



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, MARCH 7, 2023**

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, March 7, 2023 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. Roll Call.
- E. Mayoral Recognition.
 - 1) Award from the Government Finance Officers Association to the City of Weslaco Finance Department for Excellence in Financial Reporting fiscal year ending September 30, 2021.
 - 2) Proclamation in support of Hidalgo County's Prosperity Task Force.

II. PUBLIC COMMENTS

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

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

III. PUBLIC HEARING

- A. To solicit input on behalf of RGV Superior Development, LLC. to rezone 320 S Pleasantview Drive. Also being 27.498 acre out of the following tracts: North 100 feet of the South 280 feet of the South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.
- B. To solicit input on behalf of Maria Elva Alaniz to rezone 409 N Kansas. Also being Lot 16, Block 4, Gonzalez Addition Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-1 Neighborhood Business District.

IV. REPORTS

- A. Weslaco Area Chamber of Commerce & Visitor Center.
- B. Weslaco Economic Development Corporation.

V. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine and the Governing Body has been furnished with background and support material on each item and will be acted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and voting on the Consent Agenda.

- A. Approval of the Minutes of the Regular Meeting on February 7, 2023 and Special Meeting on February 20, 2023 (Staffed by City Secretary Department.) Attachment.
- B. Approval on Resolution 2023-23 to apply to the FY2024 Local Border Security Program (LBSP) for the amount of \$250,000 with NO MATCH REQUIRED and NO RECURRING FEES required for law enforcement personnel and staff overtime and to purchase equipment, in support of Local Border Security Program goals and objectives and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.
- C. Approval of the renewal of payment to Core and Main for annual hosting fees on meters and hardware maintenance in the amount of \$25,115.77 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.
- D. Approval of the six-month extension for the Final Plat for South Point Subdivision—being a 12.889 acre being all of Lot 2, VBMH Subdivision and out of Farm tract 133, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located East Expressway 83, between North Westgate Drive and Border Avenue and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- E. Approval of a three-month extension for the Final Plat for Milanos Estates 1 Subdivision— being a 26.43 acres out of and forming a portion of Farm Tract 720 and

721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.

- F. Approval on renewal of an Interlocal Cooperation Agreement with the County of Hidalgo and City of Weslaco for participation in the Hidalgo County Library System and authorize the Mayor to execute any related documents. (Staffed by Library Department.) Attachment.

VI. APPOINTMENTS

- A. Discussion and consideration on Resolution 2023-24 appointing members to the Library Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Library Department.) Attachment.

VII. NEW BUSINESS

- A. Discussion and consideration after public hearing on behalf of RGV Superior Development, LLC on Ordinance 2023-14 to rezone 320 S Pleasantview Drive. Also being 27.498 acres out of the following tracts: North 100 feet of the South, 280 feet of the South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-14. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Maria Elva Alaniz on Ordinance 2023-15 to rezone 409 N Kansas also being Lot 16, Block 4, Gonzalez Addition Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-15. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration to approve the Final Plat for Milanos Estates Phase II Subdivision being a 27.65 acres out of Farm Tract 720 and 721, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 240 ft. North from the intersection of Mile 5 ½ West Road and Mile 6 ½ West Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration on the variance request to section 26-38 Perimeter Sidewalk Requirement for Mid Valley Estates Subdivision 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.) Attachment.

- E. Discussion and consideration to approve Ordinance 2023-16 for the Voluntary Annexation of Ranchettes on 18th St Subdivision being a 12.16 acres of land out of a 14.82 acre tract of land out of Farm Tract 706, West Tract Subdivision, Hidalgo County, Texas located approximately 500 ft. West from the intersection of 18th Street and Pleasantview Dr. and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-16. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. Discussion and consideration to approve retainage payment for the Weslaco Mid Valley Airport Corporate Hangar Project for an amount not to exceed \$173,716.64 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment.
- G. Discussion and consideration on the petition, acquisition and purchase of Class A Municipal Water Rights from Hidalgo and Cameron Counties Irrigation District No. 9 and authorize the Mayor to execute any related documents. Possible Action. (Staffed by Asst. City Manager.) Attachment.
- H. Discussion and consideration to approve Resolution 2023-25 and submittal of an application to the SAFER Program Grant, requesting six new Firefighter positions for an amount not to exceed \$395,000 with NO MATCH REQUIRED and NO RECURRING FEES and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department/Grant Writer.) Attachment.
- I. Discussion and consideration to approve the purchase of body-worn cameras and relevant equipment in the amount of \$101,825 (Sourcewell Contract #010720-WCH) with an amount of \$75,900.83 to be reimbursed by the FY22 Body-Worn Camera Program Grant #4367801 with a 25% local match (\$25,924.17) from Motorola Solutions and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment.
- J. Discussion and consideration to authorize staff to solicit Statements of Qualifications for Architectural/Engineering Services for various parks projects including new restroom/concession stands, sports field lighting and irrigation systems, and playgrounds and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)
- K. Discussion and consideration on the project by the Weslaco Economic Development Corporation for the construction of offsite sanitary sewer improvement for the Mid Valley International Industrial Park and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco Economic Development Corporation.) Attachment.

VIII. 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 City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.
- B. Contract Negotiations – Discussion with the 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) FY October 1, 2022 – September 30, 2025 as authorized by section §551.071 of the Texas Government Code.
- C. Legal Consultation - Consultation with City Attorney regarding claims by the City against Castle Enterprises regarding the Police and Fire Station Project as authorized by Section §551.071 of the Texas Government Code.
- D. Legal Consultation - Consultation with City Attorney regarding 2023 New Opioid Settlement Participation for Subdivisions as authorized by section §551.071 of the Texas Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. 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 3rd day of March 2023 on or before 5:00 pm and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Norma A. Cantu, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary Department at (956) 968-3181, Ext. 1001 prior to the meeting date.

Regular Meetings of the Weslaco City Commission stream live online at <http://www.weslacotx.gov/open-government/open-meetings>. Archived video of some meetings are also available.

Removed from Bulletin Board	Date:	Initials:
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PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN".

