARM TRACT 795 AND THE NORTH LINE OF SAID TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, PASS AT A DISTANCE OF 1300.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND ON THE EAST LINE OF SAID MILE 6 WEST ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 9.98 ACRES OF LAND.

BEARING BASES AS PER TEXAS STATE PLANE COORDINATE SYSTEM.



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

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

DATED THIS _____ DAY OF _____, 2021.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER WILL NOT BE GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWERS OR UTILITIES SYSTEM 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

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

GENERAL NOTES

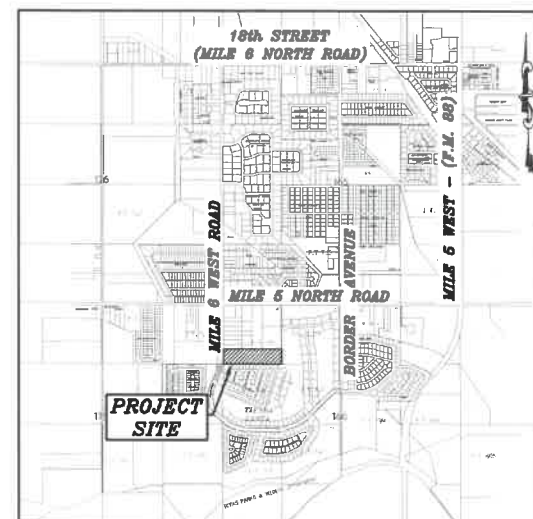
- THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0525 B, REVISED JANUARY 2, 1981. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT 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.
- 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 136,854 CUBIC FEET (3,142 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 WEST SIDE OF MILE 6 WEST (WESTGATE AVE)
- 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 31 TO MILE 6 WEST.
- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGHT	CH. BEARING
"C1"	150°00'00"	50.00'	186.60'	130.90'	S78°48'15"E
"C2"	150°00'00"	50.00'	186.60'	130.90'	S73°48'15"W

IRREGULAR LOT AREAS					
LOT #	AREA	SQ. FT.	ACRES	LOT #	AREA
1	13,161	0.30	17	12,335	0.28
2	8,637	0.20	18	12,334	0.28
3	8,635	0.20	19	12,333	0.28
4	8,633	0.20	20	12,332	0.28
5	8,631	0.20	21	12,331	0.28
6	8,630	0.20	22	12,331	0.28
7	8,628	0.20	23	12,330	0.28
8	8,626	0.20	24	12,329	0.28
9	8,624	0.20	25	12,328	0.28
10	8,622	0.20	26	12,327	0.28
11	8,618	0.20	27	12,326	0.28
12	8,616	0.20	28	12,325	0.28
13	8,615	0.20	29	12,324	0.28
14	8,613	0.20	30	12,324	0.28
15	15,540	0.36	31	16,589	0.38
16	22,619	0.52			

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



LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: OCTOBER, 2021

DRAWN BY:



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

416 E. DOVE AVENUE McALLEN, TEXAS 78504

PHONE (956) 668-1588

Javier@javierhinojosaeng.com

TPELS FIRM No. F-1295

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: COTTONFIELD, LTD.	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

SUBDIVISION PLAT OF
SAN GABRIEL
SUBDIVISION PHASE II

10.01 ACRES BEING OUT OF FARM TRACT 795, THE WEST AND ADAMS TRACTS AS RECORDED IN VOLUME 2, PAGES 34-37 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 HEREIN AS SAN GABRIEL SUBDIVISION PHASE II TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME: EZEQUIEL REYNA, GENERAL PARTNER
OWNER: COTTONFIELD LTD..
ADDRESS: 702 W. EXPRESSWAY 83, STE. 100
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 _____, 2021.

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 SAN GABRIEL SUBDIVISION PHASE II 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 SAN GABRIEL SUBDIVISION PHASE II 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 _____, 2021.

CHAIRMAN

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 THIS THE _____ DAY OF _____, 2021.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9.

SECRETARY PRESIDENT

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, CARLOS VASQUEZ A REGISTERED PUBLIC LAND SURVEYOR IN STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78502

TBPELS FIRM No.10119000
TEL (956) 618-1551 DATE SURVEYED: FEBRUARY 01, 2021

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.
- 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 138,854 CUBIC FEET (3,142 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 SOUTH SIDE OF MILE 5 NORTH.
- 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 SWSP.
- 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 67 AND 68 TO MILE 5 NORTH.
- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE DISTRICT FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED BY THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT GUARANTEE 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

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

DATED THIS _____ DAY OF _____, 2021.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCD #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCD #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER WILL NOT BE GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCD #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.
- HCCD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWERS OR UTILITIES SYSTEM 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

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

LEGEND:

- IRON ROD FOUND
- IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- U.E. = UTILITY EASEMENT

SCALE: 1" = 100'

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGHT	CH. BEARING
"C1"	150°00'00"	50.00'	186.60'	130.90'	S76°48'15"E
"C2"	150°00'00"	50.00'	186.60'	130.90'	S73°48'15"W

IRREGULAR LOT AREAS			
LOT #	AREA	SQ. FT.	ACRES
32	7,596	0.17	
33	7,407	0.17	
34	7,409	0.17	
35	7,411	0.17	
36	7,413	0.17	
37	13,128	0.30	
38	13,109	0.30	
43	7,588	0.17	
44	7,588	0.17	
49	13,109	0.30	
50	12,633	0.29	
55	3,683	0.08	
67	3,210	0.09	
68	3,556	0.08	
90	3,826	0.09	

LINE DATA		
#	BEARING	DISTANCE
L1	N 48°11'45" W	35.36'
L2	N 43°48'15" E	35.36'
L3	N 01°11'45" W	22.34'
L4	S 01°11'45" E	20.51'
L5	N 01°11'45" W	22.00'
L6	S 88°48'15" W	10.50'

10

HACIENDA DR

RESERVE

GOLF COURSE RESERVE

GOLF

METES AND BOUNDS DESCRIPTION

A tract of land containing 10.01 acres of land, more or less situated in Hidalgo County, Texas, being part or portion of FARM TRACT 795, THE WEST AND ADAMS TRACTS, Hidalgo County, Texas, map reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said 10.01 acres being more particularly described as follows:

COMMENCING, for reference at the Northwest corner of said Farm Tract 795, within the intersection of Mile 6 West Road and Mile 5 North Road, THENCE N 88° 48' 15" E, along the North line of said Farm Tract 795, within said Mile 5 North Road a distance of 659.78 feet to the Northeast corner of a tract of land deeded to Rogelio Olvera and wife, Maria Olvera in Document Number 870627 Deed Records, Hidalgo County, Texas for the POINT OF BEGINNING and the Northwest corner of this tract;

THENCE N 88° 48' 15" E, continuing along the North line of said Farm Tract 795, within said Mile 5 North Road a distance of 220.00 feet to a tract of land deeded to MW Petroleum Corporation, recorded in Volume 3107 Page 511 Deed Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE S 01° 11' 45" E, along the west line of said Petroleum Corporation tract, at distance of 20.00 feet pass the South right-of-way line of said Mile 5 North Road, at a distance of 30.00 feet pass an iron rod found on the South line of a 10.00 foot right-of-way agreement to South Texas Natural Gas Gathering Company, recorded in Volume 1041 Page 338 Deed Records, Hidalgo County, Texas, continuing a total distance of 495.46 feet to an iron rod with a plastic cap stamped "PE 5242" found, on the southwest corner of said Petroleum Corporation tract, and inside corner hereof;

THENCE N 88° 48' 15" E, along the south line of said Petroleum Corporation tract, a distance of 440.22 feet, to a 1/2" iron rod with a plastic cap stamped "PE 5242" found on the southeast corner of said Petroleum Corporation tract, the east line of said Farm Tract 795, the west line of Tierra Santa Golf Club & Community Phase I recorded in Volume 31 Page 79, Map Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE S 01° 11' 45" E, along the common line of said Farm Tract 795, the west line of said Tierra Santa Golf Club Subdivision, a distance of 495.28 feet, for the Southeast corner hereof;

THENCE S 88° 49' 24" W, distance of 660.22 feet to the southeast corner of a tract of land deeded to Adrian Rodriguez and wife, Lidia Rodriguez recorded in Document Number 517465 Deed Records, Hidalgo County, Texas, for the Southwest corner hereof;

THENCE N 01° 11' 45" W, along the common line of said Rodriguez tract, at distance of 960.51 feet pass the south line of said South Texas Natural Gas Company right-of-way agreement, at a distance of 970.51 feet pass the South right-of-way line of said Mile 5 North Road, continuing a total distance of 990.51 feet to the POINT OF BEGINNING, containing 10.01 acres of land, more or less.

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

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: COTTONFIELD, LTD.	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



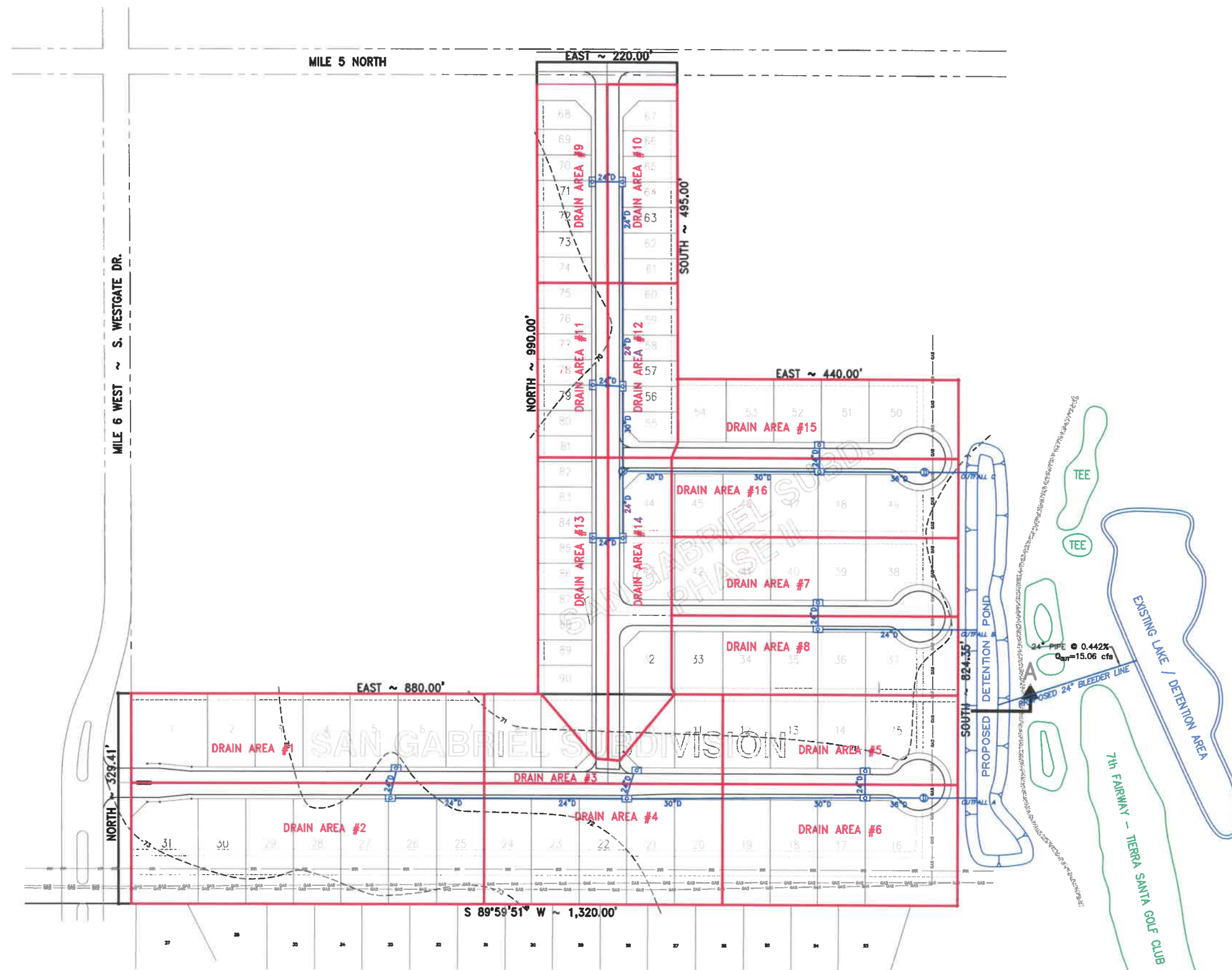
LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: NOVEMBER, 2021

DRAWN BY: G. TEEGARDIN



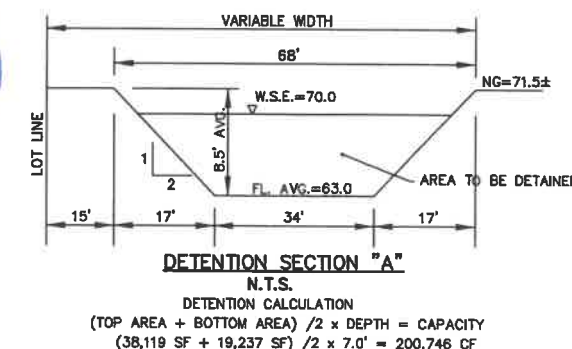
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM No. F-1295



SCALE: 1" = 80'



Z/22/22



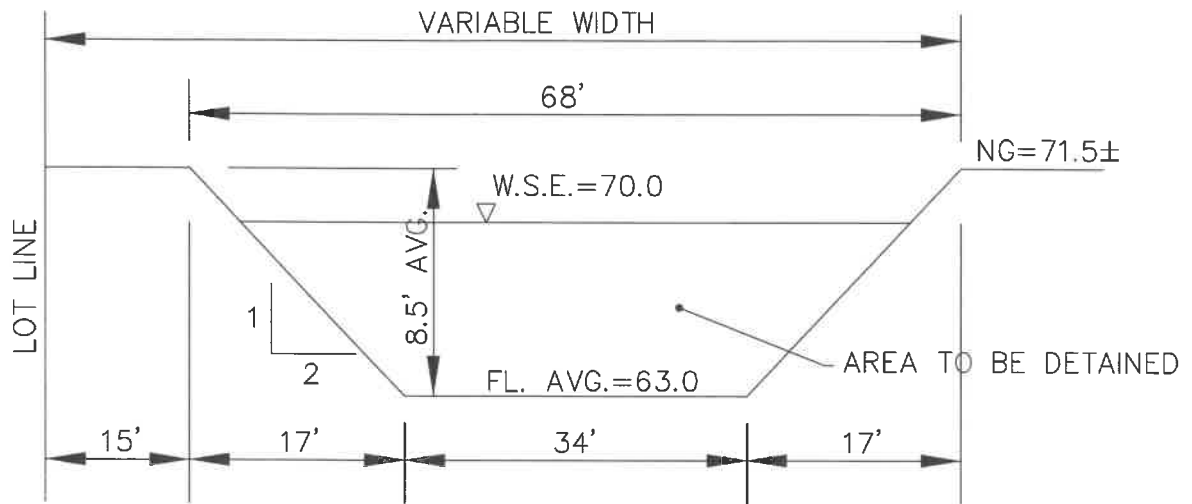
DATE:	REVISIONS	211001
		PROJECT No. JANUARY, 2022
		DATE: G.T. & A.G.
		DRAWN BY: J.H.
		CHK. BY:



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TUPELS FIRM NUMBER F-1295

DRAINAGE AREA MAP
SAN GABRIEL SUBDIVISION / PH. II
WESLACO, TEXAS

SHEET
1
OF 1 SHEETS



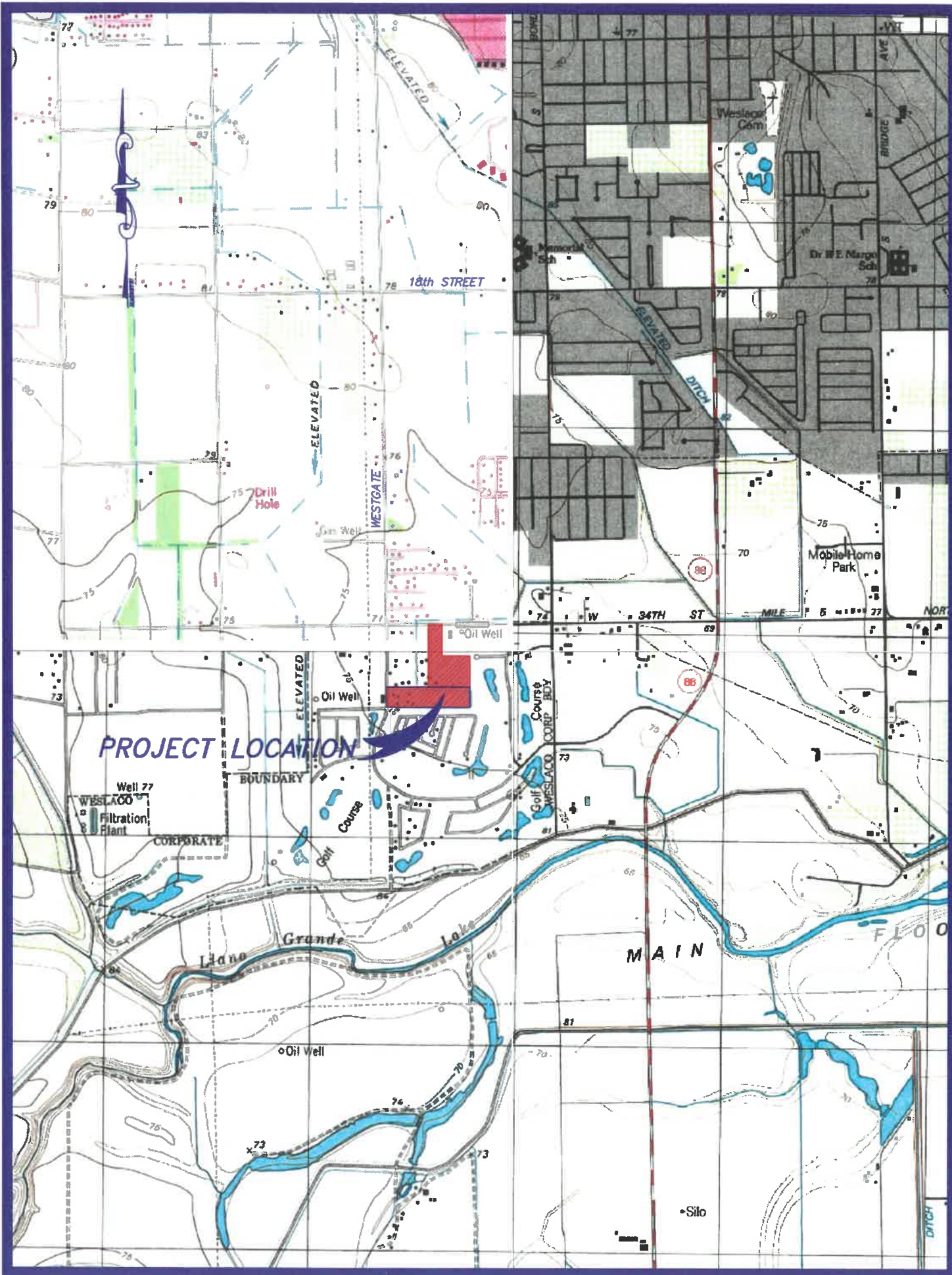
DETENTION SECTION "A"

N.T.S.

DETENTION CALCULATION

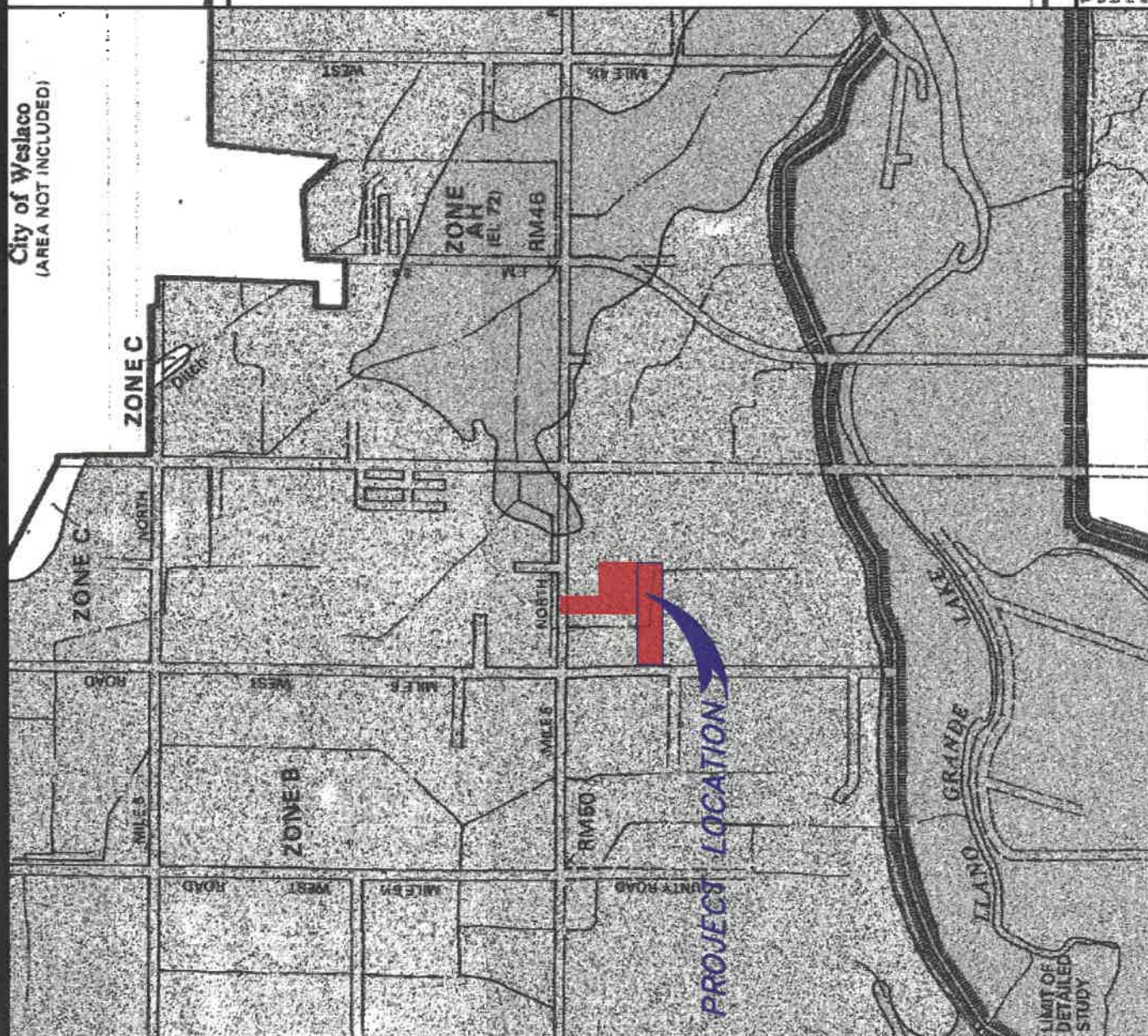
$(\text{TOP AREA} + \text{BOTTOM AREA}) / 2 \times \text{DEPTH} = \text{CAPACITY}$

$(38,119 \text{ SF} + 19,237 \text{ SF}) / 2 \times 7.0' = 200,746 \text{ CF}$



City of Weslaco
(AREA NOT INCLUDED)

APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

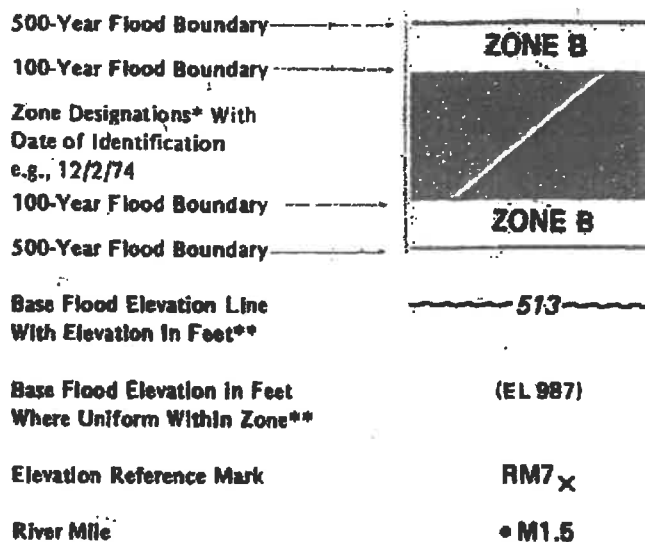
COMMUNITY-PANEL NUMBER
480034 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

Federal emergency management agency
Federal emergency management agency

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

KEY TO MAP



**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

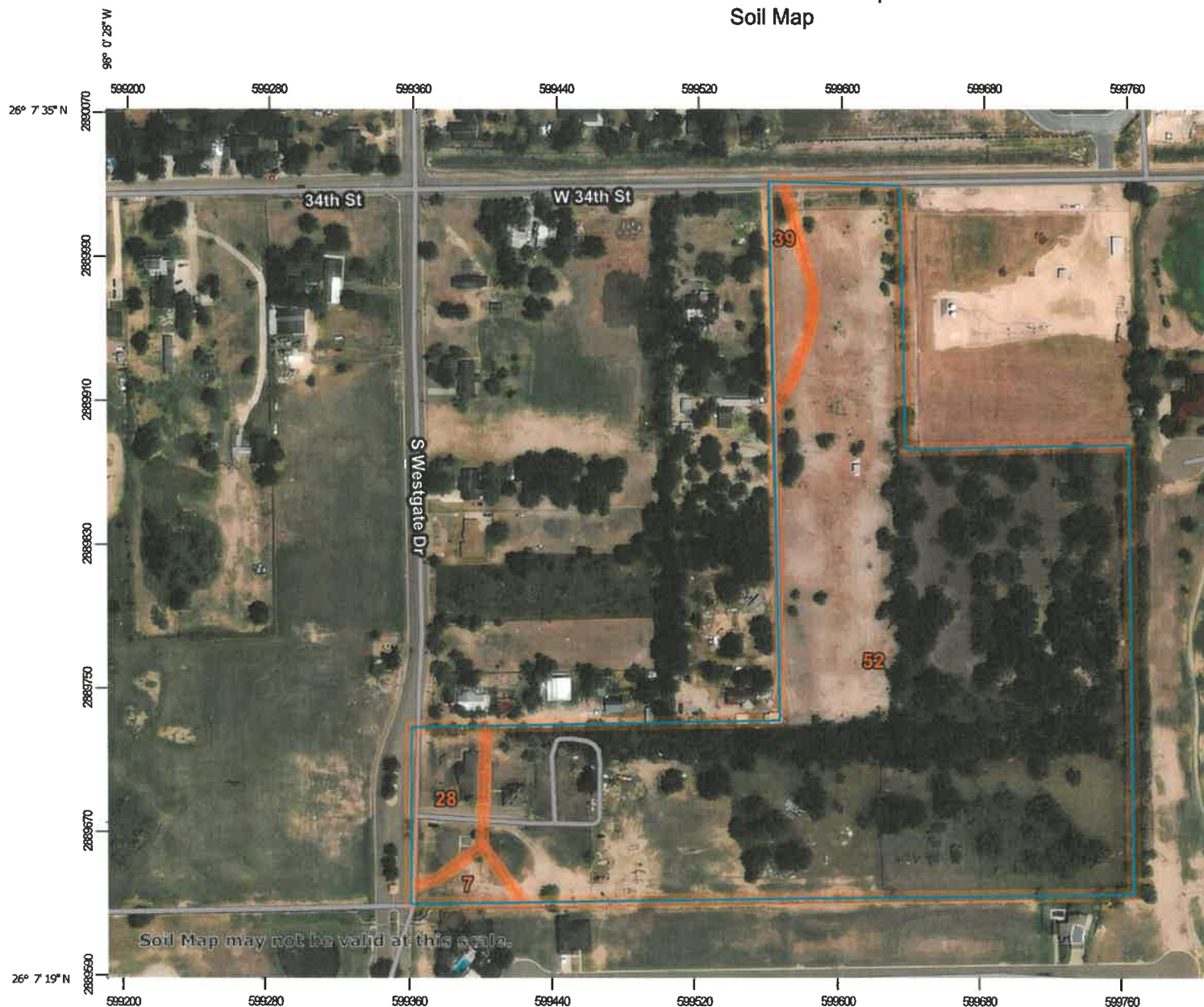
Custom Soil Resource Report for Hidalgo County, Texas

SAN GABRIEL SUBDIVISION

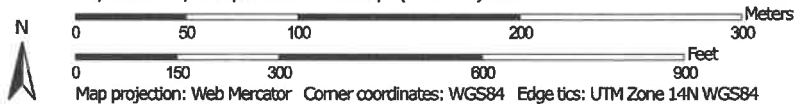


October 20, 2021

Custom Soil Resource Report Soil Map



Map Scale: 1:3,410 if printed on A landscape (11" x 8.5") sheet.