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

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

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



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2022-6037	
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. Roll Call. E. Mayoral Recognition.			
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 Lori de los Santos, City Church RGV will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any: Pledge and Mission updated 11.18.22			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Martin Garza, 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: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6349	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of RGV Superior Development, LLC. to rezone 320 S Pleasantview Drive. Also being 27.498 acre out of the following tracts: North 100 feet of the South 280 feet of the South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.			
Background: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Twenty-four (24) property owners within 200 feet of the applicant's property were notified by letter on February 17, 2023. There are existing R-2 Apartment zoned areas to the West and Industrial to the South.			
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 appeared in The Monitor on February 13, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request at their regular meeting held March 1, 2023			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve solicitation of public comments.			
Staff Recommendation: Staff recommends approval based on surrounding land use to the west.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant.			



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6350	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of Maria Elva Alaniz to rezone 409 N Kansas. Also being Lot 16, Block 4, Gonzalez Addition Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-1 Neighborhood Business District.			
Background: The applicant is requesting to rezone property from R-2 Duplex and Apartment District to B-1 Neighborhood Business District. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on February 17, 2023. There are existing B-3 Central Business District zoned areas to the West and B-1 Neighborhood Business District zoned areas to the North and South.			
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 appeared in The Monitor on February 13, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request at their regular meeting held March 1, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve solicitation of public comments.			
Staff Recommendation: Staff recommends approval based on surrounding land use.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant.			



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6369	
From:			
Subject: Weslaco Area Chamber of Commerce & Visitor Center			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Report only.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6371	
From:			
Subject: Weslaco Economic Development Corporation.			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Report only.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2022-6042	
From:			
Subject: Approval of the Minutes of the Regular Meeting on February 7, 2023 and Special Meeting on February 20, 2023 (Staffed by City Secretary Department.) Attachment.			
Background: Record of commission action for the Regular and Special Meeting held February 7 and February 20, 2023.			
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	
City Manager Comments: Approve.			
Staff Recommendation: Approve as submitted.			
Attachments, if any: 230220 minutes draft			
Responsibilities upon Approval: Execute and retain.			



**MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
FEBRUARY 7, 2023**

On Tuesday, February 7, 2023, 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	JP Rodriguez
	Commissioner	Israel Gonzalez Jr.
	Commissioner	Greg Kerr
	Commissioner	Josh Pedraza
	Commissioner	Letty Lopez
	Commissioner	Adrian Farias

ABSENT: None

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

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Rosie Cavazos, Finance Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Arnold Becho, Library Director, Luz Galindo, HR Director, Antonio Lopez, Fire Chief, Joel Rivera, Police Chief, David Arce, Deputy Public Works Director, Albert Aldana, City Engineer, Omar Rodriguez, Parks & Recreation Director, Martin Vela, IT Director, Rosa Badillo, Court Coordinator, 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, February 3, 2023.

B. Invocation.

Pastor Raja Masilamony, Seventh Day Adventists Church led the invocation.

C. Pledge of Allegiance.

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

D. Mayoral Recognition.

E. Roll Call.

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

II. PUBLIC COMMENTS

Myriam Velez voiced objection to the rezone of 925 E. Sugarcane Drive and requested favorable consideration to deny the change of zone that will allow storage units to be built; will disrupt the peacefulness of the neighborhood that has elderly and children and concerned with traffic.

Elizabeth Gomez stated she works for Best Friends Animal Society, is a resident and voter of the city voiced her disappointment and concern with the Weslaco Animal Shelter being known as the highest kill rate shelter in Texas; changes need to be made by partnering with groups to offer cost effective services, programs, and policy to save the animals.

Melissa Krink, resident, also voiced her dismay on the high kill rate and did not believe the city wants to be known for this; stated mission statement on website is to foster and adopt out animals; establish relationships to safely adopt animals out; Best Friends Animal Society is a great resource and are a nationwide rescue organization that assisted Palm Valley Humane to increase adoptions; community awareness a key factor in the care needed in having a pet and strongly voiced the city needs to work with Best Friends Animal Society that could help bring funds for Weslaco.

Sandra Reyna, 217 S. Pat Cannon Street, commented on the borrowing of money that is being considered and how it is proposed to be spent; a new library nor addition is needed as technology has taken over; pet population is a problem for the city and the city should spend resources in having low cost spay/neuter clinics and touched on the homeless people growing that they should begin to look into.

Randy Hall voiced comments against the bond issue item B, New Business; borrowing \$12.5 million will cost the citizens \$20 million to repay; commented this should have gone to voter approval and requested them to vote against the issuance of debt.

III. REPORTS

A. Weslaco Economic Development Corporation

Mitchell Garcia, Digital Communications Director, reported Mid-Valley International Industrial Park was 40% completed with a completion of summer 2023; social media has increased 14% and Alfresco coming to an end with the last one being in February and invited the public and commission to attend.

B. Weslaco Area Chamber of Commerce & Visitor Center

Barbara Jean Garza, President/CEO, reported advertising for the month of January 2023 was \$6,491.47; visitors for the month totaled 1,473 that included event guests and in and out of State visitors, 16 facility reservations; reported on upcoming ribbon cutting for Hope Family Health Center February 24th and ground breaking today for South Heart Clinic; highlighted on Sabor de

Weslaco scheduled on March 2nd and Texas Onion Festival on March 25th; Weslaco Annual Awards February 8th and the Weslaco Royal Pageant February 11.

III.A PRESENTATION

Presentation by Hidalgo County on a proposed grant application to the Department of Transportation under the RAISE FY 2023 Program for the Nolana Loop Corridor Project. (Presented by Hidalgo County Precinct 1.)

David Fuentes, County Commissioner Precinct 1, gave a brief presentation on the proposed Nolana Loop Corridor Project that consisted of expansion from Nolana corridor to FM88 (Texas Blvd.) an expansion of 8 miles; seeking a grant application through RAISE in the amount of \$5.92-million; the proposed expansion is an alternative east-west route to McAllen-Mission area; would be a 5-lane corridor with a continues left lane as well as curbed bike lane and sidewalks; alternative grants will be pursued with TXDOT and INFRA grants; requested favorable support of the project with no funding involved; encouraged the community to fill out a short survey as part of a local hearing that is a vital component of project for federal monies and noted the \$5.92-million grant would be specifically for plans and specifications required to begin the project.

IV. PUBLIC HEARING

Mayor Pro Tem Rodriguez seconded by Commissioner Kerr moved to open the public hearing at 6:12 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

A. To solicit input on behalf of Jose Candanoza to rezone 208 S Kansas Ave. Also being Lot 4 & 5, Blk 13, Weslaco Original Townsite Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

No comments.

B. To solicit input on behalf of Dreamland Estates LLC. to rezone 925 E. Sugarcane Dr. Also being 1.07-acre tract of land out of Farm Tract 58, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

No comments.

C. To solicit input on behalf of Troyo Construction, LLC. to rezone 3024 W Pike Blvd. Also being 30.07-acre tract of land out of Farm Tracts 165 and 166, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

No comments.

D. To solicit input on behalf of Troyo Construction, LLC. to rezone 3227 W Interstate 2. Also being 12.11-acre tract of land out of Farm Tracts 165 and 166, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary and Highway Business District.

No comments.

E. To solicit input on behalf of Carlo and Brooke Cantu to rezone 715 E Sugarcane Dr. Also being 2.349-acre tract of land out of Farm Tract 57, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

No comments.

F. To solicit input on behalf of Palacio de Destinee to approve a Conditional Use Permit to operate an Event Center and obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit and Late Hours Permit, at 1502 N Border Ave, also being Lot 1, Ramos Subdivision, Weslaco, Hidalgo County, Texas.

No comments.

G. To solicit input on behalf of Miguel Gallegos to approve a Conditional Use Permit to obtain a Brew pub License and Retail Dealer's On- Premise Permit, at 419 S Texas Blvd, also being Lot 19, Block 33 Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.

No comments.

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to close the public hearing at 6:14 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

V. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine and the Governing Body has been furnished with background and support material on each item and will be acted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and voting on the Consent Agenda.

A. Approval of the Minutes of the Regular Meeting on January 17, 2023.
(Staffed by City Secretary Department.)

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

1) Ordinance 2023-01 to rezone 4020 E Pike, also being 1.16 acres out of Farm Tract 1036, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. (First reading held January 17, 2023; staffed by Planning & Code Enforcement Department.)

2) Ordinance 2023-04 to rezone 3611 Camino De Verdad also being 17.83 acres, more or less of land out of 16.76-acre tract of land out of FT1021 and a 1.07-acre tract of land out of FT 1022, Blk 113, Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading held January 17, 2023; staffed by Planning & Code Enforcement Department.)

C. Approval to ratify an application to the Firehouse Subs Public Safety Foundation FY 23 relating to firefighter high angle rescue equipment for an amount not to exceed \$29,000

with NO MATCH REQUIRED and NO RECURRING COSTS and authorize the Mayor to execute any related documents. (Staffed by Fire Department/Grant Writer.) .

D. Approval of Resolution 2023-12 for 2023 State Homeland Security Program - Regular (SHSP-R) for the amount not to exceed \$120,000 with NO MATCH REQUIRED and NO RECURRING COSTS to purchase equipment for the Ambus and authorize the Mayor to execute any related documents. (Staffed by Fire Department/Grant Writer).

E. Approval to solicit proposals for the capital financing for two 2022 Ambulance Chassis in the amount of \$24,108.00 and authorize the Mayor to execute any related documents. (Staff by Fire Department.)

F. Approval to ratify the application for FAA Airport Improvement Program Supplemental Discretionary Grant in an amount not to exceed \$280,000 with \$70,000 MATCH required and NO RECURRING COST and authorize the Mayor to execute any related documents. (Staffed by Airport/Grant Writer.)

G. Approval of Resolution 2023-13 for FY2024 Criminal Justice Grant Program #4740901 in the amount not to exceed \$150,000 with No Match Required and No Recurring Costs and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

H. Approval of Resolution 2023-14 for the FY24 First Responder Mental Health Program Grant #4740601 with No Match Required and No Recurring Costs to purchase first responder wellness application and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

I. Approval of Resolution 2023-15 for 2023 State Homeland Security Program - Competitive National Priority Area Projects (SHSP-NPA) Grant #4741101 for the amount of \$250,000 with No Match Required and No Recurring Fees to purchase surveillance cameras for the Mid-Valley Airport-KTXW and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

J. Approval to purchase (and issue to) Honorably Retired Peace Officer Lieutenant Sotero Sanchez's service weapon, a used Glock Gen 4 Model 22 handgun with a serial number WXN031 for the amount of \$271.50, as allowed under Texas Government Code Section 614.051 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

K. Approval to purchase 30 bullet resistant shields for the amount of \$228,873.60 from BuyBoard Vendor, Galls, LLC Contract No.670-22, of which \$228,423.60 will be reimbursed by the FY23 Bullet-Resistant Shield Grant #4611001 and \$450 will be paid for shipping and handling from our department budget and NO OTHER MATCH Required and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

L. Approval on request from the Weslaco Area Chamber of Commerce to consider Resolution 2023-16 for closure of a state highway, Texas Blvd. and closures of side streets (3rd, 4th, 5th and 6th) on Friday, March 24, 2023 at 7:00 p.m. for an event on Saturday, March 25, 2023 (all day) to hold the Texas Onion Festival and authorizing the sale of wine and beer by a TABC

licensed vendor and/or the Chamber of Commerce. Additionally, to allow the placement of banners and signs promoting the event on Texas Blvd. Westgate, South Kansas Street and around town, waiver of appropriate fees from ordinances associated with the event and authorize the Mayor to execute any related documents to include those as may be required by the Texas Department of Transportation. (Staffed by Engineering and Weslaco Area Chamber of Commerce.)

M. Approval on first and final reading of Ordinance 2023-06 amending voluntary annexation ordinance 2022-18 to correct metes and bounds for South Bridge Ranchette also 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. (Staffed by Planning & Code Enforcement Department.)

N. Approval of a six-month extension for the Final Plat for Punta Del Cielo Subdivision– being a 26.657-acre tract of land out of Farm Tract 104, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the west side of Mile 4 1/2 W 1320 feet South of Mile 10 North and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)

O. Approval for a software support and maintenance renewal agreement for Tyler Technologies New World System used by Weslaco Police Department with CAD, Mobile Records and Reporting modules in the amount of \$72,842.39 from FY 22-23 Computer Vendor Support account and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department.)

Commissioner Kerr seconded by Commissioner Pedraza moved to approve consent agenda withholding item E and K as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Approval to solicit proposals for the capital financing for two 2022 Ambulance Chassis in the amount of \$24,108.00 and authorize the Mayor to execute any related documents. (Staff by Fire Department.)

Antonio Lopez, Fire Chief, stated a correction for the record was the amount of capital financing total was \$249,908 and recommended approval to solicit capital financing proposals.