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

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your A
1:20,000.

Warning: Soil Map may not be valid a

Enlargement of maps beyond the sca
misunderstanding of the detail of map
line placement. The maps do not show
contrasting soils that could have been
scale.

Please rely on the bar scale on each i
measurements.

Source of Map: Natural Resources (C
Web Soil Survey URL:

Coordinate System: Web Mercator (S

Maps from the Web Soil Survey are b
projection, which preserves direction
distance and area. A projection that p
Albers equal-area conic projection, sh
accurate calculations of distance or a

This product is generated from the US
of the version date(s) listed below.

Soil Survey Area: Hidalgo County, T
Survey Area Data: Version 20, Sep

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

Date(s) aerial images were photograp
5, 2017

The orthophoto or other base map on
compiled and digitized probably differ
imagery displayed on these maps. As
shifting of map unit boundaries may b

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Cameron silty clay	0.3	1.4%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	0.8	4.0%
39	Mercedes clay, 0 to 1 percent slopes	0.5	2.5%
52	Raymondville clay loam, 0 to 1 percent slopes	18.5	92.2%
Totals for Area of Interest		20.1	100.0%

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

Custom Soil Resource Report

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

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

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

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

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

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

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

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

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

TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
 ("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
 The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

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

HYDROLOGIC LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

Map symbol and soil name	Hydrologic group	Frequency	Flooding		Depth	High water table		Cemented pan		Risk of corrol	
			Duration	Months		Kind	Months	Depth	Hardness	Uncoated steel	Conc.
					ft			in			
Urban land.											
32:* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	---	High-----	Low
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Benito	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
34----- Matanoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombes	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombes	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Racombes	B	Common---	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville---	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.

HYDROLOGIC LEGEND

January 31, 2022

Ezequiel Reyna, Jr.
702 W. Expressway 83, Ste. 100
Weslaco, Texas 78599

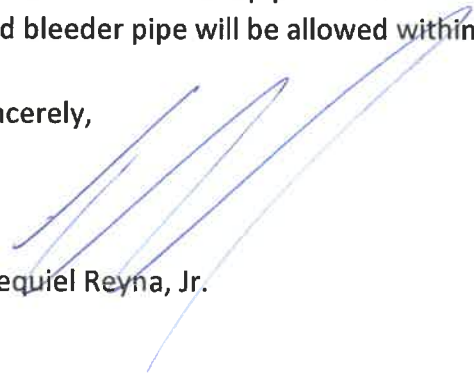
Hidalgo County Drainage District No. 1
Attn: Isaac Gonzalez, EIT
902 N. Doolittle Road
Edinburg, Texas 78542

Re: San Gabriel Subdivision

Dear Mr. Gonzalez:

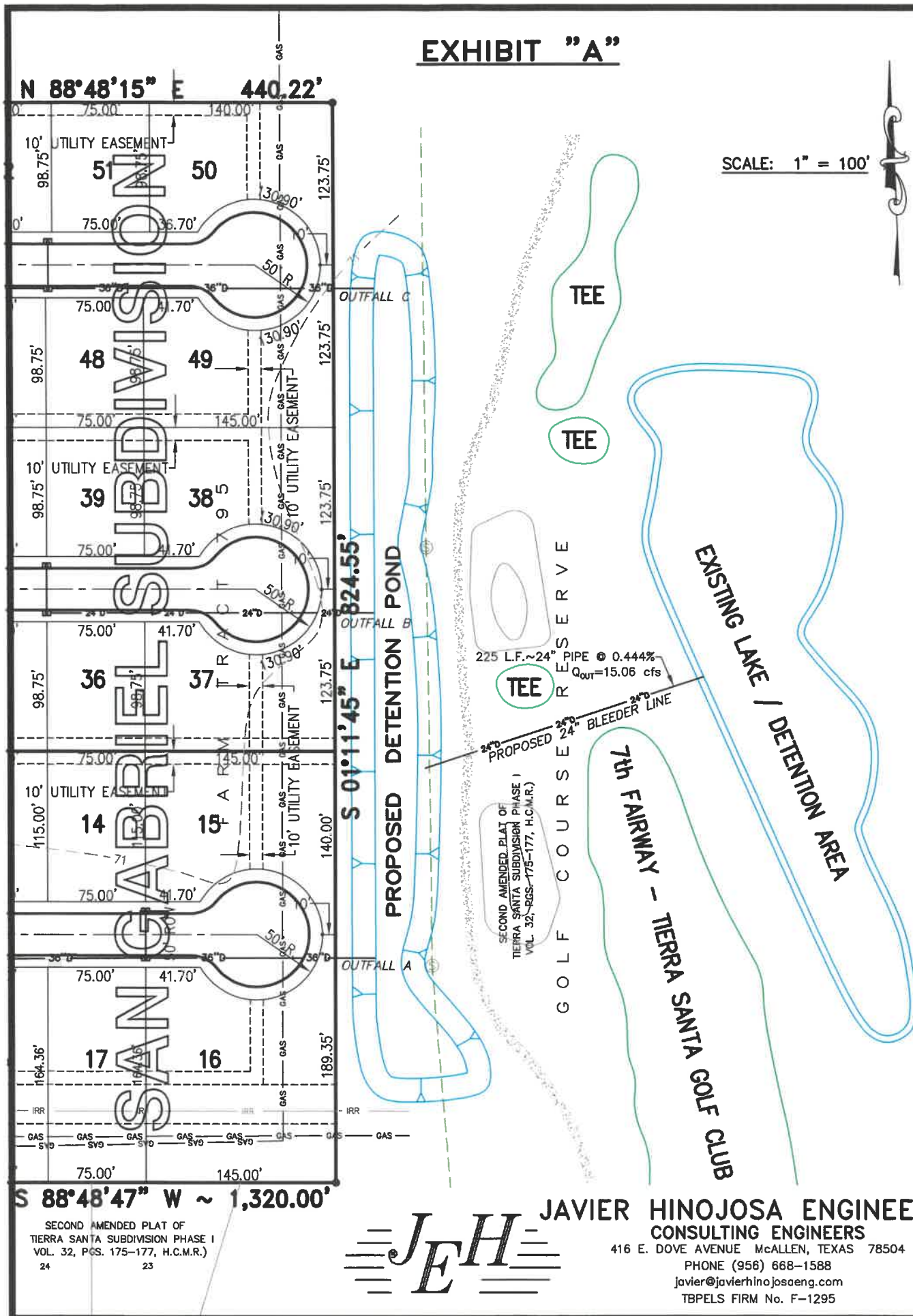
I am the General Manager/Owner of Cottonwood LTD., the Developer of San Gabriel Subdivision, and I am also the owner of Tierra Santa Golf Club. I am aware of, and will allow the construction of a proposed detention pond that lies within the "Golf Course Reserve" as shown on the attached "Exhibit A" that will receive storm runoff from San Gabriel Subdivision through three outfalls, labeled Outfall A, B and C. This detention pond will then be connected to an existing lake via a 24" bleeder pipe that will match the existing pre-development Q₁₀. The detention pond and bleeder pipe will be allowed within Tierra Santa Golf Club in perpetuity.

Sincerely,



Ezequiel Reyna, Jr.

EXHIBIT "A"



FARM TRACT 796

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM No. F-1295

SAN GABRIEL SUBDIVISION PHASE II

10.01 ACRES BEING OUT OF FARM TRACT 795, THE
WEST AND ADAMS TRACTS AS RECORDED IN VOLUME 2,
PAGES 34-37 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 HEREIN AS SAN GABRIEL, SUBDIVISION PHASE II, OF THE CITY OF WESLACO COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY AUTHORIZE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME: EZEQUIEL REYNA, GENERAL PARTNER
OWNER: COTTONFIELD LTD.
ADDRESS: 702 W. EXPRESSWAY 83, STE. 100
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(6)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN GABRIEL SUBDIVISION PHASE II, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ

SECRETARY OF THE CITY OF WESLACO: NORMA A. CANTU

THIS PLAT OF SAN GABRIEL SUBDIVISION PHASE II 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, CARLOS VASQUEZ A REGISTERED PUBLIC LAND SURVEYOR IN STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.O. LAND SURVEYORS L.L.C.
21404 W. ADAMS STREET
DALLAS, TEXAS 75240
TBEELS FIRM NO.1019000
TEL. (956) 618-1551

DATE SURVEYED: FEBRUARY 01, 2021

GENERAL NOTES

1. 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.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT.
3. 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 156,854 CUBIC FEET OF WATER. THE STUDY ENGINEER HAS REVIEWED THE PROPOSED DETENTION STORAGE WITH THE LOCAL REQUIREMENTS AND HAS DETERMINED THAT 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 IMPROVISED AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
4. 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.
5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS FOR LOTS 32-54:
FRONT: 25 FEET, EXCEPT CUL-DE-SAC SHALL BE 20 FEET
REAR: 20% OF LOT DEPTH, NOT TO EXCEED 25 FEET.
SIDE: 5 FEET
SIDE CORNER: 10 FEET
MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS FOR LOTS 55-90:
FRONT: 10 FEET, EXCEPT GARAGE SHALL BE 20 FEET
REAR: 0 FEET OR GREATER FOR EASEMENT
SIDE: 0 FEET
SIDE CORNER: 5 FEET
6. A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE SOUTH SIDE OF MILE 5 NORTH.
7. A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT TIME OF BUILDING PERMIT.
8. PROJECT BENCHMARK:
9. SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
10. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
11. LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
12. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPODES & FOLLOW SW35.
13. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
14. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
15. NO ACCESS SHALL BE PERMITTED FOR LOTS 67 AND 68 TO MILE 5 NORTH.
16. SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
17. CORNER LOT DRYWELLS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
DATED 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 HCOD #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. HCOD #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCOD #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. HCOD #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 _____ DATE _____
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

- IRON ROD FOUND
○ IRON ROD SET
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
U.E. = UTILITY EASEMENT

LEGEND:

CURVE DATA				
CURVE	DELTA	RADIUS	TANGENT	CHORD
"C1"	155°22'32"	60.00'	274.90'	586°34'17"E
"C2"	155°22'32"	60.00'	162.21'	58°41°0'47"W
				117.24'

IRREGULAR LOT AREAS			
LOT #	AREA, SQ. FT.	PERCENT	BEARING
32	7,586	0.17	N 46°11'45" W
33	7,407	0.17	N 43°48'15" E
34	7,409	0.17	N 43°48'15" E
35	7,411	0.17	N 43°48'15" E
36	7,413	0.17	N 43°48'15" E
37	7,415	0.17	N 43°48'15" E
38	7,588	0.17	N 43°48'15" E
39	7,588	0.17	N 43°48'15" E
40	7,588	0.17	N 43°48'15" E
41	7,588	0.17	N 43°48'15" E
42	7,588	0.17	N 43°48'15" E
43	7,588	0.17	N 43°48'15" E
44	7,588	0.17	N 43°48'15" E
45	7,588	0.17	N 43°48'15" E
46	7,588	0.17	N 43°48'15" E
47	7,588	0.17	N 43°48'15" E
48	7,588	0.17	N 43°48'15" E
49	7,588	0.17	N 43°48'15" E
50	7,588	0.17	N 43°48'15" E
51	7,588	0.17	N 43°48'15" E
52	7,588	0.17	N 43°48'15" E
53	7,588	0.17	N 43°48'15" E
54	7,588	0.17	N 43°48'15" E
55	7,588	0.17	N 43°48'15" E
56	7,588	0.17	N 43°48'15" E
57	7,588	0.17	N 43°48'15" E
58	7,588	0.17	N 43°48'15" E
59	7,588	0.17	N 43°48'15" E
60	7,588	0.17	N 43°48'15" E
61	7,588	0.17	N 43°48'15" E
62	7,588	0.17	N 43°48'15" E
63	7,588	0.17	N 43°48'15" E
64	7,588	0.17	N 43°48'15" E
65	7,588	0.17	N 43°48'15" E
66	7,588	0.17	N 43°48'15" E
67	7,588	0.17	N 43°48'15" E
68	7,588	0.17	N 43°48'15" E
69	7,588	0.17	N 43°48'15" E
70	7,588	0.17	N 43°48'15" E
71	7,588	0.17	N 43°48'15" E
72	7,588	0.17	N 43°48'15" E
73	7,588	0.17	N 43°48'15" E
74	7,588	0.17	N 43°48'15" E
75	7,588	0.17	N 43°48'15" E
76	7,588	0.17	N 43°48'15" E
77	7,588	0.17	N 43°48'15" E
78	7,588	0.17	N 43°48'15" E
79	7,588	0.17	N 43°48'15" E
80	7,588	0.17	N 43°48'15" E
81	7,588	0.17	N 43°48'15" E
82	7,588	0.17	N 43°48'15" E
83	7,588	0.17	N 43°48'15" E
84	7,588	0.17	N 43°48'15" E
85	7,588	0.17	N 43°48'15" E
86	7,588	0.17	N 43°48'15" E
87	7,588	0.17	N 43°48'15" E
88	7,588	0.17	N 43°48'15" E
89	7,588	0.17	N 43°48'15" E
90	7,588	0.17	N 43°48'15" E

38	11,641	0.27
43	7,588	0.17
44	7,588	0.17
49	11,641	0.27
50	11,165	0.26
55	3,683	0.08
67	3,710	0.09
68	3,556	0.08
90	3,826	0.09

SUBDIVISION PLAT OF
SAN GABRIEL
SUBDIVISION PHASE II
(PRIVATE SUBDIVISION)

10.01 ACRES BEING OUT OF FARM TRACT 795, THE WEST AND ADAMS TRACTS AS RECORDED IN VOLUME 2, PAGES 34-37 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, GENERAL PARTNER
OWNER: COTTONFIELD LTD.,
ADDRESS: 702 W. EXPRESSWAY 83, STE. 100
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 SAN GABRIEL SUBDIVISION PHASE II 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 SAN GABRIEL SUBDIVISION PHASE II 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, CARLOS VASQUEZ A REGISTERED PUBLIC LAND SURVEYOR IN STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78502
TBPELS FIRM No.10119000
TEL. (956) 618-1551 DATE SURVEYED: FEBRUARY 01, 2021

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.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, SAN GABRIEL SUBDIVISION PHASE I AND PHASE II WILL BE REQUIRED TO DETAIN A TOTAL OF 136,854 CUBIC FEET (3,142 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. TOTAL DETENTION SHALL BE PROVIDED FOR BY SAN GABRIEL 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 FOR LOTS 32-54:
FRONT:25 FEET, EXCEPT CUL-DE-SAC SHALL BE 20 FEET
REAR:20% OF LOT DEPTH, NOT TO EXCEED 25 FEET.
SIDE:5 FEET
SIDE CORNER:10 FEET
MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS FOR LOTS 55-90:
FRONT:10 FEET, EXCEPT GARAGE SHALL BE 20 FEET
REAR:0 FEET, OR GREATER FOR EASEMENT
SIDE:0 FEET
SIDE CORNER:5 FEET

- A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE SOUTH SIDE OF MILE 5 NORTH.
- A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT TIME OF BUILDING PERMIT.
- PROJECT BENCHMARK:
- SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 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 SWP.
- 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 66 AND 67 TO MILE 5 NORTH.
- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- DETENTION AREA TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR SAN GABRIEL 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 (COR'S) 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.
- 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.

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

DATED THIS _____ DAY OF _____, 20____.

- 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.
- 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.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR 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.
- 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 _____ DATE _____
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

LEGEND:

- IRON ROD FOUND
- IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- U.E. = UTILITY EASEMENT

SCALE: 1" = 100'

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGHT	CH. BEARING
"C1"	155°22'32"	60.00'	274.90'	162.71'	S66°34'17"E
"C2"	155°22'32"	60.00'	274.88'	162.71'	S64°10'47"W

IRREGULAR LOT AREAS			
LOT #	AREA	SQ. FT.	ACRES
32	7,586	0.17	
33	7,407	0.17	
34	7,409	0.17	
35	7,411	0.17	
36	7,413	0.17	
37	11,660	0.27	
38	11,641	0.27	
43	7,588	0.17	
44	7,588	0.17	
49	11,641	0.27	
50	11,165	0.26	
55	3,683	0.08	
66	7,111	0.16	
67	6,956	0.16	

LINE DATA		
#	BEARING	DISTANCE
L1	N 46°11'45" W	35.36'
L2	N 43°48'15" E	35.36'
L3	N 01°11'45" W	22.00'

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 _____

METES AND BOUNDS DESCRIPTION

A tract of land containing 10.01 acres of land, more or less situated in Hidalgo County, Texas, being part or portion of FARM TRACT 795, THE WEST AND ADAMS TRACTS, Hidalgo County, Texas, map reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said 10.01 acres being more particularly described as follows:

COMMENCING, for reference at the Northwest corner of said Farm Tract 795, within the intersection of Mile 6 West Road and Mile 5 North Road, THENCE N 88° 48' 15" E, along the North line of said Farm Tract 795, within said Mile 5 North Road a distance of 659.78 feet to the Northeast corner of a tract of land deeded to Rogelio Olvera and wife, Maria Olvera in Document Number 870627 Deed Records, Hidalgo County, Texas for the POINT OF BEGINNING and the Northwest corner of this tract;

THENCE N 88° 48' 15" E, continuing along the North line of said Farm Tract 795, within said Mile 5 North Road a distance of 220.00 feet to the northwest corner of a tract of land deeded to MW Petroleum Corporation, recorded in Volume 3107 Page 511 Deed Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE S 01° 11' 45" E, along the west line of said Petroleum Corporation tract, at distance of 20.00 feet pass the South right-of-way line of said Mile 5 North Road, at a distance of 30.00 feet pass an iron rod found on the South line of a 10.00 foot right-of-way agreement to South Texas Natural Gas Gathering Company, recorded in Volume 1041 Page 338 Deed Records, Hidalgo County, Texas, continuing a total distance of 495.46 feet to an iron rod with a plastic cap stamped "PE 5242" found, on the southwest corner of said Petroleum Corporation tract, and inside corner hereof;

THENCE N 88° 48' 15" E, along the south line of said Petroleum Corporation tract, a distance of 440.22 feet, to a 1/2" iron rod with a plastic cap stamped "PE 5242" found on the southeast corner of said Petroleum Corporation tract, the east line of said Farm Tract 795, the west line of Tierra Santa Golf Club & Community Phase I recorded in Volume 31 Page 79, Map Records, Hidalgo County, Texas, for the Northeast corner hereof;

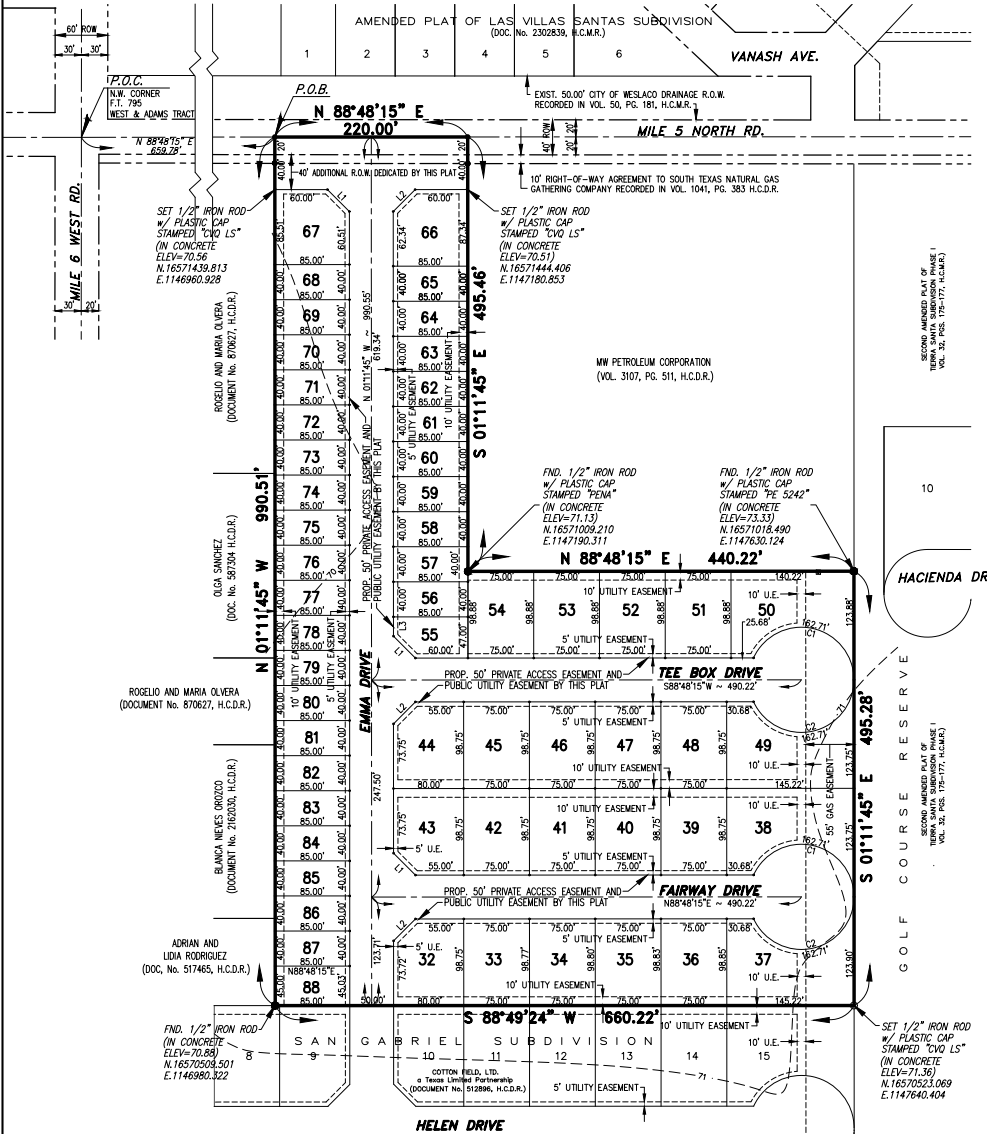
THENCE S 01° 11' 45" E, along the common line of said Farm Tract 795, the west line of said Tierra Santa Golf Club Subdivision, a distance of 495.28 feet to a 1/2" iron rod with a plastic cap stamped "CVO LS" set for the Southeast corner hereof;

THENCE S 88° 49' 24" W, distance of 660.22 feet to a 1/2" iron rod found the southeast corner of a tract of land deeded to Adrian Rodriguez and wife, Lidia Rodriguez recorded in Document Number 517465 Deed Records, Hidalgo County, Texas, for the Southwest corner hereof;

THENCE N 01° 11' 45" W, along the common line of said Rodriguez tract, at distance of 960.51 feet pass the south line of said South Texas Natural Gas Company right-of-way agreement, at a distance of 970.51 pass the South right-of-way line of said Mile 5 North Road, continuing a total distance of 990.51 feet to the POINT OF BEGINNING, containing 10.01 acres of land, more or less.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: COTTONFIELD, LTD.	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



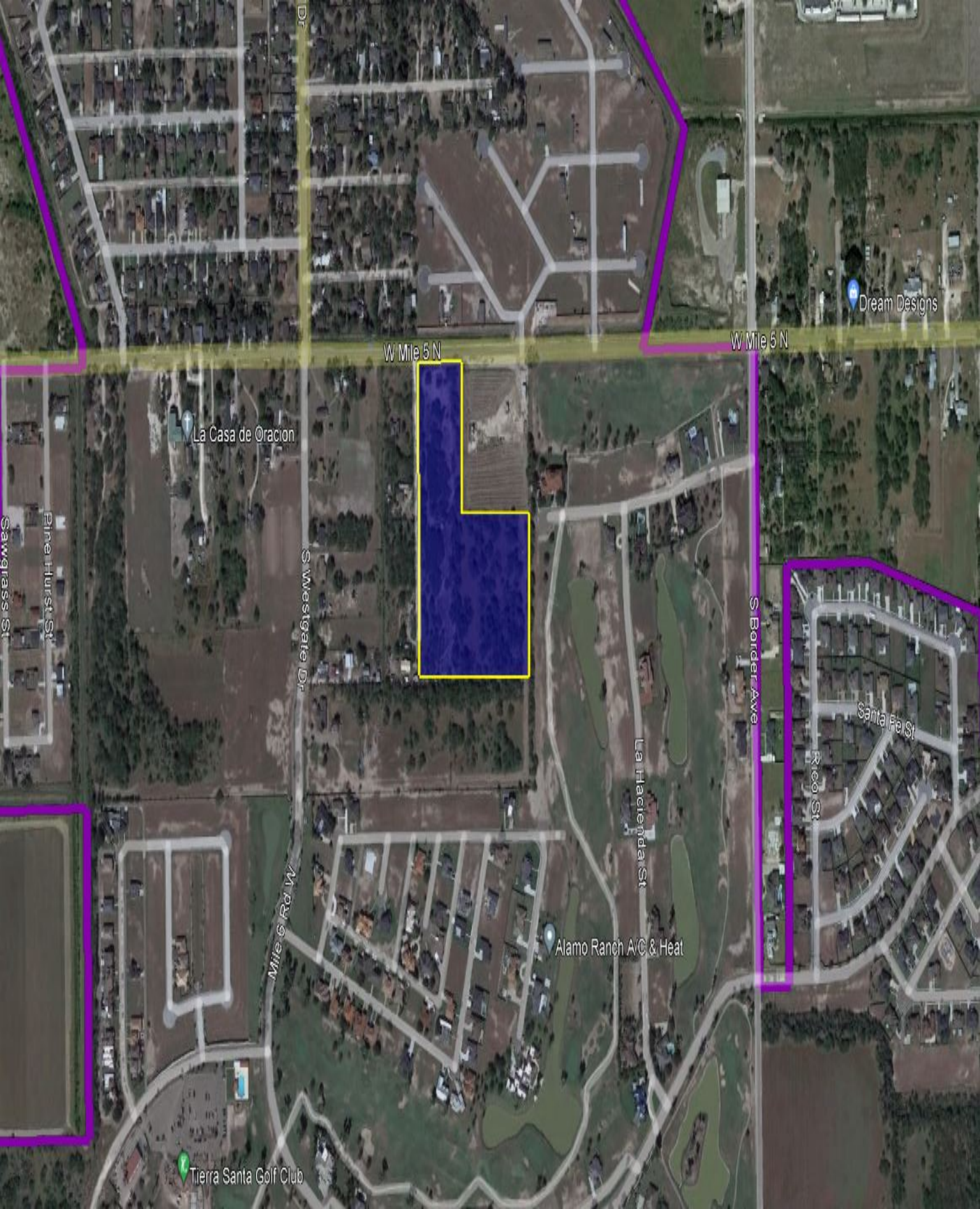
LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: NOVEMBER, 2021

DRAWN BY: G. TEEGARDIN



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM No. F-1295



Dream Designs

W Mile 5 N

W Mile 5 N

La Casa de Oracion

S Westgate Dr



La Hacienda St

Alamo Ranch A/C & Heat

S Border Ave

Santa Fe St

Rio St

Mile Rd W

Tierra Santa Golf Club



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5600	
From:			
Subject: Discussion and consideration to approve Ordinance 2022-27 for the Voluntary Annexation of Sunset Valley Estates— being a 15.32-acre tract of land out of Farm Tract 745, West and Adams Tract Subdivision, Hidalgo County, Texas located approximately 0.36 miles North of E Mile 5 North, on the West side of Texas Road and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-27. 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 proposed development will be one-family residential lots. 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 July 6, 2022			
KAYLA AREVALO REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Code Enforcement Director.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Sunset Valley Annex- Memo, Sunset Valley Annex- attachments, Sunset Valley- Aerial, O2022-27 Annexation Ordinance- 15.32ac out of FT 745			
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

MEMO

TO: Mayor and City Commission

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

RE: Sunset Valley Annex- Voluntary Annexation

DATE: July 13, 2022

The proposed subdivision will be for sixty-nine (69)- lots subdivision will be for Single family homes and is located just outside the City of Weslaco city limits along South Texas Blvd, just south of Chaparral Drive . The location will be provided with water and sanitary sewer by the City NAWSC. The City has received the petition for annexation for this development and it is contiguous to the City limits along Texas Blvd right-of-way.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000245-2022

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: Sunset Valley Estates

Location: 0.36 Miles North of E Mile 5 North, West side of Texas Road (FM 88)

Legal Description: West track subdivision Farm Track 745 the South 15.52 Ac.