Commissioner Kerr seconded by Commissioner Lopez moved to approve capital financing for two 2022 Ambulance Chassis in the amount of \$249,908.00 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

K. Approval to purchase 30 bullet resistant shields for the amount of \$228,873.60 from BuyBoard Vendor, Galls, LLC Contract No.670-22, of which \$228,423.60 will be reimbursed by the FY23 Bullet-Resistant Shield Grant #4611001 and \$450 will be paid for shipping and handling from our department budget and NO OTHER MATCH Required and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Commissioner Farias abstained from discussion and vote.

Commissioner Kerr, seconded by Commissioner Gonzalez moved to approve the purchase of 30 bullet resistant shields for \$228,873.60 from BuyBoard Vendor, Galls, LLC Contract No.670-22 as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

Following for the record is the caption of the ordinance(s).

ORDINANCE NO. 2023-01

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 4020 E PIKE. ALSO BEING 1.16 ACRES OUT OF FARM TRACT 1036, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS. FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT. BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

ORDINANCE NO. 2023-04

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3611 CAMINO DE VERDAD. ALSO BEING 17.83 ACRES, MORE OR LESS OF LAND OUT OF 16.76-ACRE TRACT OF LAND OUT OF FT1021 AND A 1.07-ACRE TRACT OF LAND OUT OF FT 1022, BLK 113, ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS. FROM 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:

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

VI. APPOINTMENTS

A. Discussion and consideration on Resolution 2023-10 appointing members to the Weslaco Economic Development Corporation and authorize the Mayor to execute any related documents. Possible action. (There was no action January 17, 2023; staffed by Weslaco EDC.)

Norma A. Cantu, City Secretary, introduced for consideration nominations for reappointment of Fred Perez by Commissioner Kerr, reappointment of Juan Jose Serrano Jr. by Commissioner Pedraza and appointment of Kristopher M. Garcia by Commissioner Gonzalez Jr.

Commissioner Kerr seconded by Commissioner Gonzalez Jr. moved to approve Resolution 2023-10 appointing Fred Perez, Juan Jose Serrano Jr. and Kristopher M. Garcia to the Weslaco Economic Development Corporation as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on Resolution 2023-17 appointing a member to the Drainage Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Norma A. Cantu introduced for consideration the nomination for appointment of Roy Hernandez Jr. by Mayor Suarez to Drainage Advisory Board.

Commissioner Kerr seconded by Commissioner Pedraza moved to approve Resolution 2023-17 appointing Roy Hernandez Jr. to the Drainage Advisory Board as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VII. OLD BUSINESS

A. Discussion and consideration on Ordinance 2022-47 for dis-annexation request from the property owner of Angelita Estates Subdivision, being 8.35 acres, being part or portion of Farm Tracts 799, 800 and 804 West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 805ft. South of Tierra Santa St along FM 88. and authorize the Mayor to execute any related documents. First reading on Ordinance 2022-47. Possible action. (There was no action on January 17, 2023; staffed by Planning and Code Enforcement Department.)

Commissioner Kerr seconded by Commissioner Lopez moved to approve.

Rebekah de la Fuente, Planning and Code Enforcement Director, went over the site that was de-annexed in 2020; stated the request to de-annex three properties that is inside city limits borders a development know as Angelita Estates and developer wishes to make it one big subdivision by having six lots (9-14) become part of Angelita Estates.

In response to Commissioner Farias, his recommendation and that of staff would be to approve contingent that developer connects to nearest city water and sanitary sewer line.

Commissioner Kerr withdrew his original motion.

Commissioner Kerr seconded by Commissioner Lopez moved to approve Ordinance 2022-47 for dis-annexation subject to the recommendations by the City Manager and staff that developer connects to nearest city water and sanitary sewer line. The motion carried unanimously; Mayor Suarez was present and voting.

VIII. NEW BUSINESS

A. Discussion and consideration to approve staff to solicit Statements of Qualifications for Architectural & Engineering Services for a New Municipal Swimming Pool and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, discussions have been for a proposed municipal swimming pool; the item will authorize staff to solicit qualifications for architectural and engineering services the process as well as other consulting services and back to the commission in April or May to review the rankings. Staff recommended approval.

In response to Commissioner Kerr, the City Manager recommended Omar Rodriguez, Andrew Munoz, Homer Rhodes, extend an invite to Parks Board President and the Mayor designate two commissioners.

Mayor Suarez asked for volunteers, Commissioner Gonzalez Jr. and Commissioner Farias wished to participate in the evaluation. Mayor Suarez requested the commission be able to review the statements of qualifications to ensure the proposals are clear as to what the city is seeking in the municipal pool project.

Commissioner Kerr seconded by Commissioner Lopez moved to approve staff to solicit Statements of Qualifications for Architectural & Engineering Services for a New Municipal Swimming Pool and the review committee named as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on first and final reading of Ordinance 2023-07 authorizing the Issuance of City of Weslaco, Texas Certificates of Obligation, Series 2023 and approving and authorizing the execution of the Paying Agent/Registrar Agreement and a Bond Purchaser Agreement; and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2023-07. Possible action. (Staffed by Finance Department.)

Anne Burger Entrekin, Hill Top Securities, stated discussions for the issuance of debt began as early as August during budget workshops; revisited in November to go over the projects; Notice of Intent to issue debt was approved and advertised two consecutive weeks and on the city website; highlighted on the credit rating received as AA- attributed to strong management; presented historical interest rates; stated the pricing would be \$11,810 par amount, premium of \$865,675, total deposit to project fund \$12,500, projected interest presented earlier was 5.09% rate and the consideration for tonight was 3.73%; negotiated a call back for 2032 (one earlier) with no penalty to city; projected bond issuance was \$20-million but as a result of the lower interest rate actual total debt cost \$17,627,089 ; no increase to debt service tax and the projected 2024 tax rate is one-cent less than in November. Ms. Entrekin recommended to approve the bid from Estrada Hinojosa as the Senior Manager. Thanked the finance staff for providing all the information needed also thanking the City Manager, Assistant City Manager and Finance Director.

Commissioner Kerr seconded by Commissioner Gonzalez Jr. moved to approve first and final reading of Ordinance 2023-07 authorizing the Issuance of City of Weslaco, Texas Certificates of Obligation, Series 2023 and authorized the execution of the Paying Agent/Registrar Agreement and a Bond Purchaser Agreement as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the ordinance caption.