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: RGV Developers, LLC Telephone: 956 732 6619
Address: 321 W. Nolana Ave Suite 8 Fax: _____
City: McAllen State: Texas Zip: 78504 E-mail: jorge.ferretis@outlook.com

ENGINEER INFORMATION

Name: Jose N. Saldivar, P.E, CFM. Telephone: 956 403 9787
Address: 2424 Mimosa Fax: _____
City: Mission State: Texas Zip: 78574 E-mail: S2Engineering.NS@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: RGV DEVELOPERS, LLC

Owner Signature:  Date: 5/16/2022

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: JOSE N. GALDIAR, P.E., CFM

THIS PAGE FOR STAFF USE ONLY

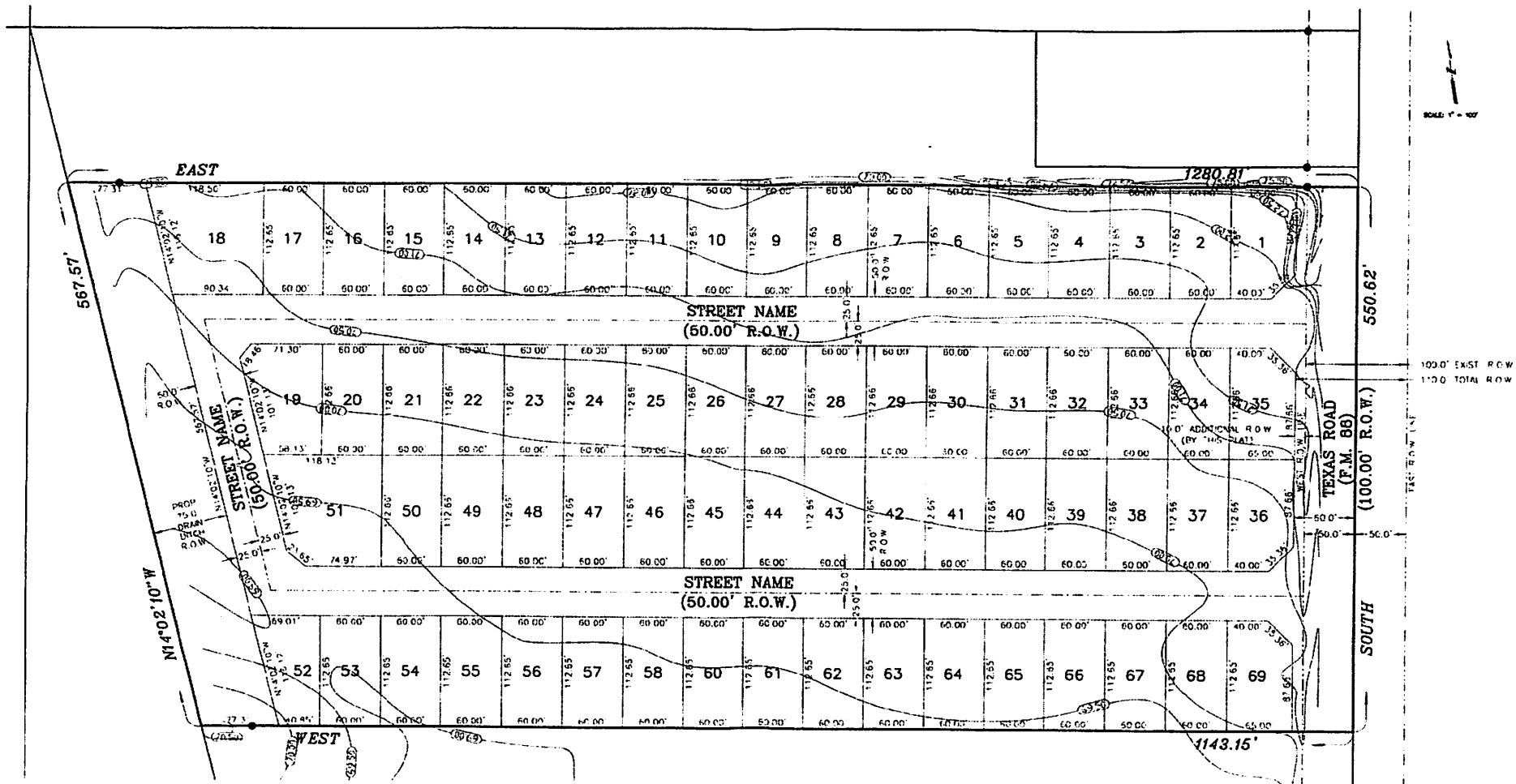
Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____



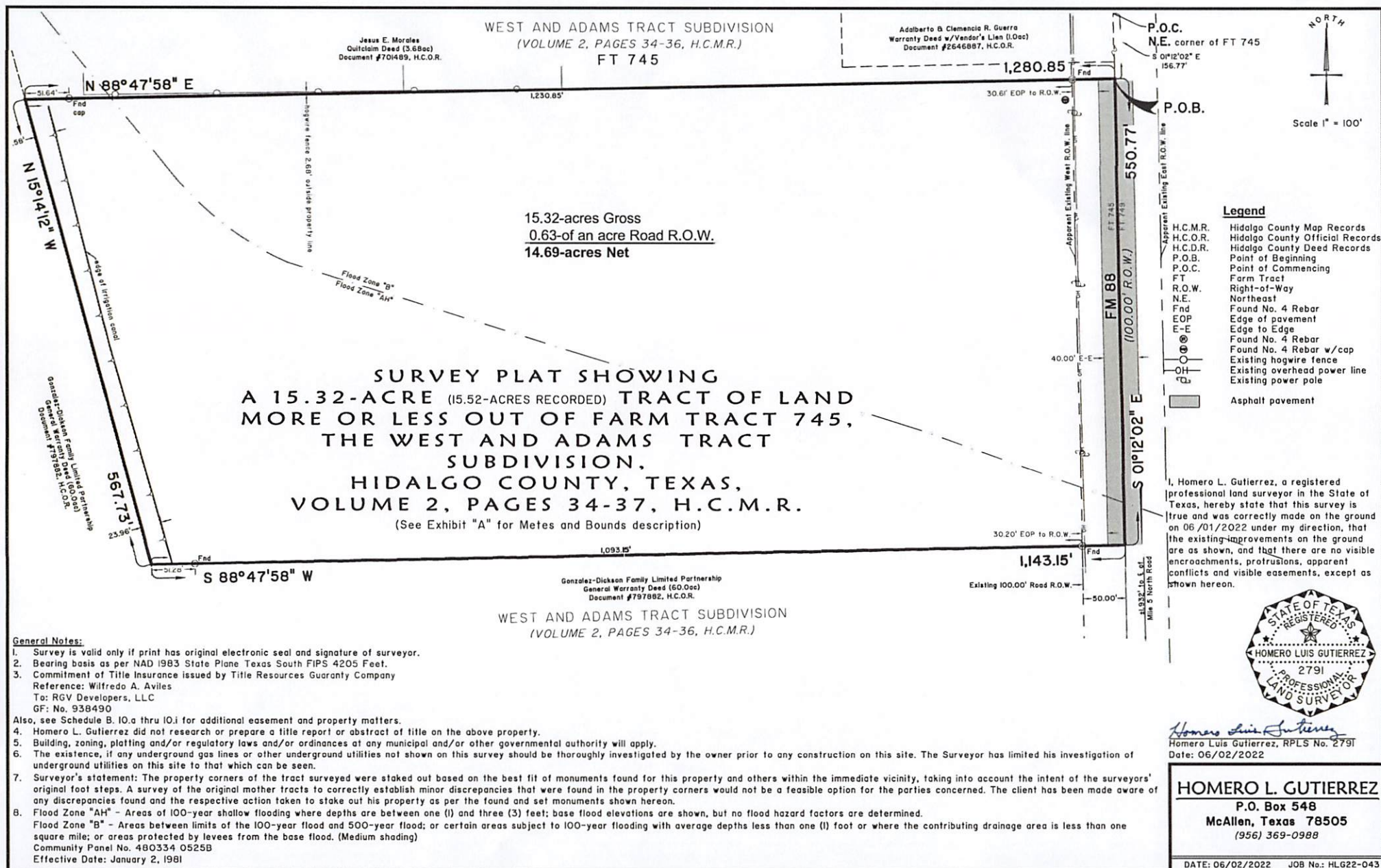


EXHIBIT "A"
METES AND BOUNDS
15.32-acre (15.52-acre recorded) TRACT

A 15.32-acre (15.52-acre recorded) Tract of land, more or less, out of Farm Tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located on the West side of FM 88, approximately 1,932 feet North of Mile 5 North Road, is being more particularly described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being at a point for apparent Northeast corner of said Farm Tract 745, **THENCE**, S 01°12'02" E, with the apparent East lot line of said Farm Tract 745, a distance of 156.77 feet to a point for the Southeast corner of a 3.68-acre tract vested in Jesus E. Morales (Document #701489, Official Records, Hidalgo County, Texas), and the Northeast corner of said 15.32-acre Tract , and also being the **POINT OF BEGINNING** of said 15.32-acre Tract of land herein described;

THENCE, S 01°12'02" E, with the apparent East lot line of said Farm Tract 745, and the East lot line of said 15.32-acre Tract, a distance of 550.77 feet to a point for an Easterly Northern corner of a 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership (Document #797882, Official Records, Hidalgo County, Texas), and the apparent Southeast corner of said 15.32-acre Tract of land herein described;

THENCE, S 88°47'58" W, parallel to the North lot line of said Farm Tract 745, and with the North lot line of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the South lot line of said 15.32-acre Tract, 50.00 feet passed a No. 4 Rebar found on the West Right-of-Way line of FM 88, continuing for a total distance of 1,143.15 feet to a point for an internal corner of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the Southwest corner of said 15.32-acre Tract of land herein described;

THENCE, N 15°14'12" W, with an Easterly Northern lot line of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the West lot line of said 15.32-acre tract, a distance of 567.73 feet to a point for the Southwest corner of said 3.68-acre tract vested in Jesus E. Morales, and the Northwest corner of said 15.32-acre Tract of land herein described;

THENCE, N 88°47'58" E, parallel to the North lot line of said Farm Tract 745, and with the South line of said 3.68-acre tract vested in Jesus E. Morales, and the North lot line of said 15.32-acre Tract, 1,230.85 feet to a No. 4 Rebar found on West Right-of-Way line of FM 88, continuing for a total distance of 1,280.85 feet to a on the East lot line of said Farm Tract 745 for the Southeast corner of said 3.68-acre tract vested in Jesus E. Morales, and the Northeast corner of said 15.32-acre Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 15.32 acres of which 0.63-of an acre lies in Road Right-of-Way, leaving a Net of 14.69-acres of land more or less.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 feet.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON JUNE 01, 2022. SEE ACCOMPANIED SURVEY PLAT OF SAID 15.32-acre (15.52-acre recorded) TRACT OF LAND.



Homero Luis Gutierrez
Homero Luis Gutierrez – R.P.L.S. # 2791

06/02/2022
Date



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

B. Type of Loan			
1. ☒ FHA 2. ☐ RHS 3. ☐ Conv. Unins	6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
4. ☐ VA 5. ☐ Conv. Ins	2022-004		
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. Name & Address of Borrower: RGV Developers, LLC Jorge Ferretis Andrade, Manager 321 Nolana McAllen, Tx 78504		E. Name & Address of Seller: Wilfredo A. Aviles 1313 E. 6th St. Weslaco, Tx 78596	
G. Property Location: S. 15.52 ac of the N. 20 ac Farm Tract 745, West Tract Sub Weslaco, Tx 78596		F. Name & Address of Lender:	
H. Settlement Agent: Law Office of Ricardo A. Ramos 4712 N. McColl Rd. McAllen, TX 78504		TIN: 74-2650075	
I. Settlement Date: 2/16/2022		Funding Date: 2/16/2022	
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price	485,000.00	401. Contract sales price	485,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	8,343.68	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes:		406. City/town taxes:	
to		to	
107. County taxes:		407. County taxes:	
to		to	
108. Assessments:		408. Assessments:	
to		to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	493,343.68	420. Gross Amount Due To Seller	485,000.00
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or earnest money	500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes:		510. City/town taxes:	
to		to	
211. County taxes: 1/1/2022-2/16/2022	14.56	511. County taxes: 1/1/2022-2/16/2022	14.56
to Hidalgo County & Weslaco ISD		to Hidalgo County & Weslaco ISD	
212. Assessments: 1/1/2022-2/16/2022	30.30	512. Assessments: 1/1/2022-2/16/2022	30.30
to HCID #9		to HCID #9	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	544.86	520. Total Reduction Amount Due Seller	44.86
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	493,343.68	601. Gross amount due to seller (line 420)	485,000.00
302. Less amounts paid by/for borrower (line 220)	544.86	602. Less reductions in amount due seller (line 520)	44.86
303. Cash ☒ From ☐ To Borrower	492,798.82	603. Cash ☒ To ☐ From Seller	484,955.14

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges		File Number: 2022-004	Loan Number:		
700. Total Real Estate Broker Fees					
Division of Commission (line 700) as follows:					
701. \$	to			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$	to				
703. Commission paid at settlement					
704.					
800. Items Payable In Connection With Loan					
801. Our origination charge	\$		(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	\$		(from GFE #2)		
803. Your adjusted origination charges			(from GFE A)		
804. Appraisal fee to			(from GFE #3)		
805. Credit report to			(from GFE #3)		
806. Tax service to			(from GFE #3)		
807. Flood certification			(from GFE #3)		
808.					
809.					
810.					
811.					
900. Items Required By Lender To Be Paid In Advance					
901. Daily interest charges from 2/16/2022 to 3/1/2022 @ \$ /day			(from GFE #10)		
902. Mortgage insurance premium for 0 months to			(from GFE #3)		
903. Homeowner's insurance for 0 years to			(from GFE #11)		
904.					
905.					
1000. Reserves Deposited With Lender					
1001. Initial deposit for your escrow account			(from GFE #9)		
1002. Homeowner's insurance	months @	per mo	\$		
1003. Mortgage insurance	months @	per mo	\$		
1004. Property taxes	months @	per mo	\$		
1005.	months @	per mo	\$		
1006.	months @	per mo	\$		
1007. Aggregate Adjustment			\$0.00		
1100. Title Charges					
1101. Title services and lender's title insurance			(from GFE #4)	1,350.00	
1102. Settlement or closing fee To Ricardo A. Ramos			\$1,350.00		
1103. Owner's title insurance To Edwards Abstract and Title Co.			(from GFE #5)	2,861.00	
1104. Lender's title insurance					
1105. Lender's title policy limit	\$				
1106. Owner's title policy limit	\$				
1107. Agent's portion of the total insurance premium	\$				
1108. Underwriter's portion of the total insurance premium	\$				
1109. Guarar Fee to Edwards Abstract and Title Co				2.00	
1110.					
1111.					
1200. Government Recording and Transfer Charges					
1201. Government recording charges			(from GFE #7)	45.68	
1202. Deed \$45.68	Mortgage \$		Release \$		
1203. Transfer taxes			(from GFE #8)		
1204. City/County tax/stamps: Deed \$	Mortgage \$				
1205. State tax/stamps: Deed \$	Mortgage \$				
1206.			\$		
1207.			\$		
1300. Additional Settlement Charges					
1301. Required services that you can shop for			(from GFE #8)		
1302.					
1303.					
1304. Tax Service Report to Edwards Abstract & Title Co.				85.00	
1305. Attorney Fees to Law Office of Ricardo A. Ramos				4,000.00	
1306. Phase I to Valley Environmental POC \$1950.00					
1307.					
1308.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				8,343.68	

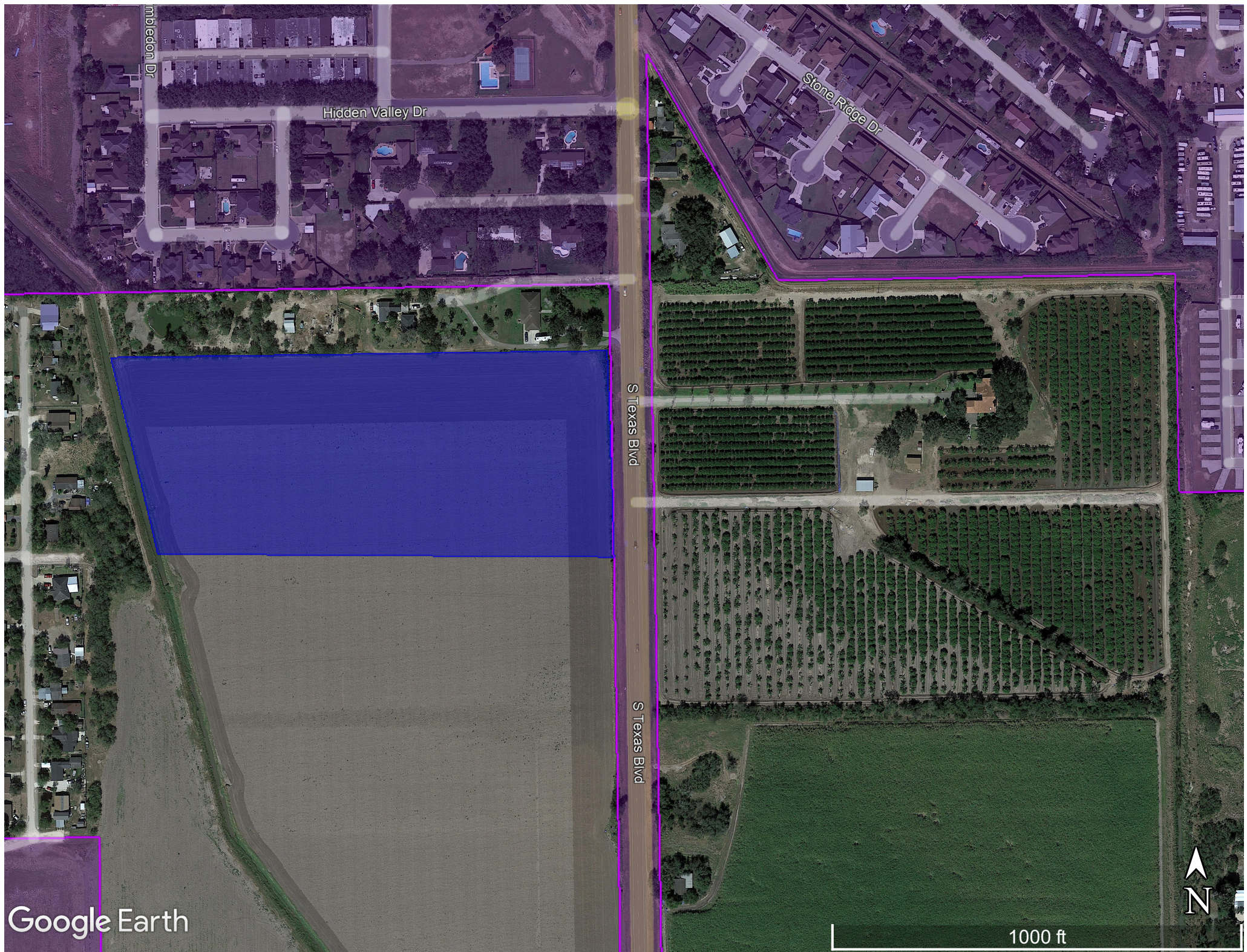
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

RGV Developers, LLC	Buyer/Borrower	Wilfredo A. Aviles	Seller
Jorge Ferretis Andrade, Manager	Buyer/Borrower		Seller

This Settlement Statement which I've prepared is a true and accurate account of this transaction. I've caused or will cause the funds to be disbursed in accordance with this statement.

Law Office of Ricardo A. Ramos	Settlement Agent	2/16/2022	Date
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WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment.



ORDINANCE NO. 2022-27

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LANDOWNER SUCH LAND BEING 15.32 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 15.32 acres and are more specifically described as follows, to-wit:

METES AND BOUNDS DESCRIPTION

A 15.32-acre (15.52-acre recorded) Tract of land, more or less, out of Farm Tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located on the West side of FM 88, approximately 1,932 feet North of Mile 5 North Road, is being more particularly described by metes and bounds as follows:

The POINT OF COMMENCMENT (P.O.C.) being at a point for apparent Northeast corner of said Farm

Tract 745, THENCE, S 01°12'02" E, with the apparent East lot line of said Farm Tract 745, a distance of

156.77 feet to a point for the Southeast corner of a 3.68-acre tract vested in Jesus E. Morales (Document

#701489, Official Records, Hidalgo County, Texas), and the Northeast corner of said 15.32-acre Tract, and also being the POINT OF BEGINNING of said 15.32-acre Tract of land herein described.

THENCE, S 01°12'02" E, with the apparent East lot line of said Farm Tract 745, and the East lot line of said 15.32-acre Tract, a distance of 550.77 feet to a point for an Easterly Northern corner of a 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership (Document #797882, Official Records, Hidalgo County, Texas), and the apparent Southeast corner of said 15.32-acre Tract of land herein described.

THENCE, S 88°47'58" W, parallel to the North lot line of said Farm Tract 745, and with the North lot line of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the South lot line of said 15.32-acre Tract, 50.00 feet passed a No. 4 Rebar found on the West Right-of-Way line of FM 88, continuing for a total distance of 1,143.15 feet to a point for an internal corner of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the Southwest corner of said 15.32-acre Tract of land herein described;

THENCE, N 15°14'12" W, with an Easterly Northern lot line of said 60.0-acre tract vested in Gonzalez- Dickson Family Limited Partnership, and the West lot line of said 15.32-acre tract, a distance of 567.73 feet to a point for the Southwest corner of said 3.68-acre tract vested in Jesus E. Morales, and the Northwest corner of said 15.32-acre Tract of land herein described.

THENCE, N 88°47'58" E, parallel to the North lot line of said Farm Tract 745, and with the South line of said 3.68-acre tract vested in Jesus E. Morales, and the North lot line of said 15.32-acre Tract, 1,230.85 feet to a No.4 Rebar found on West Right-of-Way line of FM 88, continuing for a total distance of 1,280.85 feet to a on the East lot line of said Farm Tract 745 for the Southeast corner of said 3.68-acre tract vested in Jesus E. Morales, and the Northeast corner of said 15.32-acre Tract of land herein described, also being the POINT OF BEGINNING, containing a gross of 15.32 acres of which 0.63-of an acre lies in Road Right-of-Way, leaving a Net of 14.69-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 19th day of July 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: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5570	
From:			
Subject: Discussion and consideration to approve the Buyout of Service Agreement between the City of Weslaco and North Alamo Water Supply Company (NAWSC) for Mid Valley Estates Subdivision and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed 158 lot subdivision will be a mixed-use development of single-family and four-plex apartments. The final plat for Mid Valley Estates was approved on June 21, 2022 and is preparing to submit construction plans for the infrastructure. The proposed development is currently within the dual CCN's of NAWSC and MHWSC and is pursuing a buyout from both entities. At this time, the developer is proceeding with the buyout of NAWSC first. The developer will be responsible for paying the City for the associated cost of the buyout from NAWSC.			
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):			
REBEKAH DE LA FUENTE REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Planning and Code Enforcement Director.			
Staff Recommendation: Staff recommends approval of the buyout agreement.			
Attachments, if any: Mid Valley Estates- NAWSC Buyout- Memo, Mid Valley Estates- aerial, Mid-Valley Estates Plat 05.11.22, Agreement DRAFT-Buyout-			
Responsibilities upon Approval: Planning staff will advise applicant			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 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- NAWSC Buyout

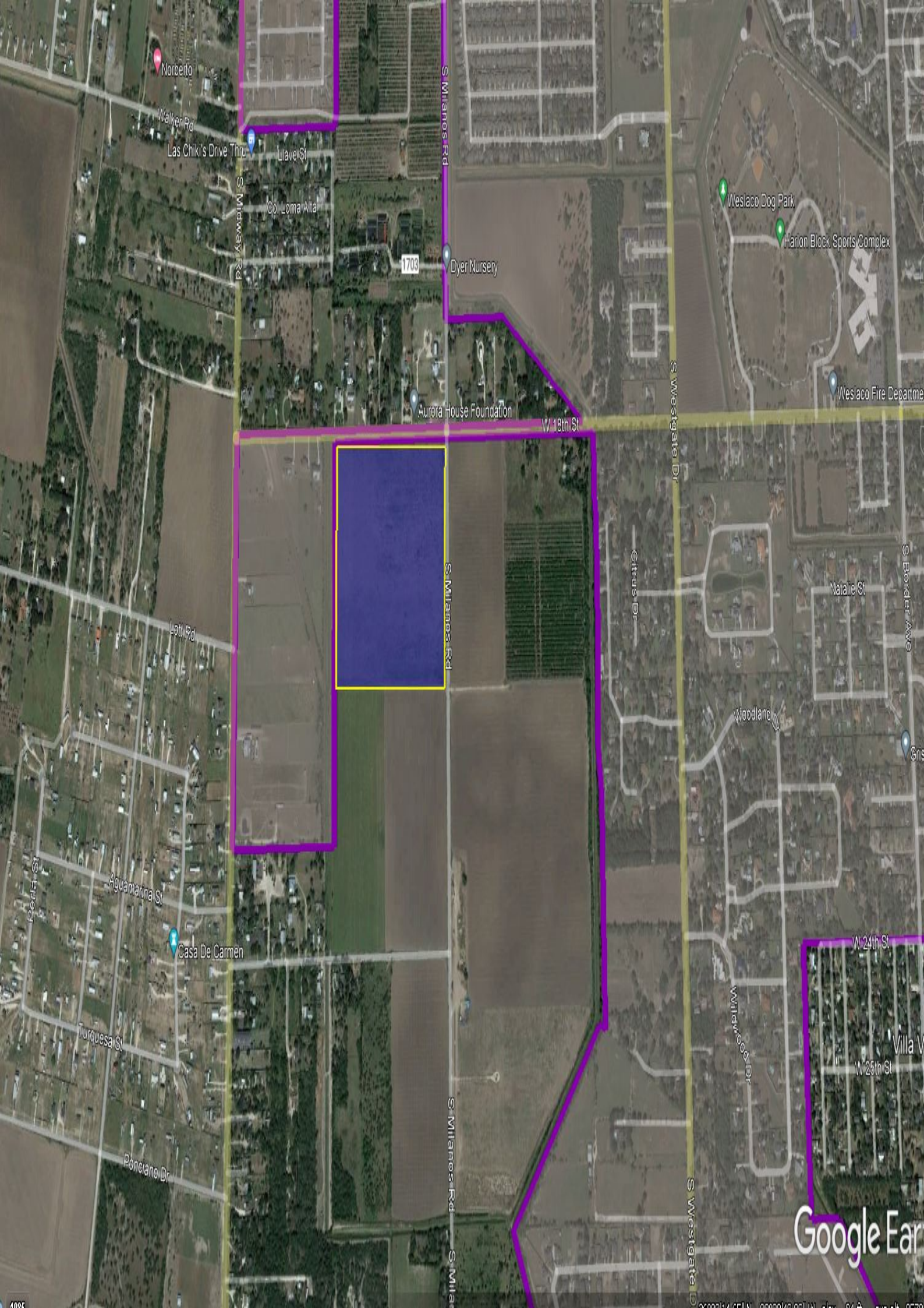
DATE: July 13, 2022

The proposed 158 lot subdivision will be a mixed-use development of single-family and four-plex apartments. The final plat for Mid Valley Estates was approved on June 21, 2022 and is preparing to submit construction plans for the infrastructure. The proposed development is currently within the dual CCN's of NAWSC and MHWSC and is pursuing a buyout from both entities. At this time, the developer is proceeding with the buyout of NAWSC first. The developer will be responsible for paying the City for the associated cost of the buyout from NAWSC.

The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



Norberto

Walker Rd

Las Chik's Drive Thru

Ulave St

Col Loma Alta

1703

Dyer Nursery

Aurora House Foundation

W 18th St

Weslaco Dog Park

Marion Block Sports Complex

Weslaco Fire Department

Lot 11 Rd

S Milanos Rd

Citrus Dr

Natalie St

S Border Ave

Woodland Dr

Aguamarina St

Casa De Carmen

Turquesa St

Ponciano Dr

S Milanos Rd

S Westgate Dr

W 24th St

Villa V

W 25th St

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, 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

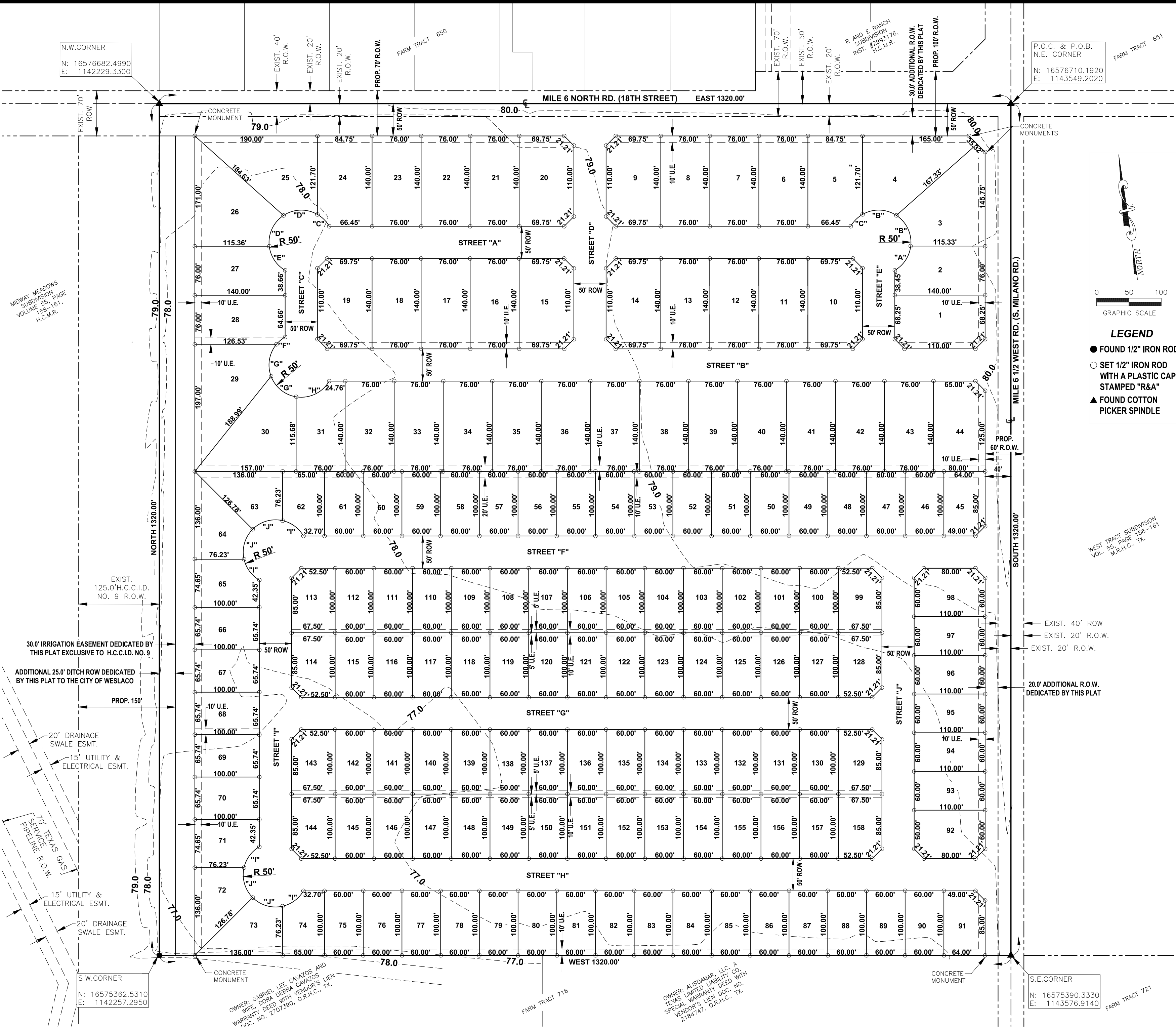
STATE OF TEXAS
COUNTY OF HIDALGO

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



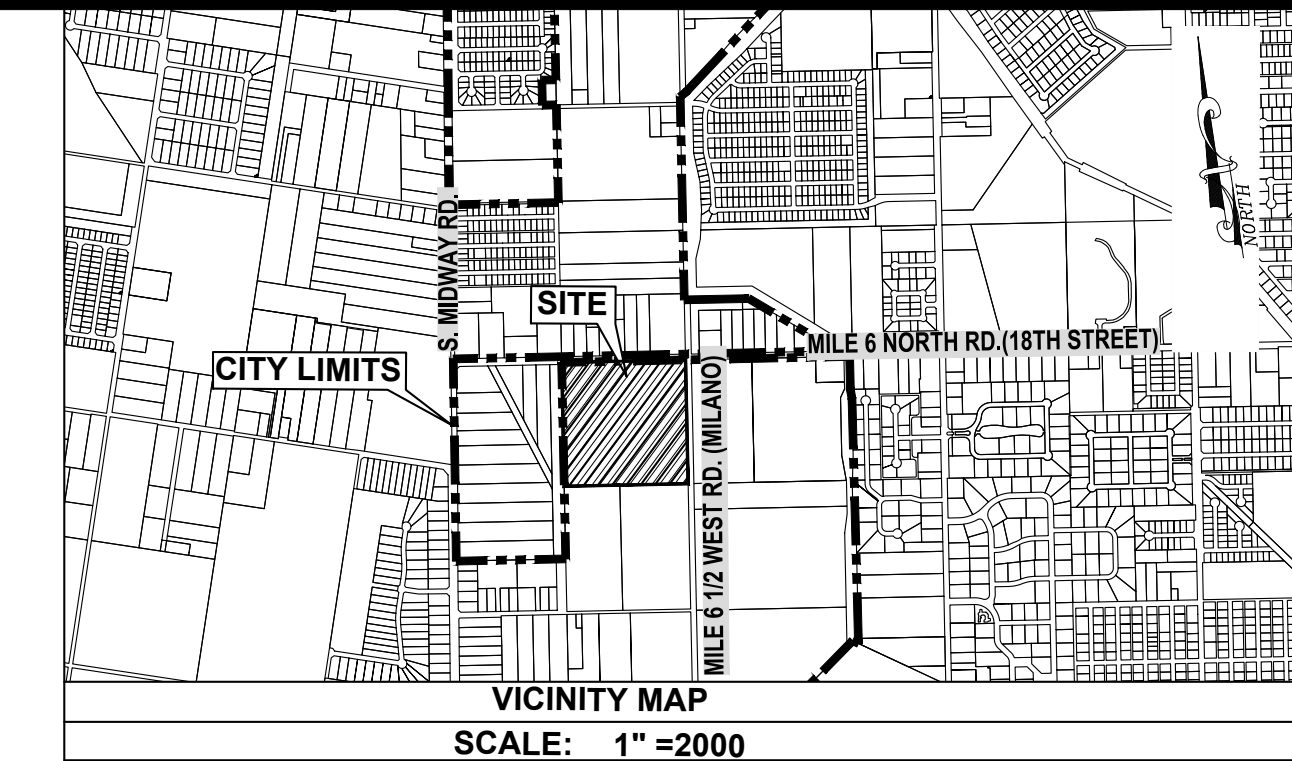
MID VALLEY ESTATES SUBDIVISION

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:

- 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
- 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.
- LOTS 1-44 ARE FOR MULTI-FAMILY RESIDENTIAL AND LOTS 45-158 ARE FOR SINGLE FAMILY RESIDENTIAL.
- 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.....20% LOT DEPTH NEED NOT EXCEED 25 FT.
SIDE.....10.00 FEET SIDE.....5.00 FEET
CORNER SIDE.....10.00 FEET CUL-DE-SAC.....20.00 FEET
- OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- BENCH MARK: CPS FOUND FOR THE NORTHWEST CORNER OF FARM TRACT 715;ELEV. = 80.11 (NAVD 88)
- 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.

- 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.
- U.E. DENOTES UTILITY EASEMENT.
- E.E. DENOTES ELECTRICAL EASEMENT.
- 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.
- 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.
- CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- STREET LIGHTS TO BE INSTALLED BY DEVELOPER, AS PER CITY ORDINANCE. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
- LANDSCAPING TO BE PROVIDED, AS PER CITY ORDINANCE.
- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMITS.
- NO ACCESS TO 18TH STREET FROM LOTS 4-9, AND 20-25.
- NO ACCESS TO MILANO ROAD FROM LOTS 1-3, 44, 45, AND 91-98.
- NO LOT FRONTAGE OR ACCESS TO STREET "B" FROM LOTS 10-19.
- 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	CHORD
"A"	53°23'47.0"	50.00'	25.15'	46.60'
"B"	63°18'6.48"	50.00'	30.82'	55.24'
"C"	29°59'45.6"	50.00'	13.40'	26.18'
"D"	63°25'25.7"	50.00'	30.89'	55.35'
"E"	53°08'55.3"	50.00'	25.01'	46.38'
"F"	2016°22.1"	50.00'	8.94'	17.69'
"G"	60°18'49.7"	50.00'	29.05'	50.63'
"H"	69°08'57.8"	50.00'	34.43'	60.30'
"I"	47°17'27.6"	50.00'	21.89'	41.27'
"J"	57°42'32.4"	50.00'	27.55'	50.36'

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	6,288	0.144
62&74	6,003	0.138
63&64	7,660	0.176
65&71	6,968	0.160
72&73	7,660	0.176
65&71	6,968	0.160
92&98	8,025	0.184
99&128	6,638	0.152
113&114	6,638	0.152
143&144	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
TYPE FIRM REGISTRATION No. F-4860

**AGREEMENT FOR
BUYOUT OF SERVICE AREA**

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This agreement is made ~~October _____, 2021~~July 19, 2022, by and between the City of Weslaco, 255 S. Kansas Ave., Weslaco, Hidalgo County, Texas 78596 (hereinafter referred to as “**City**”), and North Alamo Water Supply Corporation, 420 S. Doolittle Road, Edinburg, Hidalgo County, Texas 78542 (hereinafter referred to as “**North Alamo**”), a non-profit corporation of the State of Texas.

I.

RECITALS

North Alamo presently has the right to serve the area located in or near the City as described in **Exhibit “A”**, incorporated herein for all purposes, located within Hidalgo County, Texas (hereinafter referred to as the “**Area**”), with a potable water supply. Such Area is within the certified area of North Alamo under the rules and regulations of the Public Utilities Commission (hereinafter referred to as “**PUC**”) and is within the water supply system of North Alamo. City desires to purchase the Area and wishes to provide service to customers within the purchased Area with a potable water supply from City and North Alamo desires that City supply potable water service to the customers in the Area.

II.

COVENANTS AND CONDITIONS

1. For and in consideration of the sum of Ninety-eight Thousand Four Hundred Ninety-six and No/100ths (\$98,496.00) Dollars (***“Purchase Price”***) to be paid to North Alamo by City, North Alamo agrees to assign to City the right to serve customers within the Area, and City agrees to purchase, and does hereby purchase, such rights, subject however, to the following conditions being satisfied:

- a. The Public Utilities Commission (***“PUC”***) shall approve of the transfer and designate the City as the holder of the CCN for the Area by written order delivered to NAWSC and City, and
- b. NAWSC shall obtain a written release of any security interest regarding the Area in favor of United States Department of Agriculture-Rural Development (hereinafter referred to as ***“USDA-RD”***) and when it has been obtained by NAWSC, a copy forwarded to City.
- c. NAWSC shall obtain a written release of any security interest regarding the Area in favor of Texas Water Development Board (hereinafter referred to as ***“TWDB”***) and when it has been obtained by NAWSC, a copy forwarded to City.
- d. NAWSC shall obtain a written release of any security interest regarding the Area in favor of CoBank, ACB (hereinafter referred to as ***“CoBank”***) and when it has been obtained by NAWSC, a copy forwarded to City.

- e. NAWSC shall obtain a written release of any security interest in favor of any other third party and when it has been obtained by NAWSC, a copy forwarded to City.

2. It is agreed that upon execution of this Agreement, City shall deposit the Purchase Price in the form of a cashier's check with Richard W. Fryer (hereinafter referred to as "**Escrow Agent**"), of Fryer & Hansen, P.L.L.C., 1352 W. Pecan Blvd., McAllen, Texas 78501, all of which sums shall be held by the Escrow Agent in trust and paid to North Alamo when this transaction is closed, or refunded to City if the transaction is not consummated, as provided herein.

3. No customers currently exist within the Area. Subject to the approval of this Agreement by the PUC, North Alamo hereby agrees to relinquish its right to supply potable water to customers located within Area and City hereby agrees to supply potable water to any new customers requesting water service within the Area. After requesting the Release from Lender as provided in Paragraph 1 above, City and North Alamo hereby agree that North Alamo shall initiate and pursue an application with the PUC requesting approval of the transfer of the Area from North Alamo's Certificate of Convenience and Necessity to City's Certificate of Convenience and Necessity ("**Application**"). City agrees to cooperate with North Alamo in connection therewith. North Alamo shall have the Application filed and all administrative costs and attorneys' fees relating thereto shall be paid fully and solely by City. Upon presentation to City, City shall reimburse North Alamo for all its attorneys fees relating to the Application. Each party shall bear its own attorneys fees relating to this Agreement. Final closing and consummation with respect to the purchase of the Area shall not be more than forty-five (45) days after all of the following requirements to closing have been completed:

- a. The Purchase Price is completed and delivered;

b. Approval by the PUC has been obtained; and

~~c.~~ A release of any security interest regarding the NAWSC Area in favor of USDA-RD, TWDB, CoBank, or any other third party has been obtained and a copy forwarded to City.

c.

4. North Alamo and City hereby agree that City shall commence supplying potable water service to any customers located within the Area with potable water pending PUC's approval of the purchase. Until such approval by the PUC is received, City agrees to provide such service according to City's rate schedule. City shall be responsible for billing and collection of all bills for potable water service shall be entitled to receive and keep all amounts collected thereunder as a management fee and as the normal fee charged by City for the supplying potable water according to the rates charged other customers of City.

5. Should this Agreement not be finally consummated due to the failure of any condition in Paragraph 1 hereof, within 30 days of receiving notification of such failure:

a. Escrow Agent shall refund the Purchase Price to City;

b. City shall reassign the rights to serve the Area and convey all facilities and infrastructure, including but not limited to waterlines and easements, to North Alamo; and

c. North Alamo shall provide service in the Area.

GENERAL

6. Any lines owned by North Alamo which run through the Area, which are necessary for the service of water to customers of North Alamo within its remaining certified area, shall not become the property of City but shall remain the property of North Alamo.

7. During the period of time from when the City commences to provide potable water

service in the Area until the closing and consummation of this Agreement, City agrees to defend, indemnify, and hold North Alamo harmless for any claim by any customer of North Alamo located in the Area for any acts or omissions by City, as agent or otherwise, in supplying such customers with a potable water supply hereunder.

8. Failure to perform any covenant and agreement herein shall entitle the non-breaching party to enforce the provisions hereof by specific performance or injunctive relief in addition to any remedy in damages that either party may be entitled.

9. It is the intent of City and North Alamo and they do hereby specifically agree that this Agreement does not create any third-party beneficiary rights or interest in and to the supply of any treated water or facility relating thereto in and to any existing or potential retail customers of City or North Alamo.

10. Any notice required or permitted to be given to either party hereunder shall be deemed to have been given when the same has been deposited in the United States mail, postage prepaid, certified to addressee, and addressed to North Alamo at 420 S. Doolittle Road, Edinburg, Hidalgo County, Texas 78539-9078, or to City at 255 S. Kansas Ave., Weslaco, Hidalgo County, Texas 78596 with a return receipt requested of the United States Postal Service. Such addresses may be changed by either party by notice in writing given to the other party.

11. With the execution and delivery of this Agreement, City agrees to provide North Alamo with an opinion of counsel, made by an attorney licensed to practice in the State of Texas and having a valid enforceable policy of insurance in an amount equal to the Purchase Price which insures North Alamo against errors and omissions in such opinion of counsel, the form of such opinions of counsel is attached hereto as **Exhibit "B"**. This provision and the opinion of counsel survives the final closing and consummation of this transaction.

12. All agreements, assignments and documents referenced in Paragraphs 1 through 11 above shall incorporate the terms of Texas Local Govt. Code § 271.159, allowing for the recovery of attorney's fees against a local government entity. Attorney's fees shall also be recoverable against City as provided by Tex. Local Govt. Code § 271.159 in any action to enforce the terms of this Contract.

13. This Agreement has been approved by the appropriate body of North Alamo and City as evidenced by appropriate resolutions of the governing bodies, copies of which are attached hereto as **Exhibit "C"** and **"D"**, respectively, and is executed by the appropriate officer of same.

14. No amendment, modification, or alteration of the terms hereof shall be binding unless the same be in writing, dated and subsequent to the date hereof and duly executed by the parties hereto.

15. No waiver by the parties hereto of any default or breach of any term, condition, or covenant of this Agreement shall be deemed to be a waiver of any other breach of the same or other term, condition, or covenant contained herein.

16. Each party represents and warrants that (i) it has carefully reviewed this Agreement; (ii) it has at all times been represented by and consulted with legal counsel concerning this Agreement; (iii) any questions that it has pertaining to this Agreement have been answered and fully explained to it by its counsel; (iv) its decision to execute this Agreement was not based on any statement or representation, either oral or written, made by any person on behalf of the other party; (v) this Agreement constitutes the entire Agreement and understanding of the parties; (vi) neither party has assigned, conveyed, hypothecated or transferred any interest in any cause of action relating to the above described claims; (vii) each party understands that the other party is

relying upon these representations and warranties in entering into this Agreement; and (viii) this Agreement may not be amended, modified, or changed orally.

17. The conveyance made in this Agreement is made without warranty, express or implied, and the internal lines and meters, to the extent they exist, are conveyed “AS IS” and “WHERE IS.”

[THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY.]

IN WITNESS WHEREOF, THE PARTIES HERETO have executed this Agreement as of the date above stated.

CITY OF WESLACO

NORTH ALAMO WATER SUPPLY CORPORATION

By: _____

David Suarez — ~~Mike R. Perez~~

Mayor — ~~City Manager~~

By: _____

Steven P. Sanchez

General Manager

Attest:

Norma A. Cantu, City Secretary

Approved as to form:

Approved as to **form**:

Juan E. Gonzalez,
City Attorney for Weslaco

Richard W. Fryer,
Attorney for North Alamo Water Supply Corporation

CORPORATE ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

I hereby certify that on this day before me, an officer duly authorized in the State aforesaid and in the county aforesaid to take acknowledgments, personally appeared David SuarezMike R. Perez, being known to me to be the person described in and who executed the foregoing instrument as City Manager for the City of Weslaco, Texas, the municipality therein, and acknowledged that he executed the same as such an officer, in the name of and for and on behalf of the said municipality.

IN WITNESS WHEREOF I hereunto set my hand and affixed my official seal this day of _____, 202~~2~~¹.

Notary Public in and for the State of Texas

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

I hereby certify that on this day before me, an officer duly authorized in the State aforesaid and in the county aforesaid to take acknowledgments, personally appeared Steven P. Sanchez, known to me to be the person described in and who executed the foregoing instrument as General Manager for North Alamo Water Supply Corporation, the corporation therein, and acknowledged that he executed the same as such an officer, in the name of and for and on behalf of the said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and affixed my official seal this day of _____, 202~~2~~¹.

Notary Public in and for the State of Texas

EXHIBIT “A”
SERVICE AREA TO BE SOLD BY
NORTH ALAMO WATER SUPPLY CORPORATION

EXHIBIT "B"
OPINION OF COUNSEL

To: North Alamo Water Supply Corporation

OPINION OF COUNSEL

Re: Purchase of Area of Service
Dated as of _____ (the "Agreement")
Between North Alamo Water Supply Corporation ("Seller") and
City of Weslaco, Hidalgo County, Texas ("Purchaser").

Sir/Madam:

I am an attorney for Purchaser and, in that capacity, I am familiar with the above-referenced transaction, the Agreement, and all other documents pertaining to the Agreement. I have a current policy of insurance which is of the amount and character required by the Agreement.

Based on my examination of these and such other documents, records and papers and matters of fact and law as I deem to be relevant and necessary as the basis for my opinion set forth below, upon which opinion Seller and any subsequent assignee of Seller's interest may rely, it is my opinion that:

- 1. Purchaser is a fully constituted political subdivision duly organized and existing under the Constitution and laws of the State of Texas and is authorized by such Constitution and laws to enter into the transaction contemplated by the Agreement and to carry out its obligations thereunder.**
- 2. The Agreement and all other documents contemplated by the Agreement have been duly authorized, executed and delivered by Purchaser and constitutes valid, legal and binding obligations and agreements of Purchaser, enforceable against Purchaser in accordance with their terms.**
- 3. The person or persons who have executed and delivered the Agreement and all other documents contemplated by the Agreement were authorized to do so on behalf of Purchaser.**
- 4. No further approval, license, consent, authorization or withholding of objections is required from any federal, state or local governmental authority with respect to the entering into or performance by Purchaser of the Agreement and the transactions contemplated thereby, and Purchaser has sufficient appropriations or other funds available to pay all amounts due under the Agreement for the current fiscal year.**
- 5. The entering into and performance of the Agreement and all other documents**

contemplated by the Agreement will not conflict with or constitute a breach or violation of any judgment, consent decree, order, law, regulation, bond, indenture or contract, applicable to Purchaser or result in any breach of, or constitute a default under, or result in the creation of any lien, charge, security interest or other encumbrance upon any assets of Purchaser or the Area conveyed under the Agreement pursuant to, any indenture, mortgage, deed of trust, bank loan, credit agreement or other instrument to which Purchaser is a party or by which it or its assets may be bound.

6. There is no litigation, action, suit or proceeding pending or, to the best of my knowledge, threatened against or affecting Purchaser in any court or before any governmental commission, board, agency, arbitrator or authority which, if adversely determined, will have an adverse effect on the ability of Purchaser to perform its obligations under the Agreement. In addition, I am not aware of any facts or circumstances which would give rise to any litigation, action, suit or proceeding relating to or potentially adversely affecting the ability of the Purchaser to perform its obligations under the Agreement.

7. The authorization, approval and execution of the Agreement, and all other documents contemplated by the Agreement and all other proceedings of the Purchaser related to the transactions therein and contemplated thereby have been performed in accordance with all open meeting laws, public bidding laws, and all other applicable laws of the State of Texas.