ORDINANCE 2023-07

ORDINANCE AUTHORIZING THE ISSUANCE OF “CITY OF WESLACO, TEXAS CERTIFICATES OF OBLIGATION, SERIES 2023”; ENTERING INTO A PAYING AGENT/REGISTRAR AGREEMENT AND A PURCHASE AGREEMENT; AND OTHER MATTERS RELATED THERETO

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

C. Discussion and consideration after public hearing on behalf of Jose Candanoza on Ordinance 2023-08 to rezone 208 S Kansas Ave. Also being Lot 4 & 5, Blk 13, Weslaco Original Townsite 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 2023-08. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twenty-seven property owners were notified with no objection received noting owner is proposing a three-unit apartment building. The Planning and Zoning Commission and staff recommended approval based on the surrounding land use.

Mayor Pro Tem Rodriguez seconded by Commissioner Kerr moved to approve Ordinance 2023-08 to rezone 208 S Kansas Ave as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration after public hearing on behalf of Dreamland Estates LLC on Ordinance 2023-09 to rezone 925 E. Sugarcane Dr. Also being 1.07-acre tract of land out of Farm Tract 58, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-09. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twenty-six (26) property owners were notified; received six replies against the rezone of which four are within the 200-foot radius of the property; owner proposed self-storage units and the property abuts commercial zone to the west and surrounded by R-2 zone. The Planning and Zoning Commission recommended denial; staff recommended approval based on the surrounding land use.

In response to Commissioner Kerr and Pedraza, the Planning and Zoning Commission denied because they felt the use does not conform to the surrounding area and there is a home south and east of the site.

Commissioner Kerr seconded by Commissioner Pedraza moved to approve Ordinance 2023-09 to rezone 925 E. Sugarcane Drive as presented. The motion failed (2-5) with Mayor Suarez, Mayor Pro Tem Rodriguez Commissioners Farias, Lopez, and Pedraza opposed.

E. Discussion and consideration after public hearing on behalf of Troyo Construction, LLC on Ordinance 2023-10 to rezone 3024 W Pike Blvd. Also being 30.07-acre tract of land out of Farm Tracts 165 and 166, 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 2023-10. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twelve (12) property owners were notified and no objection received; developer proposing an eighty (80) lot development for apartment use (four-plex). The Planning and Zoning Commission and staff recommended approval based on the surrounding land use and the 2040 Land Use Map.

Commissioner Kerr seconded by Commissioner Lopez moved to approve Ordinance 2023-10 to rezone 3024 W Pike Blvd as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration after public hearing on behalf of Troyo Construction, LLC on Ordinance 2023-11 to rezone 3227 W Interstate 2. Also being 12.11-acre tract of land out of Farm Tracts 165 and 166, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary and Highway Business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-11. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated five (5) property owners were notified and no objection received; this development ties to the previous item approved as developer proposes five commercial lots along Interstate 2. The Planning and Zoning Commission and staff recommended approval based on the surrounding land use and the 2040 Land Use Map.

Commissioner Kerr seconded by Commissioner Lopez moved to approve Ordinance 2023-11 to rezone 3227 W Interstate 2 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration after public hearing on behalf of Carlo and Brooke Cantu on Ordinance 2023-12 to rezone 715 E Sugarcane Dr. Also being 2.349-acre tract of land out of Farm Tract 57, 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 2023-12. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated nineteen (19) property owners were notified with no objection received and proposed use is townhomes. The Planning and Zoning Commission and staff recommended approval based on the surrounding land use and the 2040 Land Use Map.

Commissioner Kerr seconded by Commissioner Pedraza moved to approve Ordinance 2023-12 to rezone 715 E Sugarcane Dr. as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration after public hearing on behalf of Palacio de Destinee to operate an Event Center and obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit and Late Hours Permit, at 1502 N Border Ave, also being Lot 1, Ramos Subdivision,

Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated fifteen (15) property owners were notified and no objection received; applicant currently has an event center and requested the conditional use permit to serve alcoholic beverages for wine and malt beverage on-premise. The Planning and Zoning Commission recommended approval with the condition that two licensed security guards are on duty between the hours of 10:00pm and 2:00am. Staff recommended approval.

Commissioner Kerr seconded by Commissioner Lopez moved to approve Palacio de Destinee to operate an Event Center and obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit and Late Hours Permit, at 1502 N Border Ave. as presented. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration after public hearing on behalf of Miguel Gallegos to obtain a Brewpub License and Retail Dealer's On- Premise Permit, at 419 S Texas Blvd, also being Lot 19, Block 33 Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twenty-two (22) property owners were notified with no objection received; applicant is proposing to obtain a permit for a Brewpub License and Retail Dealer's On-premise Permit at the proposed location. The Planning and Zoning Commission and staff recommended approval.

Commissioner Kerr seconded by Commissioner Pedraza moved to approve a Brewpub License and Retail Dealer's On-Premise Permit, at 419 S Texas Blvd as presented. The motion carried unanimously; Mayor Suarez was present and voting.

J. Discussion and consideration on Ordinance 2023-13 amending Ordinance 2013-08 City of Weslaco Landscaping and Buffering Ordinance and authorize the City Manager to execute any related documents and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-13. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated the landscaping and buffering ordinance was adopted August 20, 2013 and since then has not been updated; current ordinance does not require buffering between the different residential uses, only for commercial; amendments proposed would require a six-foot buffer fence in-between properties of a different zoning designation or use (this would allow staff to require buffering in between R-1 and R-2) and remove section 26-354 the Tree Preservation that is deemed an illegal taking under case study.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve Ordinance 2023-13 amending Ordinance 2013-08 City of Weslaco Landscaping and Buffering Ordinance as presented. The motion carried unanimously; Mayor Suarez was present and voting.

K. Discussion and reconsideration of the variance request to permit OSSF for Gilberto Estates also being a 4.56-acre tract of land out of Farm Tract 101, West and Adams Tract Subdivision, Hidalgo County, Texas located on the northwest corner of mile 10 N Rd & Mile 4 ½

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

Rebekah de la Fuente stated previous commission action considered and denied a variance request to allow on-site sanitary sewage facility (OSSF); the developer requested reconsideration of the variance stating the nearest sanitary sewer line is located approximately 660' east of this development. The Planning and Zoning Commission recommended approval of the variance.

In response to Commissioner Farias, staff stated the city would not be responsible for any fees resulting from the variance.