Yours sincerely,

Signature:

Name (Print):

Title:

Date:

Address:

Telephone: _____

EXHIBIT “C”
NORTH ALAMO WATER SUPPLY CORPORATION
BOARD MINUTES/RESOLUTION

EXHIBIT “D”
CITY OF WESLACO, TEXAS
CITY COMMISSION MINUTES/RESOLUTION



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5572	
From:			
Subject: Discussion and consideration on Resolution 2022-40 authorizing the City's application to the Texas Parks & Wildlife Department's Local Park Grant Program for a new swimming pool to be located at 320 S Bridge Street and authorize the Mayor to execute any related documents as may be required for said project application. Possible action. (Staffed by Parks and Recreation Department.)			
Background: The Texas Parks & Wildlife Department Local Park Grant Program requires a resolution authorizing the submission of an application to their program.			
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: Approve as recommended by the Parks and Recreation Director.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: R2022-40 submit app to TPWD for grant new swimming pool			
Responsibilities upon Approval:			



Local Park Grant Program Resolution Authorizing Application

RESOLUTION NO. 2022-40

A resolution of the CITY OF WESLACO as hereinafter referred to as "Applicant," designating certain officials as being responsible for, acting for, and on behalf of the Applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program"; certifying that the Applicant is eligible to receive program assistance; certifying that the Applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses.

WHEREAS, the Applicant is fully eligible to receive assistance under the Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

BE IT RESOLVED BY THE APPLICANT:

SECTION 1: That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.

SECTION 2: That the Applicant hereby certifies that the matching share for this application is readily available at this time.

SECTION 3: That the Applicant hereby authorizes and directs the MAYOR to act for the Applicant in dealing with the Department for the purposes of the Program, and that MAYOR DAVID SUAREZ is hereby officially designated as the representative in this regard.

SECTION 4: The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as MUNICIPAL SWIMMING POOL in the CITY of WESLACO or use as a park site and is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity (or for the lease term, if legal control is through a lease). Projects with federal monies may have differing requirements.

Introduced, read and passed by an affirmative vote of the "Applicant" on this 19 day of JULY, 2022.

Signature of Local Government Official

DAVID SUAREZ, MAYOR

Typed Name and Title

ATTEST:

Signature

NORMA A. CANTU, CITY SECRETARY

Typed Name and Title



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5581	
From:			
Subject: Discussion and consideration awarding RFB No. 2021-22-31 Mayor Pablo Pena City Parks Sports Field Lighting Project and Isaac Rodriguez Skate Park Lighting project bid to the most advantageous bidder, Zitro Electric, for an amount not to exceed \$1,178,500, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)			
Background: This work was prompted in preparation for the regional stormwater detention facility to be built at Mayor Pablo Pena City Park. The underground primary service serving the soccer fields and softball field had to be abandoned and must be rerouted to service the softball field, restroom and two pavilions. In the process of updating the lighting at the tennis courts, it was determined that the west baseball and softball fields would have to be updated as well. This project will establish a new AEP primary service, new sports lighting including, poles, fixtures and controls for Mayor Pablo Pena City Park's tennis courts, basketball courts, and baseball & softball fields and demolition/disposal of existing equipment. Also, to include new lighting equipment at the skate park located at Isaac Rodriguez Park.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission: The Commission previously considered this project on January 18, 2022. Staff proposed awarding a purchase contract through a Buy Board proposal in the amount of \$1,151,104. This recommendation was rejected at the time. The staff were directed to use the competitive sealed bid process and add the skate park at Isaac Rodriguez Park in the scope of the project.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
OMAR RODRIGUEZ OMAR RODRIGUEZ Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by Parks Department.			
Staff Recommendation:			

Staff recommends approval.
Attachments, if any: SIGMAHNE Mayor Pablo Pena Contractor Recommendation Letter, ZITRO ELECTRIC BID FORMS
Responsibilities upon Approval:

CONTRACTOR RECOMMENDATION LETTER

Date: July 07, 2022

To: Omar Rodriguez, Director
Parks & Recreation Department
Building Maintenance City Cemetery

Re: Contractor Recommendation: Mayor Pena City Park Sports Field Lighting Project and Isaac Rodriguez Skate Park Lighting RFB No. 2021-22-31

Mr. Rodriguez,

This letter will serve as the Contractor Recommendation Letter for Zitro Electric to perform the installation of the work in accordance with Sigma HN Engineers' Plans and Specifications for the scope of work associated with the following:

Bid Evaluation Comments:

1. Primary Electrical Overhead to Underground Installation:
 - a. Installation and coordination to convert an existing primary electrical service from overhead to underground; this will include all associated primary concrete pads, boring to existing asphalt streets and sidewalks, and installation of new electrical service and electrical equipment to serve the new park sports lighting.
2. Installation of sports lighting to the existing tennis courts, a basketball court, and the baseball and softball fields.
3. Installation of sports lighting to the existing skate park.

Before any work may start at the Site, the contractor must deliver to the Owner (with copies to Engineer) Certificates of Insurance and City Permit which you are required.

By:



Jose Antonio Nicanor, PE, LEED AP
Sigma HN Engineers, PLLC
Principal

BID TAB

Mayor Pena City Park Sports Field Lighting Project And Isaac Rodriguez Skate Park Lighting RFB No. 2021-22-31

ITEM	PARTICIPANTS	Norris-Leal	Zitro Electric
1	PABLO PENA CITY PARK SPORTS LIGHTING	\$ 942,000	\$ 920,000
2	PABLO PENA CITY PARK ELECTRICAL UPGRADES	\$ 265,000	\$ 108,500
3	ISAAC RODRIGUEZ SKATE PARK	\$ 90,000	\$ 49,500
4	PROJECT CONTINGENCY	\$ 100,000	\$ 100,000
TOTAL BID AMOUNT		\$ 1,397,000	\$ 1,178,000

SEALED PROPOSAL BID FORM

PROJECT: Mayor Pablo Pena City Park Sports Field Lighting Project and Isaac Rodriguez Skate Park Lighting

DATE: July 6, 2022
TIME: 10:00 a.m.

TO: Homer Rhodes via BIDNET

Pursuant to and in compliance with the invitation to Bid and the proposed contract documents dated **June 03, 2022**, and relating to the above referenced project, the undersigned hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed Contract Documents, and addenda thereto, for the following sum of money:

1. Base Bid - All labor, materials, services, rentals, and equipment necessary for the work shown on drawings and specifications by the date set forth by the general contractor as the completion date of the project. Each line item is considered part of the base bid and all will be totaled to form the base bid price, upon which the contractor shall be evaluated.

Mayor Pablo Pena Park

- A. Installation of Sports Lighting for the baseball, softball, tennis courts and basketball court: All labor, materials, services, and equipment necessary for the work shown on drawings and specifications, by the date set forth by the general contractor as the completion date of the project.

NINETY NINE THOUSANT TWO HUNDRED AND NO/100 DOLLARS Dollars (\$ 99,000.00)

Mayor Pablo Pena Park

- B. Installation of primary electrical infrastructure: All labor, materials, services, and equipment necessary for the work shown on drawings and specifications, by the date set forth by the general contractor as the completion date of the project.

ONE HUNDRED FIFTY THOUSANT AND NO/100 DOLLARS Dollars (\$ 150,000.00)

Isaac Rodriguez Skate Park

- C. Installation of sports Lighting for skate park: All labor, materials, services, and equipment necessary for the work shown on drawings and specifications, by the date set forth by the general contractor as the completion date of the project.

FORTY NINE THOUSANT AND NO/100 DOLLARS Dollars (\$ 49,000.00)

- D. Project Contingency Allowance:

One Hundred -Thousand Dollars (\$100,000.00)

- E. Total Base Bid Price: The total base bid price shall equal the sum of the dollar amounts listed in 1A, 1B, 1C, and 1D above.

ONE MILLION ONE HUNDRED FORTY NINE THOUSANT AND NO/100 DOLLARS Dollars (\$ 1,149,000.00)

2. If awarded this contract, the undersigned will execute a satisfactory Construction Contract, Performance Bond, Labor and Material Payment Bond and Proof of Insurance coverage, with the Owner for the entire work as per the Contract Documents within ten (10) days after the Notice of Award. It is agreed that the proposal is subjected to the owner's acceptance for a period of six months (6) months from the above date.
3. Enclosed is a Certificate Check or Bidders Bond in the amount of \$ in compliance with the specifications requirements (5% of highest amount bid). The above check or Bidders Bond is to become the property of the Owner in the event the Construction Contract (when offered by the Owner) and the bonds and proof of insurance are not within the time set forth above.
4. Extra Work: The undersigned agrees that should any change in the work or extra work be ordered, the allowance for overhead and profit contained shall be as scheduled below, but in no case shall it exceed 15%. The following applicable percentages shall be added to the extra work cost as defined by Article 12 of the General Conditions.
 - A. Allowance to the Contractor for overhead and profit for extra work provided by his own forces %
 - B. Allowance to the Contractor for overhead and profit for extra work provided by a subcontractor and supervised by the contractor %
5. The undersigned agrees to the following:
 - A. To furnish all labor and materials as shown, specified, and reasonably inferred.
 - B. To complete entire project in less than six (6) months.
 - C. To complete the base proposal including anticipated delay days to inclement weather or muddy ground conditions in calendar days (Completion date as set by General Contractor).
 - D. To start work days after notice of award of contract.
6. Receipt is acknowledged of the following addendums:
No. Date:
No. Date:
No. Date:
7. The bidder attest and affirms that he and his subcontractors are skilled experienced in the use and interpretation of plans, specifications addenda, and related bid documents and has found them to be free of conflict and/or ambiguities and sufficient for bidding and construction purposes. Further, he has carefully examined the site of the work, and through his own personal observations has satisfied himself as to the nature, location, and requirement of the work; the character, quality and quantity of materials required; the difficulties likely to be encountered; the other items and/or conditions which may affect the satisfactory performance of the work. He has based his bid solely on these documents and personal observation and has not relied in any way explanation or interpretation and or written from any source other than those written and issued by the Engineer.
8. The Bidder agrees that the owner has the right to accept or reject any or all bids and to waive all informalities.
9. The undersigned bidder, by signing and executing this bid, certifies and represents to City of Weslaco that bidder has not offered, conferred or agreed to confer any pecuniary benefits, as defined by TEX. PENAL CODE ANN. S218, or any other thing or value, as consideration for the receipt of information or any specs treatment or advantage relating to this bid; the Bidder also certifies, and presents, that the Bidder has not offered, conferred or agreed to confer any pecuniary benefit or other thing conferred of value as consideration not authorized by the law, the bidder also certifies and represents that bidder has not received any information not available to

other bidders so as to give the undersigned a preferential advantage with respect to this bid; the bidder further certifies and represents that bidder has not violated any state, federal or local law, regulation or ordinance relating to bribery, improper influence, collusion or that the bidder will not, in the future, offer, confer, to agree to confer any pecuniary benefit or other thing of value to any officer, trustee, agent, or employee the City of Weslaco., in return for the person having exercised the person's official discretion, power or duty with respect to this bid, the Bidder certifies and represents that is has now, and will not in the future, offer, confer, or agree to confer a pecuniary benefit or other thing of value of any officer, trustee, agent, or employee City of Weslaco in connection with information regarding this bid; the submission of this bid, the award of this bid or the performance, delivery or sale pursuant to this bid.

ZITRO TRI
Bidder: Name of Firm

AM DRI
Address

Telephone

Juan Ortiz
Authorized Signature

JUAN ORTIZ
Printed Name, Title

Date

10. Identify any items that were excluded from the base Bid:

N/A



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5580	
From:			
Subject: Discussion and consideration on first and final reading of Ordinance 2022-28 approving a negotiated resolution between the City of Weslaco and Texas Gas Service regarding the company's Cost of Service Adjustment tariff filing declaring an effective date and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)			
Background: The Texas Legislature allows gas utilities to annually adjust rates based on changes to invested capital. This is the fifth filing under the revised tariff. WCC approved on 07/20/2021 Ordinance 2021-28 TGS COSA agreement.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos Rosalinda Cavazos Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by the Finance Department.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 2022 Model Staff Report, Exhibit A_Tariffs, O2022-28 RGV COSA Settlement Ord			
Responsibilities upon Approval:			

Model Staff Report in Support of TGS COSA Rate Increase Ordinance

Background

On April 28, 2022, Texas Gas Service Company (“TGS” or “Company”) filed for a rate increase pursuant to the Cost of Service Adjustment (“COSA”) tariff adopted by the Rio Grande Valley Service Area (“RGVSA”) Cities. TGS claimed an entitlement to rate relief under the tariff in the amount of \$3,717,040 on a system-wide basis. Attorney, Thomas Brocato, and consultant, Karl Nalepa, relied upon by the city coalition to review the TGS filing and negotiate a settlement, agreed to recommend a settlement of \$2,750,000 on a system-wide basis.

Purpose of the COSA

The Texas Legislature allows gas utilities to annually adjust rates based on changes to invested capital. That statutory provision is referred to as the Gas Reliability Infrastructure Program (“GRIP”). In a GRIP proceeding, cities are not allowed to intervene at the Railroad Commission, cannot challenge the reasonableness of any investment, and may not recover rate case expenses. In 2009, RGVSA Cities negotiated a COSA tariff as a three year experimental substitute for the GRIP process. Finding the COSA process to be mutually beneficial, the COSA process was renewed at the end of the experiment. In 2012, Cities and TGS agreed to a revised COSA tariff. In 2017, Cities and TGS agreed to revise the existing COSA tariff. This is the fifth filing under the revised tariff.

Resolution of the 2022 Filing

Cities’ consultant found that TGS’ cost of service calculations were consistent with the terms of the COSA tariff. However, he identified several adjustments that were appropriate. After meeting to discuss the adjustment, the parties were able to reach negotiated resolution of the 2022 COSA.

In summary, the parties agreed to a total revenue requirement adjustment of \$967,040 off of the Company’s original request of \$3,717,040. The agreed reductions to the revenue requirement results in a total increase of \$2,750,000.

EXPLANATION OF “BE IT ORDAINED” PARAGRAPHS IN THE ORDINANCE

- Section 1. When rates change, it is critical for the regulatory authority to find existing rates to be unreasonable and for the new rates to be just and reasonable. This section finds that the new rates reflected in tariffs for each customer class attached to the Ordinance are reasonable.
- Section 2. This paragraph authorizes TGS to collect an additional \$2,750,000 in revenue.
- Section 3. This paragraph requires the Company to reimburse the City for consulting and legal costs associated with the requested increase.

- Section 4. This paragraph repeals any prior City action that might be inconsistent with the new tariffs adopted by the Council.
- Section 5. This paragraph recites compliance with the Open Meetings Act.
- Section 6. This paragraph is a typical savings clause, preserving the remaining provisions of the Ordinance should any one provision be determined to be invalid.
- Section 7. Pursuant to the COSA tariff, the new rates are to become effective on or after the first billing cycle of August each year. This paragraph allows the Company to implement the new rates on meter reads that occur on or after July 27, 2022.
- Section 8. This paragraph requires that an adopted and signed copy of the Ordinance be sent to the Company and outside counsel to the City.

RECOMMENDATION

The City staff recommends adoption of the Ordinance and tariffs establishing new rates.

RESIDENTIAL SERVICE RATE

APPLICABILITY

Applicable to a residential customer in a single dwelling, or in a dwelling unit of a multiple dwelling or residential apartment, for domestic purposes. A residential consumer includes an individually-metered residential unit or dwelling that is operated by a public housing agency acting as an administrator of public housing programs under the direction of the U.S. Department of Housing and Urban Development. This rate is only available to full requirements customers of Texas Gas Service Company, a Division of ONE Gas, Inc.

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of	\$18.02 plus
All Ccf @	\$0.88854 per Ccf

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Energy Efficiency Program: Adjustments in accordance with the provisions of the Energy Efficiency Program, Rate Schedule 1EE, if applicable.

Excess Deferred Income Taxes Rider: The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Pipeline Integrity Testing Rider: The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Texas Gas Service Company, a Division of ONE Gas, Inc.

Rio Grande Valley Service Area

RATE SCHEDULE 20

COMMERCIAL SERVICE RATE

APPLICABILITY

Applicable to commercial consumers and to consumers not otherwise specifically provided for under any other rate schedule. This rate is only available to full requirements customers of Texas Gas Service Company, a Division of ONE Gas, Inc.

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of	\$141.62 plus (For Commercial Service) \$123.62 plus (For Church Service)
All Ccf @	\$0.31650 per Ccf

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Energy Efficiency Program: Adjustments in accordance with the provisions of the Energy Efficiency Program, Rate Schedule 1EE, if applicable.

Excess Deferred Income Taxes Rider: The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Pipeline Integrity Testing Rider: The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Supersedes Same Sheet Dated
July 28, 2021

Meters Read On and After
July 27, 2022

Texas Gas Service Company, a Division of ONE Gas, Inc.

Rio Grande Valley Service Area

RATE SCHEDULE 30

INDUSTRIAL SERVICE RATE

APPLICABILITY

Applicable to any qualifying industrial customer whose primary business activity at the location served is included in one of the following classifications of the Standard Industrial Classification Manual of the U.S. Government.

Division B - Mining - all Major Groups

Division D - Manufacturing - all Major Groups

Divisions E and J - Utility and Government - facilities generating power for resale only

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of \$903.88 plus

All Ccf @ \$0.30336 per Ccf

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Excess Deferred Income Taxes Rider: The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Pipeline Integrity Testing Rider: The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Rio Grande Valley Service Area

RATE SCHEDULE 40

PUBLIC AUTHORITY SERVICE RATE

APPLICABILITY

Applicable to any qualifying public authority, public and parochial schools and colleges, and to all facilities operated by Governmental agencies not specifically provided for in other rate schedules or special contracts. This rate is only available to full requirements customers of Texas Gas Service Company, a Division of ONE Gas, Inc.

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of	\$132.93 plus
All Ccf @	\$0.38068 per Ccf

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Excess Deferred Income Taxes Rider: The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Pipeline Integrity Testing Rider: The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

TRANSPORTATION SERVICE RATE

APPLICABILITY

Applicable to customers who have elected Transportation Service not otherwise specifically provided for under any other rate schedule.

Service under this rate schedule is available for the transportation of customer-owned natural gas through Texas Gas Service Company, a Division of ONE Gas, Inc.'s (the "Company") distribution system. The customer must arrange with its gas supplier to have the customer's gas delivered to one of the Company's existing receipt points for transportation by the Company to the customer's facilities at the customer's delivery point. The receipt points shall be specified by the Company at its reasonable discretion, taking into consideration available capacity, operational constraints, and integrity of the distribution system.

AVAILABILITY

Natural gas service under this rate schedule is available to any individually metered, non-residential customer for the transportation of customer owned natural gas through the Company's Rio Grande Valley distribution system which includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas. Such service shall be provided at any point on the Company's System where adequate capacity and gas supply exists, or where such capacity and gas supply can be provided in accordance with the applicable rules and regulations and at a reasonable cost as determined by the Company in its sole opinion.

COST OF SERVICE RATE

During each monthly billing period, a customer charge per meter per month listed by customer class as follows:

Commercial	\$483.62 per month
Industrial	\$1,153.88 per month
Public Authority	\$487.93 per month

Plus – All Ccf per monthly billing period listed by customer class as follows:

Commercial	The First 5000 Ccf @	\$0.31650 per Ccf
	All Over 5000 Ccf @	\$0.01777 per Ccf

TRANSPORTATION SERVICE RATE
(Continued)

Industrial	The First 5000 Ccf @	\$0.30336 per Ccf
	All Over 5000 Ccf @	\$0.03453 per Ccf
Public Authority	The First 5000 Ccf @	\$0.38068 per Ccf
	All Over 5000 Ccf @	\$0.01595 per Ccf

ADDITIONAL CHARGES

- 1) A charge will be made each month to recover the cost of taxes paid to the State of Texas pursuant to Texas Utilities Code, Chapter 122 as such may be amended from time to time which are attributable to the transportation service performed hereunder.
- 2) A charge will be made each month to recover the cost of any applicable franchise fees paid to the cities.
- 3) In the event the Company incurs a demand or reservation charge from its gas supplier(s) or transportation providers in the unincorporated areas of the Rio Grande Valley Service Area, the customer may be charged its proportionate share of the demand or reservation charge based on benefit received by the customer.
- 4) Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider RCE.
- 5) The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.
- 6) The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

SUBJECT TO

- 1) Tariff T-TERMS, General Terms and Conditions for Transportation.
- 2) Transportation of natural gas hereunder may be interrupted or curtailed at the discretion of the Company in case of shortage or threatened shortage of gas supply from any cause whatsoever, to conserve gas for residential and other higher priority customers served. The curtailment priority of any customer served under this schedule shall be the same as the curtailment priority established for other customers served pursuant to the Company's rate schedule which would otherwise be available to such customer.
- 3) Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

ORDINANCE NO. 2022-28

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, (“CITY”) APPROVING A NEGOTIATED RESOLUTION BETWEEN THE CITY AND TEXAS GAS SERVICE (“TGS” OR “THE COMPANY”) REGARDING THE COMPANY’S APRIL 28, 2022 COST OF SERVICE ADJUSTMENT (“COSA”) FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING NEW TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT AND FINDING THE RATES TO BE SET BY THE ATTACHED TARIFFS TO BE JUST AND REASONABLE; PROVIDING FOR THE RECOVERY OF THE CITY’S AND TGS’ REASONABLE AND NECESSARY RATE CASE EXPENSES; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; REPEALING ANY PRIOR ORDINANCES INCONSISTENT WITH THIS ORDINANCE AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY’S AND THE CITY’S LEGAL COUNSEL.

WHEREAS, the City of Weslaco, Texas (“City”) is a gas utility customer of Texas Gas Service (“TGS” or “the Company”), and a regulatory authority with an interest in the rates and charges of TGS; and

WHEREAS, pursuant to the terms of the agreement settling TGS’ 2017 Statement of Intent to increase rates, to which City was a signatory, the City and other municipalities within the Rio Grande Valley Service Area and TGS worked collaboratively to develop the Cost of Service Adjustment (“COSA”) tariff that allows for an expedited comprehensive rate review process; and

WHEREAS, on or about April 28, 2022, TGS filed with the City a COSA tariff seeking to increase natural gas rates to all customers residing in the City; and

WHEREAS, the Company requested a system-wide increase of \$3,717,040; and

WHEREAS, the City coordinated a review of TGS' COSA filing and designated attorneys and consultants to resolve issues in the Company's COSA filing; and

WHEREAS, the Company has filed evidence that existing rates are unreasonable and should be changed; and

WHEREAS, independent analysis by the City's rate expert concluded that TGS is able to justify an increase over current rates; and

WHEREAS, the City's attorney and consultant recommend that the City approve the Settlement Agreement reflecting increased revenues of \$2,750,000 on a system-wide basis; and

WHEREAS, the attached tariffs implementing new rates are consistent with the negotiated resolution reached by the City and are just, reasonable, and in the public interest; and

WHEREAS, the negotiated resolution of the Company's COSA filing and the resulting rates are, as a whole, in the public interest; and

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

Section 1. That the City Commission finds that the existing rates for natural gas service provided by TGS are unreasonable and the new tariffs implementing this Ordinance, which are attached hereto and incorporated herein as Attachment A, are just and reasonable and are hereby adopted.

Section 2. That a rate increase of \$2,750,000 on a system-wide basis is reasonable.

Section 3. That TGS shall reimburse the reasonable ratemaking expenses of the City in processing the Company's rate application.

Section 4. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 5. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 6. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 7. That the tariffs attached as Attachment A to this Ordinance shall become effective for meters read on and after July 27, 2022 consistent with the COSA tariff.

Section 9. That a copy of this Ordinance shall be sent to TGS, care of Stephanie Houle, 1301 South Mopac, Suite 400, Austin, Texas 78746, and to Thomas L. Brocato, Special Counsel to the City, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED on first and final reading this 19th day of July 2022.

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: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5526	
From:			
Subject: Discussion and consideration on the Memorandum of Understanding (MOU) between the City of Weslaco and LRGVDC for the use of the east side parking lot located at 301 W Railroad for the use of the recycling trailers drop off and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: Discussion and consideration on the Memorandum of Understanding (MOU) between the City of Weslaco and LRGVDC for the use of the east side parking lot located at 301 W Railroad for the use of the recycling trailers drop off area. We currently don't have an agreement in place and LRGVDC is requesting an overlay of the parking lot that has been used by our recycling trailers for the last few years.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
David Arce Pete Garcia Rosalinda Cavazos Martin Garza		Created/Initiated Approved Approved New	
City Manager Comments: Approve as recommended by the Public Works Department.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2022 MOU LRGVDC, LRGVDC parking lot use			
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: July 19, 2022

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: MEMORANDUM OF UNDERSTANDING LRGVDC

Cc: Martin Garza, Interim City Manager
Rosie Cavazos, Interim Finance Director

Public Works is requesting approval of a Memorandum of Understanding (MOU) between the City of Weslaco and LRGVDC for the use of the east side parking lot located at 301 W Railroad for the use of the recycling trailers drop off area. We currently don't have an agreement in place and LRGVDC is requesting an overlay of the parking lot that has been used by our recycling trailers for the last few years. LRGVDC will pay for material as we use our staff and equipment to overlay the parking lot.

Staff recommends approval.

STATE OF TEXAS

COUNTY OF HIDALGO

LEASE

By this agreement made on _____, 2022 between Lower Rio Grande Valley Development Council of Weslaco, hereafter called "Landlord," whose address is 301 West Railroad Street, Weslaco, Hidalgo County, Texas 78596, and the City of Weslaco, a home rule municipal corporation, hereafter called "Tenant," whose address is 255 South Kansas Avenue, Weslaco, Hidalgo County, Texas, 78596.

1. Landlord leases to Tenant the premises described as certain parking lots located on West Railroad Street, Weslaco, Hidalgo County Texas located on the east building (hereafter referred to as the Premises), for a term of Five (5) years, to begin on July 6, 2022 and to end on July 6, 2027.

2. Tenant agrees to provide the following services, without demand, to Landlord as rent for the Premises:

a. Labor for the repaving and restriping of the Premises, Landlord will be responsible for cost of material needed for these services.

b. Tenant will maintain the Premises, including sweeping services as needed.

3. The Premises shall be used by Tenant for the parking of a minimum of three recycling trailers that are used by Weslaco citizens.

4. Tenant may not assign the lease or sublet or grant any license to use the Premises or any part of them without Landlord's prior written consent. A consent by Landlord to one assignment, subletting, or license shall not be considered a consent to any subsequent assignment, subletting, or license. An assignment, subletting, or license without the prior written

consent of Landlord or an assignment or subletting by operation of law shall be void and may result, at Landlord's option, in termination of this Lease.

5. At the expiration of the lease term, Tenant shall surrender the Premises clean and in as good condition as they were at the commencement of this lease, reasonable use and wear and damages by the elements excepted.

6. If Landlord fails to comply with any material provision of this lease or with any present rules and regulations or any that may be hereafter prescribed by Tenant, or if Landlord fails to comply with any material duties imposed on Landlord by statute, Tenant may terminate the lease. If Tenant decides that Landlord should be allowed the opportunity to correct the noncompliance, Tenant may deliver a written notice specifying the noncompliance and allowing seven days within which it may be corrected. If compliance is not made, Tenant may then terminate the lease.

7. The Parties hereto expressly acknowledge that Chapter 92 of the Texas Property Code which contains specific obligations and provides specific remedies, shall apply to this Agreement.

8. The covenants and conditions contained in this lease set forth the entire understanding of the parties and shall apply to and bind the heirs, legal representatives, and assigns of the Parties to this lease, and all covenants are to be construed as conditions of the lease. No provision of this lease may be altered or terminated by oral agreement.

9. In any action taken to enforce or interpret this lease, the prevailing party will be entitled to recover all costs and expenses, including court costs and reasonable attorneys' fees.

10. Tenant agrees to indemnify and hold harmless Landlord and the Premises from all costs, losses, damages, liabilities, expenses, penalties, and fines whatsoever that may arise from or be claimed against Landlord or the Premises by any person or persons for any injury to person or property or damage of whatever kind or character arising from the use or occupancy of the Premises by Tenant; from any neglect or fault of Tenant or the agents and the employees of Tenant in using and occupying the premises; or from any failure by Tenant to comply and conform with all laws, statutes, ordinances, and regulations of any governmental body or subdivision now

or hereafter in force. If any lawsuit or proceeding shall be brought against Tenant or the Premises on account of any alleged violations or failure to comply and conform or on account of any damage, omission, neglect, or use of the premises by Tenant, the agents and employees of Tenant, or any other person on the premises, Tenant agrees that Tenant or any other person on the premises will defend it, pay whatever judgments may be recovered against Landlord or against the Premises on account of it, and pay for all attorneys' fees in connection with it, including attorneys' fees on appeal.

11. Landlord agrees to indemnify and hold harmless Tenant and the Premises from all costs, losses, damages, liabilities, expenses, penalties, and fines whatsoever that may arise from or be claimed against Tenant or the Premises by any person or persons for any injury to person or property or damage of whatever kind or character arising from the use or occupancy of the Premises by Landlord; from any neglect or fault of Landlord or the agents and the employees of Landlord in using and occupying the premises; or from any failure by Landlord to comply and conform with all laws, statutes, ordinances, and regulations of any governmental body or subdivision now or hereafter in force. If any lawsuit or proceeding shall be brought against Landlord or the Premises on account of any alleged violations or failure to comply and conform or on account of any damage, omission, neglect, or use of the premises by Landlord, the agents and employees of Landlord, or any other person on the premises, Landlord agrees that Landlord or any other person on the premises will defend it, pay whatever judgments may be recovered against Tenant or against the Premises on account of it, and pay for all attorneys' fees in connection with it, including attorneys' fees on appeal.

WITNESS our hands and seals this 6th day of June, 2022.

LANDLORD

TENANT

Authorized Representative for Lower Rio
Grande Valley Development Council

Mayor, City of Weslaco

ATTEST:

Norma Cantu, City Secretary

APPROVED AS TO FORM:

Juan E. Gonzalez, City Attorney



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5601	
From:			
Subject: Discussion and consideration to purchase various items for the Wildland Interface All Terrain Capability Project (2 UTV with fire fighting packages from FY22 Border Zone Fire Departments (BZFD) not to exceed \$78,735.25 grant award and authorize the Mayor to execute any related documents. Possible action. (Staff by Fire Department.)			
Background: The grant was awarded to the Fire Department to meet the response needs in poorly accessible areas within our region as a regional asset. Grant to purchase various items for the Wildland Interface All Terrain Capability Project (2 units UTV with a fire fighting package from FY22 Border Zone Fire Departments (BZFD) not to exceed \$78,735.25 grant award. Items include 2 packages which include UTV, Firefighting Skid, Trailer to transport UTV, Work and emergency Lighting.			
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):			
LAURA LUERA ANTONIO LOPEZ Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by Fire Department.			
Staff Recommendation:			
Attachments, if any: Wildland Interface All Terrain Cost, Polaris Ranger XP 1000 Premium Side by Side UTV, Burner Fire Control 60-gallon CAFS System, Warning & Scene Lighting and Installation, Utility Trailer 16' with 4' Ramp			
Responsibilities upon Approval:			

Wildland Interface All Terrain Capability Project

July 2022

Awarded Budget:

\$78,735.28

Quoted Cost:

\$78,606.98

Difference:

\$128.30

Polaris Ranger
XP 1000 Premium
Side by Side UTV



Polaris Sales Inc., Medina, MN 55340
gov.info@polaris.com
Phone: 866-468-7783 Fax: 763-847-8288
www.polaris.com/gov

QUOTE

Contact Information

Name: Justin Mora
Email: jmora@weslacotx.gov
Phone: 9564639798
Fax:
Bill To: Weslaco Fire Department
225 South Kansas
Weslaco, TX 78596
Ship To: Weslaco Fire Department
225 South Kansas
Weslaco, TX 78596

Quote Number: QUO-38320-R3J5W4
Revision #: 2
Date: 6/28/2022 4:03 PM
Quote Expires: 7/28/2022
Contract Name: Sourcewell
Contract #: 122220-PSI
Expiration Date: 1/29/2025
Cage: 3FP69
Duns#: 123399383
Tax ID#: 41-1921490
Customer#:

Freight	Delivery Terms	Payment Terms	Payment Methods
FOB Destination-CONUS US Continental (CONUS) Only	240 Days	Net 30	Visa Mastercard Wire Check

Item #	QTY	Description	Open Mkt	MSRP	Discount Price	Extended
R22RSE99AS	2	RANGER CREW XP 1000 Premium - Sunset Red Metallic - 49 State	No	\$21,799.00	\$20,634.79	\$41,269.58
2882710	2	Full-Size Polaris Dual Speed Pro HD 6000 LB Winch (synthetic rope)	No	\$979.99	\$819.54	\$1,639.08
2882690	2	Full-Size Front Hood Storage Rack	No	\$379.99	\$317.78	\$635.56
2883278	2	Full-Size General Purpose Poly Windshield	No	\$469.99	\$393.04	\$786.08
2889223	2	Crew Full-Size Poly Sport Roof	No	\$699.99	\$585.38	\$1,170.76



Polaris Sales Inc., Medina, MN 55340
gov.info@polaris.com
Phone: 866-468-7783 Fax: 763-847-8288
www.polaris.com/gov

QUOTE

Freight	Delivery Terms	Payment Terms	Payment Methods
FOB Destination-CONUS US Continental (CONUS) Only	240 Days	Net 30	Visa Mastercard Wire Check

Item #	QTY	Description	Open Mkt	MSRP	Discount Price	Extended
2889050	2	Full-Size Dash Winch Switch Upgrade	No	\$74.99	\$62.71	\$125.42

Comments:

*Installation Pricing is Open Market

Vehicle model year and color are subject to change dependent upon delivery date.

SUBTOTAL	\$45,626.48
INSTALL*	\$675.00
FREIGHT	\$0.00
TAX	\$0.00
TOTAL	\$46,301.48

Acceptance and Payment Information

To accept the above quotation, please provide a purchase order via email (gov.info@polaris.com) and include the following:

- Bill to Address
- Billing Phone Number
- Ship to Address
- Point of Contact for Delivery
- Point of Contact E-Mail
- Point of Contact Phone
- Quote Number
- Alternate Point of Contact if applicable

If you would like to submit payment via credit card, please call (866) 468-7783 to process payment during our hours of operation from 8:30 AM to 4:30 PM CST Monday through Friday. We accept Visa, Mastercard & American Express.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Polaris Sales Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership)

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from FATCA reporting code (if any)
--

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

2100 Highway 55

6 City, state, and ZIP code

Medina, MN 55340

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I	Taxpayer Identification Number (TIN)
---------------	---

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

of

Employer identification number

41-1921490

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign
Here**

Signature of U.S. person ►

Sarah Hejerman

Date ▶

01/05/2022











RANGER CREW XP 1000 Premium Ghost White Metallic

RANGER



Key Specifications

82	6	13"*
HP	PERSON CAPACITY	GROUND CLEARANCE

Engine & Drivetrain

Cooling	Liquid
Cylinders Displacement	999cc
Drive System Type	High Performance On-Demand True AWD/2WD/VersaTrac Turf Mode
Engine Braking System (EBS)	Not Equipped
Engine Type	4-Stroke Twin Cylinder DOHC
Fuel System/Battery	Electronic Fuel Injection
Horsepower	82 HP
Transmission/Final Drive	Automatic PVT H/L/N/R/P; Shaft

Dimensions

Bed Box Dimensions (L x W x H)	36.75 x 54.25 x 12.5 in (93.3 x 137.8 x 31.75 cm)
Box Capacity	1,000 lbs (453.6 kg)
Dry Weight	1,894 lbs. (859 kg)
Fuel Capacity	11.5 gal (43.5 L)
Ground Clearance	13 in (33 cm)
Hitch Towing Rating	2,500 lbs (1,133.9 kg)
Hitch Type	Standard 2 in (5.08 cm) Receiver
Overall Vehicle Size (L x W x H)	152 x 62.5 x 77 in.(386 x 158 x 196 cm)
Payload Capacity	1,690 lbs. (767 kg)
Person Capacity	6
Wheelbase	113 in (287 cm)

Brakes

Front/Rear Brakes	4-Wheel Hydraulic Disc with Dual-Bore Front Calipers
Parking Brake	Park In-Transmission

Additional Specifications

Adjustable Driver Seat	Standard
Cargo System	Lock & Ride
Color / Graphics	Ghost White Metallic
Electronic Power Steering	Standard
Instrumentation	Dual-sweep Analog Dials w/ 4" LCD Rider Information Center: User Selectable Blue/Red Backlighting & Brightness, Programmable Service Intervals, Speedometer, Tachometer, Odometer, Tripmeter, Clock, Hour Meter, Gear Indicator, Fuel Gauge, Coolant Temperature, Voltmeter, Service Indicator and Codes, Seat Belt Reminder, DC Outlet
Lighting	Halogen Headlamps, 55W Low Beam, 60W High Beam, Dual LED Taillamps
Other Standard Features	Premium Cut & Sew Seats, Premium Steering Wheel and Interior Accents, Polaris Pulse Electrical System (6 position), Standard In-Dash SAE Charge Port
Tilt Steering	Standard

Tires / Wheels

Front Tires	27 x 9-14; Pro Armor X-Terrain
Rear Tires	27 x 11-14; Pro Armor X-Terrain
Tire Ply Rating	8 Ply Rated
Wheels	14 in. (35.6 cm) Aluminum

Suspension

Front Suspension	Dual A-Arm 11 in (27.9 cm) Travel
Rear Suspension	Dual A-Arm, IRS 11 in (27.9 cm) Travel
Turning Radius	17 ft

Burner Fire Control 60-gallon CAFS System

CITY OF WESLACO - PURCHASING QUOTATIONS

Requisition # _____

Dept. Fire

Date: 6/28/22

Person Submitting: Justin Mora

Product Description Brand/Model: Burner Fire Control 60 gallon CAFS Unit

1. Company: Burner Fire Control HUB (Y/N) Date: 06/22/2022

Phone No. 337-237-4547 Time: _____

Person Called: Keith Scott

Price: \$19,736.00 Discount (if any) _____ Total: \$19,736.00

Availability & Terms: _____

2. Company: Lone Star Emergency Group HUB (Y/N) Date: 06/28/22

Phone No. 281-802-2959 Time: _____

Person Called: Jerry Haack

Price: \$24,680.00 Discount (if any) _____ Total: \$24,680.00

Availability & Terms: _____

3. Company: Not Applicable HUB (Y/N) Date: _____

Phone No. _____ Time: _____

Person Called: _____

Price: _____ Discount (if any) _____ Total: _____

Availability & Terms: _____

Person Obtaining Quote: _____

Company Selected (circle) 1 2 3

Remarks: Only 2 vendors available, Lowest bid selected

**** INSURANCE REQUIREMENTS ****

Companies or Contractors performing work on City of Weslaco Property must provide proof of Insurance to conform to the following provisions and amounts:

> Worker's Compensation	Statutory Limit
> Comprehensive General / Liability Occurrence	\$1,000,000
> Bodily Injury & Property / Damage aggregate	\$1,000,000
> Comprehensive auto	\$1,000,000

**** CONSIDERATION OF LOCATION OF BIDDER'S PRINCIPLE PLACE OF BUSINESS ****

> A business in the City of Weslaco is considered a "Local Vendor" and if a bid or quote is within 5% of other non local vendors, the City may make the purchase with the Local Vendor (271.9051).

**** COMPETITIVE BIDDING IN RELATION TO - HUB - Historically Underutilized Businesses ****

> Purchases of more than \$3,000.00 but less than \$50,000.00 the City of Weslaco has to contact at least two HUB's within the county of Hidalgo based on State Comptrollers Office (252.0215).

<http://www.window.state.tx.us/procurement/cmb/cmbhub.html>

Please contact Purchasing Division for any assistance at 956-447-2240



- Fire & Safety Equipment & Services
- Water Curtain® Heat Suppression
- Construction & Maintenance

June 22, 2022

Weslaco Fire Department
255 S Kansas Ave
Weslaco, TX 78596

Via E-Mail – rstubbs@weslacotx.gov

SUBJECT: 60 Gallon Stored Energy Military CAFS Unit – BFC Quote 2022-56-300
– R2

Burner Fire Control, Inc. is pleased to submit the following proposal on subject item.

QUANTITY	DESCRIPTION	COST EACH	TOTAL COST
2	60 Gallon Stored Energy CAFS standard CAFS unit complete with hose reel capable of holding 100 foot of 1" Booster hose. This unit is quoted complete with 100 foot 1" Booster hose, shut off and tip, regulators, tip and two (2) 55 cubic foot air bottle. This unit will be mounted on an aluminum common skid. This unit is as per attached drawing.	\$9,343.00	\$18,686.00
1	Freight to Weslaco Texas	\$525.00	\$1050.00

This unit can be ready for shipment within 90-120 days after receipt of purchase order.

Unit is quoted FOB Lafayette LA

If a tax exempt certificate is not received before shipment sales tax will be charged.

Terms of payment will be payment before shipment.

Headquarters: 1374 Petroleum Parkway, Broussard, LA 70518
Mailing Address: P.O. Box 53482, Lafayette, LA 70505
Tel: (337) 237-4547, Toll Free: (800) 864-4073, Fax: (337) 237-8510
Web: www.burnerfire.com, General Email: bfcinfo@burnerfire.com



- Fire & Safety Equipment & Services
- Water Curtain® Heat Suppression
- Construction & Maintenance

If you have any questions or if we may be of any assistance, please do not hesitate in calling 1 800 864 4073.

Sincerely,

Keith Scott

E-mail: kscott@burnerfire.com

Headquarters: 1374 Petroleum Parkway, Broussard, LA 70518
Mailing Address: P.O. Box 53482, Lafayette, LA 70505
Tel: (337) 237-4547, Toll Free: (800) 864-4073, Fax: (337) 237-8510
Web: www.burnerfire.com, General Email: bfcinfo@burnerfire.com

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. BURNER FIRE CONTROL INC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
5 Address (number, street, and apt. or suite no.) See instructions. 1374 PETROLEUM PARKWAY	Requester's name and address (optional)
6 City, state, and ZIP code BROUSSARD, LA 70518	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number										
				-						
or										
Employer identification number										
7	2		0	8	1	0	3	7	2	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of
U.S. person ►

Vickey Hebert

Date **JUNE 27, 2022**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



Lone Star Emergency Group

4553 Aldine Bender, Houston, Texas 77032

833-777-FIRE (3473)

Equipment Proposal

Customer: Weslaco Fire Department

Last Updated: June 28, 2022

<u>Item</u>	<u>Part #</u>	<u>Vendor</u>	<u>Qty.</u>	<u>Um</u>	<u>Selling Price</u> <u>Each</u>	<u>Extended</u> <u>Selling Price</u>
60 Gallon CAFS Uint	CAFS-60-S	Burner	2	EA	\$ 11,090.00	\$ 22,180.00
ESTIMATED FREIGHT (per unit)			2	EA	\$ 1,250.00	\$ 2,500.00
Unit dimensions per attached sheets						
Unit Must be Paid in Full Prior to Shipment						
Due to Fluctuating Freight Cost Freight will be billed at actual cost at time of shipping						
Total Equipment w/Estimated Freight						\$ 24,680.00

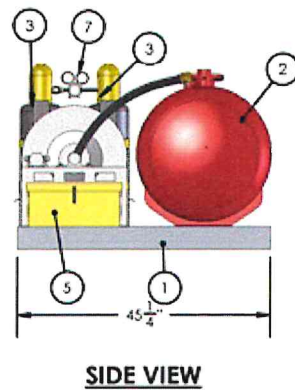
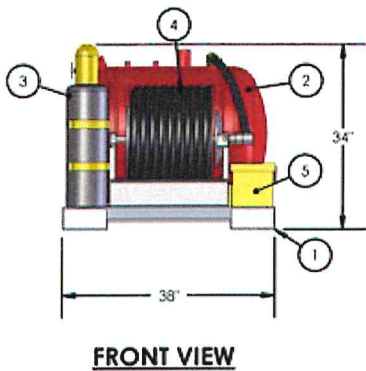
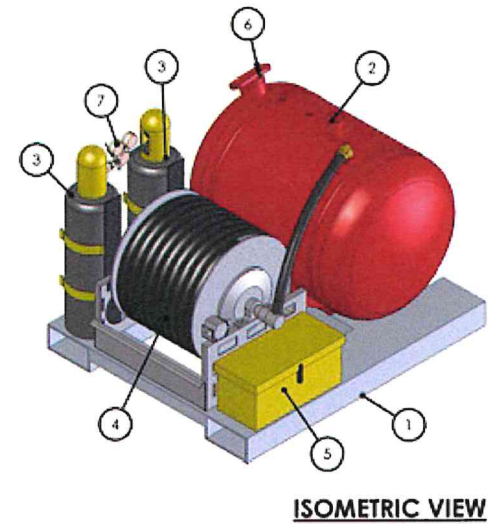
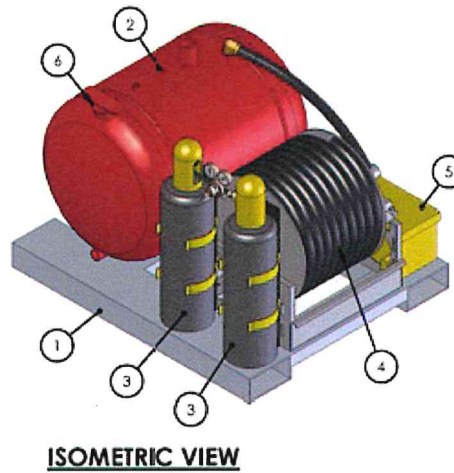
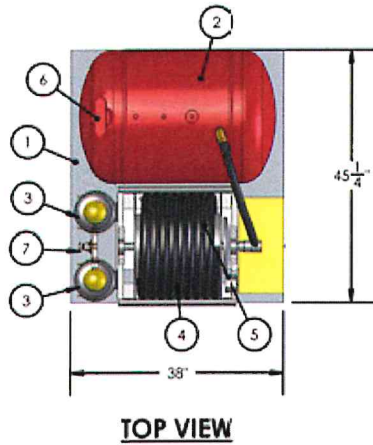
If quantities ordered are less than quantities quoted, additional charges may app

Returned items may be subject to restocking fees

Custom Manufactured items may not be returned

60 GALLON STANDARD CAFS UNIT





60 GALLON CAFS UNIT
BURNER MODEL CAFS-60-S

Empty Weight - 488 lbs.

Full Weight - 988 lbs.

ITEM No.	UNIT DESCRIPTION
1	ALUMINUM SKID W/ COMMERCIAL FORKFIET CAPABILITIES
2	60 GALLON CAFS VESSEL
3	2-55 CF EXPELLANT BOTTLES
4	HOSE REEL W/ 100 FT. 1" HOSE W/ SHUT OFF AND TIP
5	TOOL BOX
6	FILL CAP
7	HARRIS BRASS REGULATOR

Warning and Scene Lighting and Installation

CITY OF WESLACO - PURCHASING QUOTATIONS

Requisition # _____

Dept. Fire

Date: 06/29/2022

Person Submitting: Justin Mora

Product Description Brand/Model: Warning, Scene lights for 2 Polaris Rangers w/ Installation

1. Company: Cap Fleet HUB (Y/N) Date: 06/28/2022

Phone No. 346-334-7889 Time: _____

Person Called: Michael Arizmendis

Price: \$7,734.00 Discount (if any) _____ Total: \$7,734.00

Availability & Terms: _____

2. Company: Tri-County Communications, LLC. HUB (Y/N) Date: 06/29/2022

Phone No. 956-447-8440 Time: _____

Person Called: Javier Sanchez

Price: \$6,844.00 Discount (if any) _____ Total: \$6,844.00

Availability & Terms: Buy board Contract # 603-20/604-20

3. Company: Not Applicable HUB (Y/N) Date: _____

Phone No. _____ Time: _____

Person Called: _____

Price: _____ Discount (if any) _____ Total: _____

Availability & Terms: _____

Person Obtaining Quote: Justin Mora

Company Selected (circle) 1 2 3

Remarks: Only two vendors, both buy board, Lowest bid selected

**** INSURANCE REQUIREMENTS ****

Companies or Contractors performing work on City of Weslaco Property must provide proof of Insurance to conform to the following provisions and amounts:

> Worker's Compensation	Statutory Limit
> Comprehensive General / Liability Occurrence	\$1,000,000
> Bodily Injury & Property / Damage aggregate	\$1,000,000
> Comprehensive auto	\$1,000,000

**** CONSIDERATION OF LOCATION OF BIDDER'S PRINCIPLE PLACE OF BUSINESS ****

> A business in the City of Weslaco is considered a "Local Vendor" and if a bid or quote is within 5% of other non local vendors, the City may make the purchase with the Local Vendor (271.9051).

**** COMPETITIVE BIDDING IN RELATION TO - HUB - Historically Underutilized Businesses ****

> Purchases of more than \$3,000.00 but less than \$50,000.00 the City of Weslaco has to contact at least two HUB's within the county of Hidalgo based on State Comptrollers Office (252.0215).

<http://www.window.state.tx.us/procurement/cmb/cmbhub.html>

Please contact Purchasing Division for any assistance at 956-447-2240

TRI-COUNTY COMMUNICATIONS, LLC.

1421 East Pike Blvd, Weslaco, TX 78596

956-447-8440

Company	WESLACO FIRE EMS DEPT.	Date:	6/29/2022
Address:	119 EAST 5TH ST	Sales Rep:	Javier Sanchez
City/St/Zip	WESLACO TX 78596	Phone:	(956) 463-9798
Attn:	JUSTIN MORA JMORA@WESLACOTX.GOV	Email:	

Qty	Description	Unit Price	Total
	BuyBoard Contract #'s 603-20/604-20	\$ -	
		\$ -	
		\$ -	
2	TCC-SWCHKIT 4200 MINI CONTROLLER	\$ 119.00	\$ 238.00
20	TCC-LTSTK SURFACE FUSION POSITION (RED)	\$ 59.00	\$ 1,180.00
2	TCC-LTSTK LIGHTSTICK 600 FUSION FRONT COMBO	\$ 399.00	\$ 798.00
2	TCC-LB 12" TRIPLE ROW LED FLOOD LIGHTBAR	\$ 59.00	\$ 118.00
	THE FRONT SIDE AND REAR OF ATV	\$ -	
2	TCC- LTSTK REMOTE SPOT LIGHT	\$ 299.00	\$ 598.00
6	TCC-LB 37" LIGHT BAR TRIPLE ROW LED LIGHT FLOOD AND SPOT	\$ 169.00	\$ 1,014.00
2	TCC-HWK7 HARDWARE KIT	\$ 40.00	\$ 80.00
2	TCC-KIT BRACKETS KIT	\$ 110.00	\$ 220.00
2	TCC-KIT ST BLADE FUSE BLOCK KIT	\$ 59.00	\$ 118.00
2	INSTATLLATION FOR ALL LIGHTS ABOVE THIS LINE	\$ 1,190.00	\$ 2,380.00
2	SHPPING	\$ 50.00	\$ 100.00
		\$ -	
		\$ -	
	***THIS QUOTE IS FOR TWO UNITS ***	\$ -	
		\$ -	
		\$ -	
		\$ -	
		\$ -	
	ALL WORK WILL BE PERFORMED AT TCC OFFICE	\$ -	
		\$ -	
	PLEASE ALLOW 4-6 WEEKS FOR PARTS	\$ -	
		\$ -	
		\$ -	
		\$ -	
	Subtotal:	\$ 6,844.00	
	Sales Tax:		
	Total	\$ 6,844.00	

Quotation good for 30 days

A 25% Re-stocking fee will apply for canceled orders.

SALES * SERVICE * WARRANTY
HARRIS * TAIT * KENWOOD* MOTOROLA

Signature of Accepting Official

Date _____

This Proposal contains confidential information intended for a specific individual and purpose and is protected by law. If you are not the intended recipient, please contact sender immediately at 956-447-8440 and destroy all copies. You are hereby notified that any disclosure, copying, or distribution of this message is strictly prohibited.

Quote

Date 6/27/2022
Quote # CAPQ-104962



CAP FLEET

2603 Taylors Valley Road
Belton, TX 76513
Office 254-773-1959

Name / Address
WESLACO FIRE DEPT.
119 E.5TH ST., WESLACO, TX 78596 United States

Ship To:
Justin Mora
Justin Mora
119 E.5TH ST., WESLACO, TX 78596 United States

Salesperson:	Mike Arizmendis
Email:	
Contact Name:	Justin Mora

Year:	2023
Make:	POLARIS
Model:	RANGER

Job Description:

Quote Summary

Per Vehicle Subtotal	\$3,867.00
Per Vehicle Tax	\$0.00
Per Vehicle Total	\$3,867.00

# Vehicles Quoted	2
-------------------	---

Grand Total \$7,734.00

****PRICES ARE VALID FOR 30 DAYS BUT ARE SUBJECT TO CHANGE DUE TO SUPPLY CHAIN CHALLENGES.
REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. COMMODITY SURCHARGES MAY APPLY AFTER PO IS ISSUED.
ALL CANCELLED ORDERS ARE SUBJECT TO A 20% RESTOCKING FEE****

I hereby authorize the install work therein set forth to be done by CAP Fleet Upfitters, together with the furnishing by CAP Fleet Upfitters of the necessary parts and other material for such install and agree that CAP Fleet Upfitters is not responsible for any delays caused by unavailability or delayed availability of parts or material for any reason; that CAP Fleet Upfitters neither assumes or authorizes any other person to assume for CAP Fleet Upfitters any liability in connection with such install; that CAP Fleet Upfitters shall not be responsible for loss or damage to the above vehicle, or articles left therein; in case of fire, theft, any Act of God, or other cause beyond CAP Fleet Upfitters control; that CAP Fleet Upfitters employees may operate the above vehicle on streets, highways, or elsewhere for the purpose of testing and/or inspecting such vehicle.