Commissioner Pedraza seconded by Mayor Pro Tem Rodriguez moved to approve the variance request to permit OSSF for Gilberto Estates as presented. The motion carried unanimously; Mayor Suarez was present and voting.

L. Discussion and consideration to approve the Final Plat for Camino De Verdad Subdivision being 17.83 acres out of 16.76-acre tract of Farm Tract 1021- and 1.07-acre tract of land out of farm tract 1022, Block 113, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 750 ft. east of FM 1015 on Camino De Verdad Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed fifty-eight (58) lot subdivision; inside city limits and serviced water and sewer the city; proposed use will be for apartments (four-plex); developer requested a variance to all for off-site drainage and has obtained letters of support from the drainage and irrigation districts. The Planning and Zoning Commission recommended approval with variance; staff recommended approval and compliance with the ordinance for the variance.

In response to Commissioner Pedraza, drainage would flow to an adjacent ditch to the north and would be widened.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the Final Plat for Camino De Verdad Subdivision with variance as presented. The motion carried unanimously; Mayor Suarez was present and voting.

M. Discussion and consideration on Resolution 2023-18 authorizing the City's application for the GLO's Resilient Communities Program reimbursement grant for the purpose of updating subdivision ordinances for an amount not to exceed \$150,000 and authorize the Mayor to execute any related documents as may be required for said project application. Possible action. (Staffed by Planning/Grant Writer.)

Maggie Perez, Grant Writer, stated this grant was under the GLO's Resilient Communities Program that was CDBG mitigation funds to use for the adoption implementation addressing hazardous mitigation such as building codes and flood damage prevention ordinances; planning department wishes to update subdivision ordinance that was last updated in 2018 and noted this is a reimbursement program. Staff recommended approval to submit an application for grant funds.

In response to Mayor Suarez, staff stated the project would need to be done first before reimbursement would be done. Andrew Munoz, Asst. City Manager, stated the application is the first step, if awarded, as monies are spent reimbursement can be done, there is no guarantee on award but would address any funds in next year's budget. In response to Commissioner Farias award notification can take 4-6 months.

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to approve Resolution 2023-18 authorizing the City's application for the GLO's Resilient Communities Program reimbursement grant for the purpose of updating subdivision ordinances for an amount not to exceed \$150,000 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

N. Discussion and consideration to reschedule or cancel the February 21, 2023 regular meeting. Possible action. (Staffed by City Manager.)

Martin Garza, City Manager, recommended to re-schedule the meeting of Tuesday February 21 to Monday, February 20 due to RGV day at the capitol.

Commissioner Kerr seconded by Commissioner Lopez moved to approve to reschedule the regular meeting of February 21 to Monday, February 20, 2023 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

O. Discussion and consideration on Resolution 2023-19 supporting legislation regarding solid waste disposal services by Hidalgo County and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Commissioner Kerr abstained from discussion and vote.

Martin Garza stated Hidalgo County requested support in their efforts of passing legislation to create mandatory sanitation services in rural, unincorporated, and extraterritorial jurisdiction of the county municipalities, the resolution would support these efforts; allow the collection of fees and penalties. Staff recommended approval stating this could help curb illegal dumping activity.

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to approve Resolution 2023-19 supporting legislation regarding solid waste disposal services by Hidalgo County as presented. The motion carried; Commissioner Kerr abstained; Mayor Suarez was present and voting.

P. Discussion and consideration on Resolution 2023-20 on the legislative priorities for the City of Weslaco in the 88th State Legislative Session and authorize the Mayor to execute any related documents. Possible action. (Staffed by Asst. City Manager.)

Andrew Munoz presented the legislative agenda that outlined the city's interest and priorities for consideration that has been previously presented at workshop held; will be the agenda for next legislative session (88th) in Austin that has already started; will be presented to the valley delegation during RGV Day at the Capitol and members of the Senate and House Committees. Staff recommended approval.

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to approve Resolution 2023-20 on the legislative priorities for the City of Weslaco in the 88th State Legislative Session as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Q. Discussion and consideration to approve an increase to Purchase Order No. 21-5483 from \$225,800.00 to \$249,908.00 for the ambulance remounts from HGAC Contract AM10-20 vendor Southwest Ambulance Sales under the Fire Department Apparatus Replacement Program and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

Antonio Lopez stated a purchase order was approved and issued in 2021 and due to the delivery time of about 18-months an increase had resulted and recommended approval of increase to the purchase order.

Mayor Pro Tem Rodriguez seconded by Commissioner Pedraza moved to approve an increase to Purchase Order No. 21-5483 from \$225,800.00 to \$249,908.00 for the ambulance remounts from HGAC Contract AM10-20 vendor Southwest Ambulance Sales as presented. The motion carried unanimously; Mayor Suarez was present and voting.

R. Discussion and consideration to approve Resolution 2023-21 adopting the 2023 Work Plan and Budget for the thirty-sixth (36th) Urban County Program in the amount of \$285,782 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos, Finance Director, presented the 36th CDBG work plan as follows: water/sewer line improvements \$272,782 stating these improvements is a continuation of improvements located on Pike Street, between Kansas Ave and Bridge Ave from the 35-year work plan; Senior Services (Amigos Del Valle) \$5,000, Health Services (Nuestra Clinica) \$5,000 and \$3,000 for general administration. Staff recommended approval of the Resolution adopting the 2023 Work Plan and Budget program activities.

Mayor Pro Tem Rodriguez seconded by Commissioner Pedraza moved to approve Resolution 2023-21 adopting the 2023 Work Plan and Budget for the thirty-sixth (36th) Urban County Program in the amount of \$285,782 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

S. Discussion and consideration to purchase a 250 HP High Service pump station for the Water Treatment Plant from Lewis Electric Motors, Inc., for an amount not to exceed \$26,939.36 budgeted from ARPA funds and authorize the Mayor to execute any related documents. Possible action. (Staffed by Inframark.)

George Quilantan, Inframark, stated the pump is a high service pump that provides flow to the distribution system; pump would serve as a back-up in the event any of the other pumps become inoperative and prevent disruption of providing flow.

Commissioner Kerr seconded by Commissioner Pedraza moved to approve the purchase of a 250 HP High Service pump station for the Water Treatment Plant from Lewis Electric Motors, Inc.,

for an amount not to exceed \$26,939.36 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

T. Discussion and consideration to purchase a transfer pump station for the Water Treatment Plant from Lewis Electric Motors, Inc., in the amount not to exceed \$44,979.73 budgeted from ARPA funds and authorize the Mayor to execute any related documents. Possible action. (Staffed by Inframark.)

George Quilantan stated the transfer pump allows the moving of sludge from the water plant to the centerfudge. Recommended approval stating the purchase allows equipment on hand and available should either of two transfer pumps in place go down.

Mayor Pro Tem Rodriguez seconded by Commissioner Gonzalez Jr. moved to approve the purchase of a transfer pump station for the Water Treatment Plant from Lewis Electric Motors, Inc., in the amount not to exceed \$44,979.73 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

U. Discussion and consideration to purchase a backwash pump for the Water Treatment Plant from Lewis Electric Motors, Inc., for an amount not to exceed \$95,937.50 budgeted from ARPA funds and authorize the Mayor to execute any related documents. Possible action. (Staffed by Inframark.)

George Quilantan stated the backwash pump is used when the filters of the water plants are being cleaned the pump sends the flowback of water back to the reservoir and would serve as a backup as well and recommended approval.

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to approve the purchase of a backwash pump for the Water Treatment Plant from Lewis Electric Motors, Inc., for an amount not to exceed \$95,937.50 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

IX. EXECUTIVE SESSION

At 7:11 p.m. Commissioner Pedraza seconded by Mayor Pro Tem Rodriguez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 8:37 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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

No action.

B. Legal Consultation - Consultation with City Attorney regarding claims by the City against Castle Enterprises regarding the Police and Fire Station Project as authorized by Section §551.071 of the Texas Government Code.

No action.

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

No action.

D. Legal Consultation - Consultation with City Attorney regarding investigation of the Assistant Fire Chief as authorized by section §551.071 of the Texas Government Code.

Mayor Pro Tem Rodriguez abstained from discussion and vote.

Commissioner Pedraza seconded Commissioner Lopez moved to accept the City Attorney findings regarding investigation of the Assistant Fire Chief as discussed in executive session. The motion carried; Mayor Pro Tem Rodriguez abstained; Mayor Suarez was present and voting.

E. Legal Consultation - Consultation with City Attorney regarding Economic Development Corporation of Weslaco versus Sunil Wadhvani, Nolana Self-Storage LLC, Harjinder Singh, Gerardo Tafolla, Ricardo Quintanilla and Leo Lopez Cause No. C-0295-20-L as authorized by section §551.071 of the Texas Government Code.

No action.

F. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at 901 N. Airport Drive as authorized by §551.072 of the Texas Local Government Code.

Commissioner Pedraza seconded by Commissioner Lopez moved to authorize the auction of 901 N. Airport Drive at fair market value as applicable to law as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

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

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to allow Affordable Homes of South Texas Inc. right of entry for city owned real properties for inspection as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

H. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project Eagle 2.0 as authorized by section §551.087 of the Texas Local Government Code.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the financial offer or other incentives for Project Eagle 2.0 as discussed with the Weslaco Economic Development

Corporation in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

Commissioner Farias seconded by Commissioner Pedraza moved to adjourn the meeting of February 7, 2023, at 8:39 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 SPECIAL MEETING
WESLACO CITY COMMISSION
FEBRUARY 20, 2023**

On Monday, February 20, 2023, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Special 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	JP Rodriguez
	Commissioner	Greg Kerr
	Commissioner	Josh Pedraza
	Commissioner	Letty Lopez
	Commissioner	Adrian Farias
ABSENT:	Commissioner	Israel Gonzalez Jr.
STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Rosie Cavazos, Finance Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Joe Pedraza, Asst. Director Planning and Code Enforcement, Arnold Becho, Library Director, Luz Galindo, HR Director, Antonio Lopez, Fire Chief, Joel Rivera, Police Chief, David Arce, Deputy Public Works Director, Albert Aldana, City Engineer, Omar Rodriguez, Parks & Recreation Director, Martin Vela, IT Director, Rosa Badillo, Court Coordinator, 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, February 17, 2023.

B. Invocation.

Pastor David McCann, First Baptist Church led the invocation.

C. Pledge of Allegiance.

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

D. Mayoral Recognition.

Mayor and the City Commission recognized and congratulated Officer Pablo Tovar as Weslaco Crime Stoppers Officer of the Year.

E. Roll Call.

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

II. PUBLIC COMMENTS

Lisa K. Adams, 1402 S. Border Ave #766, stated she was a resident and voter of Weslaco; voiced in conversations with various individuals of the community the stories they share the compassion for stray animals; city should improve the animal care services not only for the animals but for the community itself and improve the reputation of the city; voiced her support of Best Friends Society involvement with the city and having the support from the community and the city can contribute in the effort of making Weslaco a better place for the animals.

Elizabeth Gomez, resident and with the Multi-Cultural Marketing team of Best Friends Society, stated a campaign has been launched to bring awareness of the lifesaving gaps for sheltered animals in Weslaco and have changed; the campaign has been overwhelmed from support of the community in wanting change; voiced would like to meet with them and discuss the challenges being faced in keeping animals alive and voiced concerns of the animal shelter budget of revenues over expenditures.

III. REPORTS

A. Inframark.

George Quilantan, Inframark, presented the water flows for January 2023 for the Water Treatment Plant, North Wastewater Treatment Plant, and South Wastewater Treatment Plant stating no significant changes from last year; stated work orders done for preventive maintenance was 309 and corrective maintenance was 13; Water Treatment Plant had a repair done to a drain valve; reported on float cleanings done for Lift Stations 11, 38, 41 and 46 and pump cleanings done for Lift Stations 11, 12, 17, 18 and 23.

B. City of Weslaco Animal Care Services.

Rebekah de la Fuente, Director of Planning and Code Enforcement, reported on the Animal Care Services; presented activity for 2018 and 2019 for the animal shelter that maintained an 80% live release rate for dogs and overall 50% live release rate for all animals; COVID happened and a lot of partners working with the city ceased; building those partnerships again; reported from Oct 2022 – Jan 2023 live release rate is 30%, rescued and adopted out 560 animals and noted for cat adoption and rescue groups are limited; currently working with twenty-five (25) rescue groups and recently another onboard; Morenos Feed Store partners with the city by housing spayed and neutered animals at his store for adoption out and has been successful; working with PETCO LOVE for housing of animals for adoption and FRESH START and PETSMART for participation in adoption days at their stores; stated the city has agreements with other entities for animal

impoundment services that makes up the higher number of intakes for the Weslaco Shelter; briefly went over the structure of the budget line items for the animal shelter.