WWW.CAPFLEET.COM

QUOTES ARE GOOD FOR 30 DAYS.

PLEASE SIGN BELOW IF ALL ITEMS & QUANTITIES ARE APPROVED.

X _____ Date: / /

Quote

Date **6/27/2022**
Quote # **CAPQ-104962**



CAP FLEET

2603 Taylors Valley Road
Belton, TX 76513
Office 254-773-1959

QTY	Part #	Part Details	Unit Price	Total
ELECTRONICS				
1	C-4017MB	SWIVEL BRACKET TYPHOON + 4200 MINI	\$15.00	\$15.00
EMERGENCY LIGHTING				
1	C-4010	4200 MINI CONTROLLER	\$118.00	\$118.00
10	FSM-R	FUSION SURFACE MOUNT (RED) Notes: 2 Front Bumper 1 Each Fender 2 Rear Roof 2 Rear Bed	\$61.00	\$610.00
4	FN-4016	FSM SINGLE L-BRACKET	\$7.00	\$28.00
1	FS-0616	FUSION-S 600 STICK Notes: RRRRRR	\$299.00	\$299.00
1	DBKT4	DOMINATOR ANGLE MOUNT BRACKET	\$17.00	\$17.00
EXTERIOR				
1	09-13240C	EF2 LED LIGHT BAR; LED LIGHT BAR DOUBLE ROW 40 INCH COMBO W/3W EPISTAR	\$243.00	\$243.00
3	09-12270-10S	XTREME LED LIGHT BAR; LED LIGHT BAR LOW PROFILE SINGLE ROW 10 INCH FLEX W/5W CREE Notes: 1 Each Side 1 Rear	\$169.00	\$507.00
1	RS-0121	REMOTE SPOT LIGHT	\$265.00	\$265.00

QTY	Part #	Description	Price
1	LABOR	LABOR	\$1,300.00
1	SHOP SUPPLIES	SHOP SUPPLIES	\$125.00
1	SHIPPING	SHIPPING	\$140.00
1	DEALER	DEALER PREP	\$0.00
1	INSPECT	ALL CAP FLEET INSPECTIONS COME WITH AN AGENCY LIMITED LIFETIME WARRANTY	\$0.00
1	PROGFEE	PROGRAMMING FEE	\$0.00
1	DISPOSAL	DISPOSAL FEE (FOR OEM PARTS NOT PICKED UP ON DELIVERY)	\$0.00
1	WIRING HARNESS	WIRING HARNESS	\$150.00
1	PDKIT	POWER DISTRIBUTION KIT	\$50.00

Utility Trailer

16' with 4' Ramp

CITY OF WESLACO - PURCHASING QUOTATIONS

Requisition # _____

Dept. Fire

Date: 06/27/2022

Person Submitting: Justin Mora

Product Description Brand/Model: 16' Utility Trailer w/4' Ramp gate

1. Company: Mid-Valley Trailer Sales HUB (Y/N) Date: 06/23/2022

Phone No. 956-797-3439 Time: _____

Person Called: Saul Galan

Price: \$6,159.50 Discount (if any) _____ Total: \$6,159.50

Availability & Terms: _____

2. Company: Ron Hoover Companies of Donna, Inc. HUB (Y/N) Date: 06/27/2022

Phone No. 956-464-4403 Time: _____

Person Called: Fermin Serna

Price: \$6,930.50 Discount (if any) \$1,205.00 Total: \$5,725.50

Availability & Terms: _____

3. Company: Mr. Victor's Auto & Trailer Sales HUB (Y/N) Date: 06/27/2022

Phone No. 956-782-5789 Time: _____

Person Called: Ray Salinas

Price: \$5,790.00 Discount (if any) _____ Total: \$5,790.00

Availability & Terms: _____

Person Obtaining Quote: Justin Mora

Company Selected (circle) 1 (2) 3

Remarks: Lowest bid selected

**** INSURANCE REQUIREMENTS ****

Companies or Contractors performing work on City of Weslaco Property must provide proof of Insurance to conform to the following provisions and amounts:

> Worker's Compensation	Statutory Limit
> Comprehensive General / Liability Occurrence	\$1,000,000
> Bodily Injury & Property / Damage aggregate	\$1,000,000
> Comprehensive auto	\$1,000,000

**** CONSIDERATION OF LOCATION OF BIDDER'S PRINCIPLE PLACE OF BUSINESS ****

> A business in the City of Weslaco is considered a "Local Vendor" and if a bid or quote is within 5% of other non local vendors, the City may make the purchase with the Local Vendor (271.9051).

**** COMPETITIVE BIDDING IN RELATION TO - HUB - Historically Underutilized Businesses ****

> Purchases of more than \$3,000.00 but less than \$50,000.00 the City of Weslaco has to contact at least two HUB's within the county of Hidalgo based on State Comptrollers Office (252.0215).

<http://www.window.state.tx.us/procurement/cmbl/cmblhub.html>

Please contact Purchasing Division for any assistance at 956-447-2240

RON HOOVER COMPANIES OF DONNA, INC
101 EXPRESSWAY 83
DONNA, TX
US
78537
956-464-4403

CUSTOMER QUOTE

To: WESLACO FIRE DEPARTMENT 270418
119 E 5TH ST
WESLACO
TX 78596

Quote#: 111517
Date: 27 JUN 2022
Tax: EXEMPT
Phone#: 956-463-9798
Cell#:
Salesman: FERMIN SERNA (DNA)

Stock Item: 2022 C&M C&M CARGO TRAILER 76X16 2-3500 AXLES 4FT GATE
Stock #: 54323 V.I.N.: 5VNBU1627NT230887

Base Price:

3,202.50

Freight

0.00

D/Opts: PDI PDI
RC CHECK FOR RECALLS
SI STATE INSPECTION
WT WALK THROUGH

1.00 0.00
1.00 0.00
1.00 0.00
1.00 0.00

0.00

Total List:

3,202.50

Discount

(602.50)

2,600.00

Sales Tax:
License Fee:
Doc Fee

0.00
112.75
150.00

Deal Total:

2,862.75

Final Balance:

2,862.75
=====

DEPARTMENT, WESLACO FIRE

28 JUN 2022

RON HOOVER COMPANIES OF DONNA, INC
101 EXPRESSWAY 83
DONNA, TX
US
78537
956-464-4403

CUSTOMER QUOTE

To: WESLACO FIRE DEPARTMENT 270418
119 E 5TH ST
WESLACO
TX 78596

Quote#: 111516
Date: 27 JUN 2022
Tax: EXEMPT
Phone#: 956-463-9798
Cell#:
Salesman: FERMIN SERNA (DNA)

Stock Item: 2022 C&M C&M CARGO TRAILER 76X16 2-3500 AXLES 4 FT GATE
Stock #: 54321 V.I.N.: 5VNBU1629NT230888

Base Price:

3,202.50

Freight

0.00

D/Opts: PDI PDI
RC CHECK FOR RECALLS
SI STATE INSPECTION
WT WALK THROUGH

1.00 0.00
1.00 0.00
1.00 0.00
1.00 0.00

0.00

Total List:

3,202.50

Discount

(602.50)

2,600.00

Sales Tax:
License Fee:
Doc Fee

0.00
112.75
150.00

Deal Total:

2,862.75

Final Balance:

2,862.75

=====

DEPARTMENT, WESLACO FIRE

28 JUN 2022

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Ron Hoover Companies of Donna, Inc.		
2 Business name/disregarded entity name, if different from above		
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions. 1510 W. Market St.	Requester's name and address (optional)	
6 City, state, and ZIP code Rockport, Tx 78382		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-					
or									
Employer identification number									
7	4	-	2	6	8	1	8	1	8

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ► **1-28-2020**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Sale Date: 6/23/22

BUYER

Stock #: 12355
Name and address: CITY OF WESLACO

, TX

County:
Email:
Co-Buyer: None

Home Phone:
Work Phone:
Cell Phone:

Drivers License:

SELLER

MID VALLEY TRAILER SALES
409 W EXPRESS HWY 83
LA FERIA, TX 78559
956-797-3439
Fax: 956-797-3289

VEHICLE

22 PRECISION 16 TA W/GATE; UTILI
VIN:
Color(s): BLACK
Mileage:

Sales Price: \$2,995.00
Documentary Fee: 50.00
Government Fees: 9.75
Prep. & Freight: 25.00

TOTAL: \$3,079.75
=====

Down Payment: \$3,079.75

Balance Remaining: \$0.00
=====

Printed on: 6/23/22

BUYER

SELLER

Drivers License:

Fax: 956-797-3289

VEHICLE

Mileage:

TOTAL: \$3,079.75

Balance Remaining: \$0.00

Mr. Victors Auto & Trailer Sales

101 E OWASSA RD

EDINBURG, Texas 78542

Tel (956) 782-5789

Fax (956) 797-2058

mr victors@att.net

RAY SALINAS

Cell:(956) 605-9542

www.mrvictors.com

Date	QUOTE
06/27/22	

PROPOSAL FOR :
CITY OF WESLACO
<u>956-463-9798</u>

TRAILER	DESCRIPTION	\$5,790.00
16 FT UTILITY TRAILERS		
2-3,500 LB AXLES		
4" FRAME		
2" COUPLER		
2K STAND UP JACK		
4 FT RAMP GATE		
ANGLE TOP		
RAMP GATE		
QUOTE VALID FOR 30 DAYS IF NEEDED TO ORDER 2-3WEEKS		\$5,790.00
		Total



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5608	
From:			
Subject: Discussion and consideration to award the most advantageous proposal for Disaster Recovery Services; Debris Clearance, Removal, and Other Miscellaneous related services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco Office of Emergency Management.)			
Background: This contract will be in place for The Office Of Emergency Management to use in case of a disaster.			
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: 06/15/2022 solicited proposals 07/08/2022 received 7 proposals 07/13/2022 staff evaluated proposals			
Advisory Review, if any (name of board/committee, date of action, recommendation): See attached Memo			
ADELAIDA VEGA JOSE PEDRAZA Rosalinda Cavazos Martin Garza		Created/Initiated Approved Approved New	
City Manager Comments: Approve as recommended by Office of Emergency Management.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Memo, SCORING MATRIX 2021-22-33 (002), RFP evaluation Tab			
Responsibilities upon Approval:			



CITY OF WESLACO
OFFICE OF EMERGENCY MANAGEMENT
255 S. Kansas Ave. | Weslaco, TX 78596
PH.: (956) 973-4041 | Fax: (956) 969-3167



MEMORANDUM

DATE: July 13, 2022

TO: Mayor & City Commission

CC: Antonio Lopez, Fire Chief/EMC

FROM:  Jose A. Pedraza, Asst. P & C.E. Director/Operations Section Chief

RE: Award Recommendation for Disaster Recovery Services; Debris Clearance, Removal and Other Miscellaneous Related Services RFP No.: 2021-22-33

On June 15, 2022, the City of Weslaco, Finance Department – Purchasing Office solicited proposals for Disaster Recovery Services, Debris Clearance, Removal and Other Miscellaneous Related Services.

On July 8, 2022, the Purchasing Office through BIDNET, received seven responses. City staff carefully evaluated the proposals and is now recommending award of a three-year contract to the most advantageous, distinguished vendor Ashbritt.

95.60	93.60	89.80	82.40	90.00	85.60	93.20
ASHBRITT	CERES ENVIRONMENTAL	CROWDER GULF	CUSTOM TREE CARE	DRC EMERGENCY SERVICES	KDF ENTERPRISES	TFR ENTERPRISES
Deerfield Beach, Florida	Houston, Texas	Mobile, Alabama	Topeka, Kansas	Galveston, Texas	Mobile, Alabama	Leander, Texas

Respectfully Submitted,

/s/ Joe Pedraza

City of Weslaco - RFP 2021-22-33
DISASTER RECOVERY DEBRIS CLEARANCE, REMOVAL AND OTHER MISCELLANEOUS RELATED SERVICES
Proposal Opening: JULY 8, 2022 @ 10:00 AM

	EVALUATOR	ASHBRITT	CERES ENVIRONMENTAL	CROWDER GULF	CUSTOM TREE CARE	DRC EMERGENCY SERVICES	KDF ENTERPRISES	TFR ENTERPRISES
1. QUALIFICATIONS/EXPERIENCE	ANTONIO LOPEZ	20	20	20	15	16	20	17
1. QUALIFICATIONS/EXPERIENCE	JOE PEDRAZA	20	20	20	18	15	20	18
1. QUALIFICATIONS/EXPERIENCE	ANDREW MUNOZ	20	20	20	20	20	20	20
1. QUALIFICATIONS/EXPERIENCE	DAVID ARCE	20	20	20	15	20	20	18
1. QUALIFICATIONS/EXPERIENCE	HOMER RHODES	20	20	20	20	20	20	20
CRITERIA 1 AVERAGE	MAX 20 POINTS	20.00	20.00	20.00	17.60	18.20	20.00	18.60
2. PERSONNEL & PLANNING RESPONSE	ANTONIO LOPEZ	20	20	20	20	20	20	20
2. PERSONNEL & PLANNING RESPONSE	JOE PEDRAZA	20	20	20	18	15	18	18
2. PERSONNEL & PLANNING RESPONSE	ANDREW MUNOZ	20	16	16	14	18	16	18
2. PERSONNEL & PLANNING RESPONSE	DAVID ARCE	20	20	20	15	20	20	20
2. PERSONNEL & PLANNING RESPONSE	HOMER RHODES	20	20	20	20	20	20	20
CRITERIA 2 AVERAGE	MAX 20 POINTS	20.00	19.20	19.20	17.40	18.60	18.80	19.20
3. NIMS & COMPLIANCE / TRAINING	ANTONIO LOPEZ	10	10	10	10	10	10	10
3. NIMS & COMPLIANCE / TRAINING	JOE PEDRAZA	10	10	10	9	10	10	10
3. NIMS & COMPLIANCE / TRAINING	ANDREW MUNOZ	10	10	10	10	10	10	10
3. NIMS & COMPLIANCE / TRAINING	DAVID ARCE	10	10	10	8	10	10	10
3. NIMS & COMPLIANCE / TRAINING	HOMER RHODES	10	10	10	10	10	10	10
CRITERIA 3 AVERAGE	MAX 10 POINTS	10.00	10.00	10.00	9.40	10.00	10.00	10.00
4. PROJECT UNDERSTANDING & APPROACH	ANTONIO LOPEZ	15	15	15	15	15	15	15
4. PROJECT UNDERSTANDING & APPROACH	JOE PEDRAZA	20	20	20	15	15	15	20
4. PROJECT UNDERSTANDING & APPROACH	ANDREW MUNOZ	20	20	20	20	20	20	20
4. PROJECT UNDERSTANDING & APPROACH	DAVID ARCE	20	20	20	18	20	20	18
4. PROJECT UNDERSTANDING & APPROACH	HOMER RHODES	20	20	20	20	20	20	20
CRITERIA 4 AVERAGE	MAX 20 POINTS	19.00	19.00	19.00	17.60	18.00	18.00	18.60
5. MANAGENMENT-REPORTING SYSTEMS	ANTONIO LOPEZ	10	10	10	10	10	10	10
5. MANAGENMENT-REPORTING SYSTEMS	JOE PEDRAZA	10	10	10	10	10	10	10
5. MANAGENMENT-REPORTING SYSTEMS	ANDREW MUNOZ	10	10	10	10	10	10	10
5. MANAGENMENT-REPORTING SYSTEMS	DAVID ARCE	10	10	10	10	10	10	10
5. MANAGENMENT-REPORTING SYSTEMS	HOMER RHODES	10	10	10	10	10	10	10
CRITERIA 5 AVERAGE	MAX 10 POINTS	10.00	10.00	10.00	10.00	10.00	10.00	10.00
6. PROPOSED COST OF SERVICES	ANTONIO LOPEZ	12	13	10	9	10	8	15
6. PROPOSED COST OF SERVICES	JOE PEDRAZA	12	14	8	7	13	6	15
6. PROPOSED COST OF SERVICES	ANDREW MUNOZ	13	11	10	9	8	7	15
6. PROPOSED COST OF SERVICES	DAVID ARCE	11	14	8	6	13	5	15
6. PROPOSED COST OF SERVICES	HOMER RHODES	12	14	11	10	13	9	15
CRITERIA 6 AVERAGE	MAX 15 POINTS	12.00	13.20	9.40	8.20	11.40	7.00	15.00
7. EXPERIENCE W/WESLACO/HIDALGO/TEXAS	ANTONIO LOPEZ	5	2	2	2	4	2	2
7. EXPERIENCE W/WESLACO/HIDALGO/TEXAS	JOE PEDRAZA	5	2	2	2	4	1	1
7. EXPERIENCE W/WESLACO/HIDALGO/TEXAS	ANDREW MUNOZ	5	3	3	3	3	3	3
7. EXPERIENCE W/WESLACO/HIDALGO/TEXAS	DAVID ARCE	4	2	2	2	4	1	1
7. EXPERIENCE W/WESLACO/HIDALGO/TEXAS	HOMER RHODES	4	2	2	2	4	2	2
CRITERIA 7 AVERAGE	MAX 5 POINTS	4.60	2.20	2.20	2.20	3.80	1.80	1.80
TOTAL POINTS AVERAGE	MAX 100 POINTS	95.60	93.60	89.80	82.40	90.00	85.60	93.20
		ASHBRITT Deerfield Beach, Florida	CERES ENVIRONMENTAL Houston, Texas	CROWDER GULF Mobile, Alabama	CUSTOM TREE CARE Topeka, Kansas	DRC EMERGENCY SERVICES Galveston, Texas	KDF ENTERPRISES Mobile, Alabama	TFR ENTERPRISES Leander, Texas
AVERAGE BY EVALUATOR	ANTONIO LOPEZ	92	90	87	81	85	85	FALSE
AVERAGE BY EVALUATOR	JOE PEDRAZA	97	96	90	79	82	80	92
AVERAGE BY EVALUATOR	ANDREW MUNOZ	98	90	89	86	89	86	96
AVERAGE BY EVALUATOR	DAVID ARCE	95	96	90	74	97	86	92
AVERAGE BY EVALUATOR	HOMER RHODES	96	96	93	92	97	91	97
		478 95.6	468 93.6	449 89.8	412 82.4	450 90	428 85.6	377 75.4

averages calculated by Homer Rhodes
on 7/13/2022

City of Weslaco - RFP 2021-22-23
DISASTER RECOVERY DEBRIS CLEARANCE, REMOVAL AND OTHER MISCELLANEOUS RELATED SERVICES

Proposal Opening: JULY 8, 2022 @ 10:00 AM

	DESCRIPTION OF SERVICE	ASHBRITT costunit	CERES ENVIRONMENTAL costunit	CROWDER GULF costunit	CUSTOM TREE CARE costunit	DRC EMERGENCY SERVICES costunit	KDF ENTERPRISES costunit	TFR ENTERPRISES costunit
1	Mobilization and Demobilization (Lump Sum)	no bar cost unit	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit
2	Vegetative and C&D Debris Removal from Public Property (Right-of-Way) and Hauling to Temporary Debris Storage and Reduction Site (TDSRS) or other disposal sites (NOTE 1 & 6)	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit
3	Vegetative and C&D Debris Removal from Private Property (Right-of-Entry Program) and Publicly Owner Property (other than Right-of-Way) and hauled to TDSRS or other disposal sites (NOTE 1 & 6)	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit
4	Vegetative and C&D Debris Removal from Public Property (Right-of-Way) and Hauling Directly to Final Disposal Site (NOTES 1, 3 & 6)	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit
5	Vegetative and C&D Debris Removal from Temporary Debris Storage and Reduction Site (TDSRS) and Hauling to Final Disposal Site	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit
6	Management of TDSRS	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit
7	Processing (Grinding/Chipping) of Vegetative Debris at TDSRS or Final Disposal	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit
8	Grinding or consolidation of C&D debris at TDSRS	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit
9	Processing (Open Burning) of Vegetative Debris at TDSRS or Final	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit
10	Processing Burning of Vegetative debris using air curtain incinerators at TDSRS or final disposal	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit
11	Pick Up and Haul of White Goods to Site within County	cost unitUNIT	cost unitUNIT	cost unitUNIT	cost unitUNIT	cost unitUNIT	cost unitUNIT	cost unitUNIT
12	Pick Up and Disposal of Hazardous Material	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit
13	Freon Management and Recycling	cost unitUNIT	cost unitUNIT	cost unitUNIT	cost unitUNIT	cost unitUNIT	cost unitUNIT	cost unitUNIT
14	Dead Animal Collection, Transportation and Disposal	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit
15	Abandoned Vehicle Removal	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit
16	Recreational Vehicle	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit
17	Disposal of asbestos containing material	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit	cost unit
	Remove all debris and haul to final disposal site and haul to final disposal site							
18	6 inch diameter to 11.99 inch diameter	cost unitcost unit	cost unitcost unit	cost unitcost unit				
19	12 inch diameter to 23.99 inch diameter	cost unitcost unit	cost unitcost unit	cost unitcost unit				
20	24 inch diameter to 47.99 inch diameter	cost unit	cost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit
21	48 inch diameter and greater	cost unit	cost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit
	Remove all debris and haul to final disposal site and haul to final disposal site							
22	Removal of hazardous hanging limbs greater than 2 inches	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit
23	Removal of hazardous standing trees 6" – 12" in diameter	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit
24	Removal of hazardous standing trees 13" – 24" in diameter	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit
25	Removal of hazardous standing trees 25" – 36" in diameter	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit
26	Removal of hazardous standing trees 37" – 48" in diameter	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit
27	Removal of hazardous standing trees greater than 48" in diameter	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit
	Marine Debris Removal							
28	Canals, bayous and ditches	Removal cost Addendum	Removal cost Addendum	cost unit	cost unit	cost unit	cost unit	cost unit
29	Bays and other open waters	Removal cost Addendum	Removal cost Addendum	cost unit	cost unit	cost unit	cost unit	cost unit
30	Boat removal	Removal cost Addendum	Removal cost Addendum	cost unit	cost unit	cost unit	cost unit	cost unit
	Temporary Road Closure and Construction of Temporary Road							
31	Emergency Road Clearance	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit
32	Demolition of Structures (Debris will be hauled and disposed of under items 2-9)	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit
33	Disaster event Generated Hazardous Wastes Abatement; Biohazardous Wastes Abatement	cost unitcost unit	cost unitcost unit	cost unitcost unit		cost unitcost unit	cost unitcost unit	
34	Generators, light plants, water pumps, portable toilets and other required equipment or materials	cost unitcost unit	cost unitcost unit	cost unitcost unit		cost unitcost unit	cost unitcost unit	cost unitcost unit
35	FINAL SITE DISTANCE OVER 10 MILES	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit
36	FINAL SITE DISTANCE OVER 40 MILES	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit	cost unitcost unit

January 2022

City of Weslaco



Standardized Agenda Request Form

Date of Meeting: July 19, 2022		Agenda Item No. (to be assigned by CSO): 2022-5614
From:		
Subject: Discussion and consideration of the proposed Interlocal Agreement with Drainage District No. 1 to maintain and operate the drainage line and structure located at the west levee of the North Floodway of the Lower Rio Grande Flood control as identified in IBWC License No. LSF/G-288 and authorize the mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)		
Background: See attached memo.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
NORMA CANTU Albert Aldana Martin Garza		Created/Initiated Approved New
City Manager Comments: Approve as recommended by City Engineer.		
Staff Recommendation: Staff recommends approval		
Attachments, if any: 07-15-22CC_ILA HCDD#1-Weslaco, ILA_HCDD#1-Weslaco		
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: July 15, 2022

TO: Mayor David Suarez, City Commissioners,
Interim City Manager Martin Garza

FROM: Albert J. Aldana, P.E.
City Engineer

RE: **Interlocal Agreement with Hidalgo County Drainage District #1**

The city of Weslaco maintains a license with the International Boundary and Water Commission to maintain and operate an 18" drainage line and structure #138-L located at the west levee of the North Floodway of the Lower Rio Grande Flood Control.

The proposed Interlocal Agreement with HCDD#1 is to permit HCDD#1 to take over maintenance and operation obligations under the license subject to approval of the IBWC. This ILA will not be effective until IBWC issues written approval.

Staff recommends approval of the ILA with HCDD#1.

Let me know if you need anything else or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Aldana', is written over a light blue circular stamp.

STATE OF TEXAS § INTERLOCAL AGREEMENT
HIDALGO COUNTY §

This Agreement is entered into effective the _____ day of _____, 2022, by and between Hidalgo County Drainage District No. 1 (the "Drainage District"), the City of Weslaco, Texas (the "City") pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

WHEREAS the Drainage District and The City are authorized to enter into this Agreement pursuant to the interlocal Cooperation Act, Texas Government Code Section 791.01 et. seq., (the "Act") which authorizes local governments to contract with each other to perform governmental functions and services under the terms of the Act;

WHEREAS the City maintains a License issued by the International Boundary and Water Commission ("IBWC") to, construct, operate and maintain drainage line and structure through the west levee of the North Floodway of the Lower Rio Grande Flood Control and more adequately identified in License No. LSF/G-288 attached as **Exhibit A** (herein the "License");

WHEREAS the City has certain maintenance obligations and operation responsibilities under the License;

WHEREAS the City wishes for the Drainage District to take over maintenance and operation obligations that exist under the License;

WHEREAS the structures identified in the License are primarily used for drainage of storm water.

NOW THEREFORE, the Drainage District and the City, in consideration for the mutual covenants expressed hereinafter, agree as follows:

1. The Drainage District agrees to take over maintenance rights and operation obligations affiliated with the License, subject to the approval of the IBWC.
2. This parties acknowledge and agree that this Agreement shall not be effective until such time as the parties have received the written approval of this Agreement from the IBWC.
3. **Conflict with Applicable Law.** Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision of this Agreement and any present or future law, ordinance or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract,

the latter shall prevail, but in such event the affected provision or provision of this Agreement shall be modified only to the extent necessary to bring this Agreement within any such legal requirements and only during the times such conflict exists.

4. **No Waiver.** No waiver by any party hereto of any breach of any provision of this Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
5. **Entire Agreement.** This Agreement contains the entire agreement between the parties hereto, reflecting the subject matter hereto and each party acknowledges that neither has made (either directly or through any agent or representative) any representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by Drainage District and City of Weslaco, only after approval of the IBWC, and not otherwise.
6. **Texas Law to Apply.** This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Hidalgo County, Texas. The parties hereby consent to personal jurisdiction in Hidalgo County, Texas.
7. **Notice.** Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to City of Weslaco: City of Weslaco, Texas
Attention: City Manager
255 S. Kansas Ave
Weslaco, Texas 78596

If to Drainage District: Hidalgo County Drainage District No. 1
Attention: General Manager
902 N. Doolittle
Edinburg, Texas 78540-0758

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

8. **Additional Documents.** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.
9. **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective administrators, legal representatives, successors and assigns where permitted by this Agreement.
10. **Assignment.** This Agreement shall not be assignable.
11. **Headings.** The headings and captions contained in this Agreement are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.
12. **Gender and Number.** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.
13. **Authority to Execute.** The execution and performance of this Agreement by Drainage District and City of Weslaco have been duly authorized by all necessary laws, resolutions or governing body action of the parties and this Agreement constitutes the valid and enforceable obligations of Drainage District and City of Weslaco in accordance with its terms only after approval of the IBWC.
14. **Non-Discrimination.** This Agreement and all related activities shall be conducted in a manner that does not discriminate against any person on a basis prohibited by applicable law or City and Drainage District policy, including without limitation race, color, national origin, religion, sex, age, veteran status, or disability.
15. **Indemnification.** To the extent allowable by law, the Parties hereto agree to indemnify and hold harmless the other party from any and all costs, expenses or damages resulting from any claims for by third parties for the obligation of another party hereto.
16. **Appendix II To CFR 200-Contract Provisions.** Pursuant to 2 CFR 200.326, a non-Federal entity's contracts must contain the applicable provisions described in Appendix II to 2 CFR 200-Contract Provisions for non-Federal Entity Contracts under Federal Awards. Therefore, if applicable, the provisions of Appendix II to 2 CFR 200 are attached and incorporated by reference into this contract should it be subject to Federal award.

17. **Governmental Purpose.** Each party hereto is entering into this Agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.

18. **Commitment of Current Revenues Only.** In the event that, during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Govt. Code Ann. §271.903.

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

CITY OF WESLACO, TEXAS

By: _____

David Suarez, Mayor

ATTEST:

Norma A. Cantu, City Secretary

APPROVED AS TO FORM:

Juan E. Gonzalez, City Attorney

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

By: _____

Richard Cortez, Chairman

APPROVED AS TO FORM:

JONES, GALLIGAN, KEY & LOZANO, LLP

By: _____

Ref. 39

NH-28

LSF/G-288

plotted 5-10-55
SLH

EXHIBIT A

INTERNATIONAL BOUNDARY AND WATER COMMISSION
UNITED STATES AND MEXICO
UNITED STATES SECTION

Lower Rio Grande Flood Control Project

STATE OF TEXAS |
COUNTY OF HIDALGO | LICENSE TO CONSTRUCT, OPERATE AND MAINTAIN
A REINFORCED CONCRETE PIPE STRUCTURE

WHEREAS, the undersigned applicant for license, the City of Weslaco, Texas, hereinafter called Licensee, has perfected plans for a sewage treatment plant to be located about one mile northeast of the City; and

WHEREAS, in order to dispose of the effluent from said plant, the Licensee desires to install a concrete pipe-line from said treatment plant to the North Floodway of the Lower Rio Grande Flood Control Project, hereinafter called the Project, authorized by Act of Congress approved August 19, 1935 (49 Stat. 660), and acts amendatory thereof or supplementary thereto; and

WHEREAS, the United States, acting through the United States Section, International Boundary and Water Commission, United States and Mexico, hereinafter called the Commission, controls and operates the Project, including said floodway; and

WHEREAS, the Licensee represents that it has made all arrangements, legal and otherwise, for the use of all lands to be crossed or utilized or affected by the works to be constructed in connection with the license for which application is made.

NOW THEREFORE, Pursuant to authority given by Act of Congress approved August 27, 1935 (49 Stat. 906) the Licensee hereby accepts a license to install, operate and maintain an eighteen inch diameter reinforced concrete pipe structure through the west levee of said North Floodway in Hidalgo County, Texas at approximate Station 140+70, Campacuas Lake to Mile 12 North Sector, and to excavate a drain ditch leading from the downstream end of said structure to the pilot channel drain of said floodway as shown in location on IB&WC Drawing No. 1179-N-12, upon the terms and conditions hereinafter set forth, to-wit:

1. The Licensee shall construct the proposed structure through the levee in accordance with the attached drawing entitled "City of Weslaco, Texas - Sewage Treatment Plant Outfall Line - Details Flood Levee Crossing", which is hereby approved and made a part of this license.

2. The Licensee shall backfill around and over the structure with well tamped moist earth and shall restore the surface of the levee crown, slopes and berms to their present dimensions in a satisfactory manner; said backfill shall extend from the downstream end of the structure to where it leaves the levee right of way on the northwest..

3. A suitable gate shall be installed in the gateway of said structure.

4. The Licensee shall excavate a drain ditch leading from the lower end of said structure to the pilot channel drain at location and to bottom grade as shown on IB&WC Drawing No. 1179-N-12. Said drain ditch shall have a bottom width of not less than two feet and side slopes of $1\frac{1}{2}:1$.

5. The Licensee, at its own expense, shall maintain a strip of land extending ten feet (10') in width on both sides of said structure and drain ditch free and clear of weeds, brush and other vegetation.

6. All work performed under this license shall be subject to the inspection and approval of the authorized representatives of the United States Section of the International Boundary and Water Commission, United States and Mexico.

7. The said structure and drain ditch shall be operated and maintained in such a manner as not to interfere with the maintenance of the levee or to interfere in any manner whatsoever with the construction, operation and maintenance of the project or any part thereof, and the Licensee hereby waives any and all claims against the United States, its officers, agents and employees by or on account of any damage which may be caused to the said structure of the Licensee, directly or indirectly, by, through or on account of any work done under the authority of the United States.

8. The Licensee shall be liable for any and all damage to the property of the United States or of any third person or persons by reason of the exercise of the privileges conferred by this license; and shall save the United States harmless from any and all claims which any person may have, or claim to have, directly or indirectly, arising out of or in any way connected with the construction, operation and maintenance of said structure.

9. This license shall continue so long as in the opinion of the Commissioner it is considered to be expedient and not detrimental to the public interest, and shall be revocable by the said officer upon 90 days written notice to the Licensee.

IN WITNESS WHEREOF, the Licensee has caused this instrument to be signed by its mayor and its corporate seal to be affixed thereto and attested by its secretary, by, and with the consent and authority of its City Commission, on this 5th day of ~~May~~ August, 1952.

CITY OF WESLACO, TEXAS

BY

Herbert M. Pike
Herbert M. Pike, Mayor

ATTEST:

V. C. Thompson
V. C. Thompson, Secretary

APPROVED:

BY

L. M. Lawson
L. M. Lawson, Commissioner

International Boundary and Water Commission
United States and Mexico
United States Section

RESOLUTION

WHEREAS, the City of Weslaco, Texas, has perfected plans for a sewage treatment plant to be located about one mile northeast of the City; and

WHEREAS, in order to dispose of the effluent from said plant, the City desires to install a concrete pipe line from said plant to the North Floodway of the Lower Rio Grande Flood Control Project; and

WHEREAS, the City of Weslaco is desirous of entering into an agreement with the United States Section of the International Boundary and Water Commission for permission to construct, install and operate and maintain an eighteen inch reinforced concrete pipe structure through the west levee of said North Floodway in Hidalgo County, Texas at approximately Station 140 - 70, Campacuas Lake to Mile 12 North Sector, and to excavate a drain ditch leading from the downstream end of said structure to the pilot channel drain of said floodway as shown in location on IB& WS Drawing No. 1179-N-12.

Now, Therefore, Be it Resolved by the City Commission of the City of Weslaco, Texas, that the Mayor and the City Secretary be and they are hereby authorized to execute License to Construct, Operate and Maintain a Reinforced Concrete Pipe Structure in accordance with the plans as outlined above.

Passed and approved by the City Commission of the City of Weslaco, Texas, this the 5th day of August, 1952, at which meeting a quorum was present.

CITY OF WESLACO, TEXAS

ATTEST:

H. M. Pike
Mayor

V. C. Thompson
City Secretary

I, V. C. Thompson, City Secretary of the City of Weslaco, Texas, certify that the above is a true and correct copy of a resolution passed by the City Commission of the City of Weslaco at its regular meeting held on August 5, 1952 at which a quorum was present, said resolution being recorded in the minutes of said meeting.

V. C. Thompson
City Secretary



INTERNATIONAL BOUNDARY AND WATER COMMISSION
UNITED STATES AND MEXICO
UNITED STATES SECTION
LOWER RIO GRANDE FLOOD CONTROL PROJECT
Route 1, Box 26-A
Mercedes, Texas 78570
March 30, 1984

LSF/G-288# REA

WR Curb

O/84-060

SUBJECT: Structure for the Effluent Line Under Pressure for the City of Weslaco
Sewage Treatment Plant - North Floodway

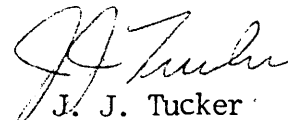
Honorable Hector Farias, Mayor
Mr. Mark Roath, City Manager
Mr. Juan Flores, Director of Public Works
City of Weslaco
500 South Kansas
Weslaco, Texas 78596

Dear Sirs:

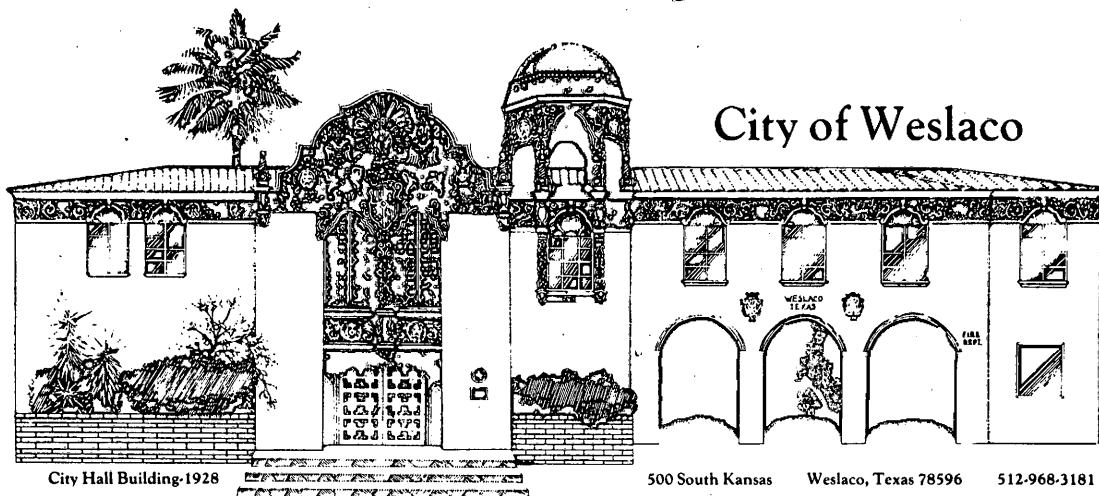
We have inspected the structures through our levee system in the North Floodway and have found that your Structure No. 138-L under License LSF/G-288 (license dated August 5, 1952) is in need of some repairs. The headwall on the floodway side is exposed and some minor maintenance at this time could prevent more extensive repairs later. Also, there is some large bushes in the drain ditch that needs to be removed.

Your immediate attention to this matter is appreciated.

Sincerely yours,


J. J. Tucker
Project Manager

Telephone No. 512/565-3159



April 23, 1984

International Boundary & Water Commission
United States & Mexico
Lower Rio Grande Flood Control Project
Rt. 1 Box 26-A
Mercedes, Texas 78570

Subject: Structure for the Effluent Line Under
Pressure for the City of Weslaco Sewage
Treatment Plant-North Floodway.

Dear Mr. J.J. Tucker:

As per your letter dated March 30, 1984; the recommended maintenance and repairs have been completed to our structure No. 138-L under License LSF/G-288 located in the North Floodway System.

Upon inspection, if you find anymore maintenance needed done at this time, please advise.

Sincerely,

Mark Moravitz
Director of Public Utilities

MM/jv

IB & W C
U. S. SECTION

MAY 2 1984

RECEIVED
MERCEDES, TEXAS

"The City on the Grow"

[illegible]

attends for your
info
Thank
Return to me
for Files

2/16/05

John =Foreman District # 9 contacted Weslaco Engineer(Randy Winston) asked about using Str. # 138L (Licensed to the City of Weslaco ,LSF/G-288) for a drain. This structure and pipeline was built by the City of Weslaco for commercial sewage treatment. The 18 inch concrete line has not been used for about 20 years according to Mr Juan Flores Public Utility Director who I talked to on 2/16/05 . District # 9 has broken into the pipeline which is next to our headwall and is using the pipeline for a drain as our structure is to low and will not drain the ditch because the lake elevation is high.District # 9 is repairing the structure so it will work in case of a flood.


Gary A. Jones
Civil Engineering Technician
2/16/05

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INTERNATIONAL BOUNDARY AND WATER COMMISSION
UNITED STATES AND MEXICO
UNITED STATES SECTION

Lower Rio Grande Flood Control Project

STATE OF TEXAS |
| LICENSE TO CONSTRUCT, OPERATE AND MAINTAIN
COUNTY OF HIDALGO | A REINFORCED CONCRETE PIPE STRUCTURE

WHEREAS, the undersigned applicant for license, the City of Weslaco, Texas, hereinafter called Licensee, has perfected plans for a sewage treatment plant to be located about one mile northeast of the City; and

WHEREAS, in order to dispose of the effluent from said plant, the Licensee desires to install a concrete pipe line from said treatment plant to the North Floodway of the Lower Rio Grande Flood Control Project, hereinafter called the Project, authorized by Act of Congress approved August 19, 1935 (49 Stat. 660), and acts amendatory thereof or supplementary thereto; and

WHEREAS, the United States, acting through the United States Section, International Boundary and Water Commission, United States and Mexico, hereinafter called the Commission, controls and operates the Project, including said floodway; and

WHEREAS, the Licensee represents that it has made all arrangements, legal and otherwise, for the use of all lands to be crossed or utilized or affected by the works to be constructed in connection with the license for which application is made.

NOW THEREFORE, Pursuant to authority given by Act of Congress approved August 27, 1935 (49 Stat. 906) the Licensee hereby accepts a license to install, operate and maintain an eighteen inch diameter reinforced concrete pipe structure through the west levee of said North Floodway in Hidalgo County, Texas at approximate Station 140+70, Campacus Lake to Mile 12 North Sector, and to excavate a drain ditch leading from the downstream end of said structure to the pilot channel drain of said floodway as shown in location on IBWC Drawing No. 1179-M-12, upon the terms and conditions hereinafter set forth, to-wit:

1. The Licensee shall construct the proposed structure through the levee in accordance with the attached drawing entitled "City of Meslaco, Texas - Sewage Treatment Plant Outfall Line - Details Flood Levee Crossing", which is hereby approved and made a part of this license.

2. The Licensee shall backfill around and over the structure with well tamped moist earth and shall restore the surface of the levee crown, slopes and berms to their present dimensions in a satisfactory manner; said backfill shall extend from the downstream end of the structure to where it leaves the levee right of way on the northwest.

3. A suitable gate shall be installed in the gateway of said structure.

4. The Licensee shall excavate a drain ditch leading from the lower end of said structure to the pilot channel drain at location and to bottom grade as shown on IR&WC Drawing No. 1179-N-12. Said drain ditch shall have a bottom width of not less than two feet and side slopes of $1\frac{1}{2}:1$.

5. The Licensee, at its own expense, shall maintain a strip of land extending ten feet (10') in width on both sides of said structure and drain ditch free and clear of weeds, brush and other vegetation.

6. All work performed under this license shall be subject to the inspection and approval of the authorized representatives of the United States Section of the International Boundary and Water Commission, United States and Mexico.

7. The said structure and drain ditch shall be operated and maintained in such a manner as not to interfere with the maintenance of the levee or to interfere in any manner whatsoever with the construction, operation and maintenance of the project or any part thereof, and the Licensee hereby waives any and all claims against the United States, its officers, agents and employees by or on account of any damage which may be caused to the said structure of the Licensee, directly or indirectly, by, through or on account of any work done under the authority of the United States.

8. The Licensee shall be liable for any and all damage to the property of the United States or of any third person or persons by reason of the exercise of the privileges conferred by this license; and shall save the United States harmless from any and all claims which any person may have, or claim to have, directly or indirectly, arising out of or in any way connected with the construction, operation and maintenance of said structure.

9. This license shall continue so long as in the opinion of the Commissioner it is considered to be expedient and not detrimental to the public interest, and shall be revocable by the said officer upon 90 days written notice to the Licensee.

IN WITNESS WHEREOF, the Licensee has caused this instrument to be signed by its mayor and its corporate seal to be affixed thereto and attested by its secretary, by, and with the consent and authority of its City Commission, on this 5th day of ~~May~~, 1952.

August,

CITY OF WESLACO, TEXAS

BY

Herbert M. Pike
Herbert M. Pike, Mayor

ATTEST:

V. C. Thompson
V. C. Thompson, Secretary

APPROVED:

BY

Aug 18, 1952
L. M. Lawson
L. M. Lawson, Commissioner

International Boundary and Water Commission
United States and Mexico
United States Section

RESOLUTION

WHEREAS, the City of Weslaco, Texas, has perfected plans for a sewage treatment plant to be located about one mile northeast of the City; and

WHEREAS, in order to dispose of the effluent from said plant, the City desires to install a concrete pipe line from said plant to the North Floodway of the Lower Rio Grande Flood Control Project; and

WHEREAS, the City of Weslaco is desirous of entering into an agreement with the United States Section of the International Boundary and Water Commission for permission to construct, install and operate and maintain an eighteen inch reinforced concrete pipe structure through the west levee of said North Floodway in Hidalgo County, Texas at approximately Station 140 - 70, Campacuas Lake to Mile 12 North Sector, and to excavate a drain ditch leading from the downstream end of said structure to the pilot channel drain of said floodway as shown in location on IB& WS Drawing No. 1179-N-12.

Now, Therefore, Be it Resolved by the City Commission of the City of Weslaco, Texas, that the Mayor and the City Secretary be and they are hereby authorized to execute License to Construct, Operate and Maintain a Reinforced Concrete Pipe Structure in accordance with the plans as outlined above.

Passed and approved by the City Commission of the City of Weslaco, Texas, this the 5th day of August, 1952, at which meeting a quorum was present.

CITY OF WESLACO, TEXAS

ATTEST:

H. M. Pike
Mayor

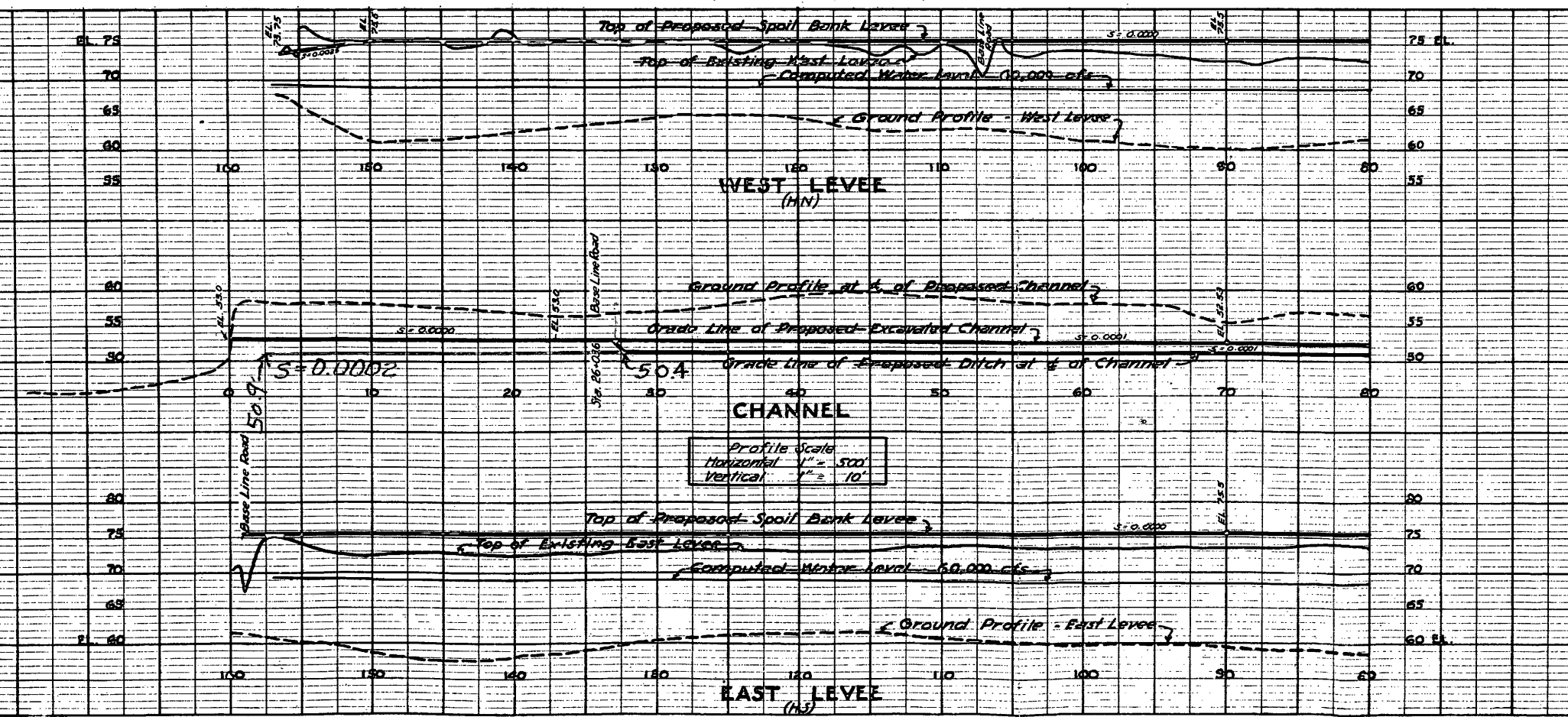
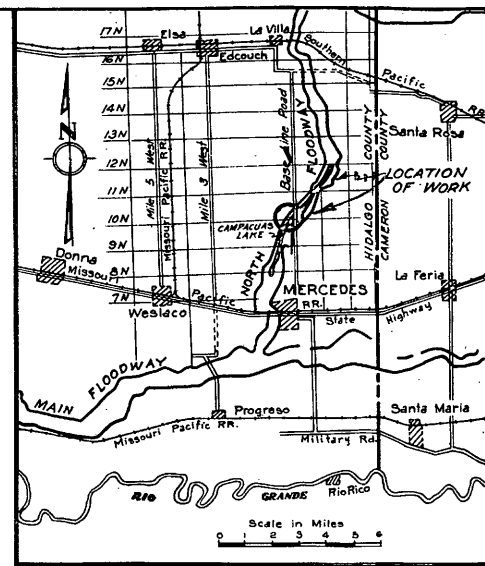
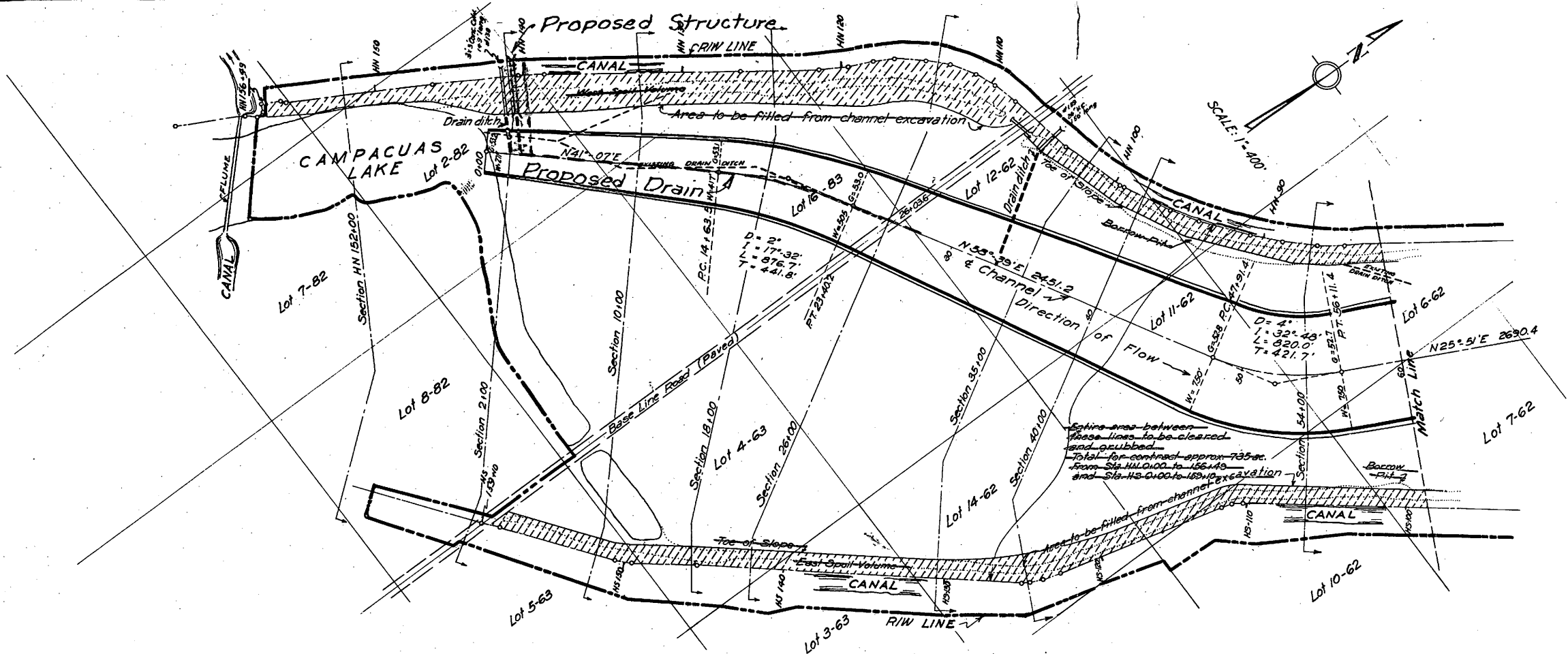
V. C. Thompson
City Secretary

I, V. C. Thompson, City Secretary of the City of Weslaco, Texas, certify that the above is a true and correct copy of a resolution passed by the City Commission of the City of Weslaco at its regular meeting held on August 5, 1952 at which a quorum was present, said resolution being recorded in the minutes of said meeting.

V. C. Thompson
City Secretary

PL	BY	DATE
NOTED	BY	DATE
NOTED	BY	DATE

PROFILE	BY	DATE
NOTED	BY	DATE
NOTED	BY	DATE



INTERNATIONAL BOUNDARY COMMISSION
UNITED STATES AND MEXICO
AMERICAN SECTION

FLOOD CONTROL PROJECT
LOWER RIO GRANDE, TEXAS
North Floodway Channel Improvement
Campacuas Lake to Mile 12 N
Sta 0+00 to 60+00

DRAWN BY *J. L. Lyle* RECOMMENDED BY *J. L. Lyle*
CHECKED BY *J. L. Lyle* APPROVED BY *J. L. Lyle*

1179 N-12 SAN BENITO TEX. 5-12-37