IV. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine and the Governing Body has been furnished with background and support material on each item and will be acted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and voting on the Consent Agenda.

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

1) Ordinance 2023-08 to rezone 208 S Kansas Ave. Also being Lot 4 & 5, Blk 13, Weslaco Original Townsite 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 held February 7, 2023; staffed by Planning & Code Enforcement Department.)

2) Ordinance 2023-10 to rezone 3024 W Pike Blvd. Also being 30.07 acre tract of land out of Farm Tracts 165 and 166, 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 held February 7, 2023 staffed by Planning & Code Enforcement Department.)

3) Ordinance 2023-11 to rezone 3227 W Interstate 2. Also being 12.11 acre tract of land out of Farm Tracts 165 and 166, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary and Highway Business district and authorize the Mayor to execute any related documents. (First reading held February 7, 2023; staffed by Planning & Code Enforcement Department.)

4) Ordinance 2023-12 to rezone 715 E Sugarcane Dr. Also being 2.349 acre tract of land out of Farm Tract 57, 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 held February 7, 2023; staffed by Planning & Code Enforcement Department.)

5) Ordinance 2023-13 amending Ordinance 2013-08 City of Weslaco Landscaping and Buffering Ordinance and authorize the City Manager to execute any related documents and authorize the Mayor to execute any related documents. (First reading held February 7, 2023; staffed by Planning & Code Enforcement Department.)

6) Ordinance 2022-47 for dis-annexation request from the property owner of Angelita Estates Subdivision, being 8.35 acres, being part or portion of Farm Tracts 799, 800 and 804 West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 805ft. South of Tierra Santa St along FM 88 and authorize the Mayor to execute any related documents. (First reading held February 7, 2023; staffed by Planning and Code Enforcement Department.)

B. Approval to purchase (and issue to) Honorably Retired Peace Officer Captain Robert De La Cerda's service weapon, a Glock Gen 4 Model 27 used handgun with a serial number WYX004 for the amount of \$279.50, as allowed under Texas Government Code Section 614.051 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

C. Approval to purchase body-worn cameras and relevant equipment in the amount of \$101,201.11 with an amount of \$75,900.83 to be reimbursed by the FY22 Body-Worn Camera Program Grant #4367801 with a 25% local match (\$25,300.28) and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

D. Approval to apply and accept Walmart's Community Grant (Store #6159) in the amount of \$2,000 with NO MATCH and NO RECURRING cost to purchase police promotional items and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

E. Approval to apply for Walmart's Community Grant (Store #1041) in the amount of \$5,000 with NO MATCH and NO RECURRING cost to purchase police promotional items and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

F. Approval to renew Chapter 59 Local Agreement on Forfeitures between the Hidalgo County Criminal District Attorney and the Weslaco Police Department and authorize Joel Rivera, Chief of Police, to execute any related documents. (Staffed by the Police Department.)

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to approve consent agenda items A, B, D, E and F withholding item C. The motion carried unanimously; Mayor Suarez was present and voting.

Martin Garza, City Manager, stated staff requested to withhold item C until the next regular meeting.

For the record following are the ordinance caption(s).

ORDINANCE NO. 2023-08

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 208 S KANSAS AVE. ALSO BEING LOT 4 & 5, BLK 13, WESLACO ORIGINAL TOWNSITE SUBDIVISION, WESLACO HIDALGO COUNTY, TEXAS. FROM 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:

ORDINANCE NO. 2023-10

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3024 W PIKE BLVD. ALSO BEING 30.07 ACRE TRACT OF LAND OUT OF FARM TRACTS 165 AND 166, WEST TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, TEXAS. FROM 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:

ORDINANCE NO. 2023-11

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3227 W INTERSTATE 2. ALSO BEING 12.11 ACRE TRACT OF LAND OUT OF FARM TRACTS 165 AND 166, WEST TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, TEXAS. FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS DISTRICT. BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

ORDINANCE NO. 2023-12

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 715 E SUGARCANE DR. ALSO BEING 2.349 ACRE TRACT OF LAND OUT OF FARM TRACT 57, WEST TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, TEXAS. FROM 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:

ORDINANCE 2023-13

AN ORDINANCE AMENDING ORDINANCE NUMBER 2013-08, THE CITY OF WESLACO LANDSCAPING AND BUFFERING ORDINANCE; CODIFIED AS ARTICLE XI, OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

ORDINANCE NO. 2022-47

AN ORDINANCE DE-ANNEX TERRITORY OUT OF THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 8.35 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE METES AND BOUNDS; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

CITY OF WESLACO
/s/David Suarez, MAYOR

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

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

V. APPOINTMENTS

A. Discussion and consideration on Resolution 2023-22 appointing members to the Drainage Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Norma A. Cantu, City Secretary, introduced for consideration to the Drainage Advisory Board the reappointment of Annette Valdez by Commissioner Kerr, reappointment of David Morales by

Commissioner Pedraza, appointment of Lucas B. Garcia by Commissioner Gonzalez Jr. and appointment of Eloy De Leon by Commissioner Lopez.

Commissioner Pedraza seconded by Mayor Pro Tem Rodriguez moved to approve Resolution 2023-22 appointing Annette Valdez, David Morales, Lucas B. Garcia and Eloy De Leon to the Drainage Advisory Board as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VI. NEW BUSINESS

A. Discussion and consideration on approval to enter into agreement between the City of Weslaco, a home-ruled municipality (City) by and through the City of Weslaco Police Department (WPD) and South Texas College (STC) for Shooting Range Use and Training and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Joel Rivera, Police Chief, stated the agreement was a standard agreement used with other entities for use of the city's shooting range; STC will begin a Police Academy and use of the city's shooting range would serve as a training facility for law enforcement professionals. Staff recommended approval.

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to approve agreement between the City of Weslaco Police Department (WPD) and South Texas College (STC) for Shooting Range Use and Training as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to approve an increase to Purchase Order 22-3442 from \$333,213 to \$414,842 for vendor Visceral Illumination Code to cover the Police Station's additional cabling services for the jail intercom system, jail phones, surveillance cameras, access control system, patch panels, gate entry system, software licenses and authorize the Mayor to execute any related documents. Possible action. (Staffed by Information Technology Department.)

Martin Vela, IT Director, requested an increase to the purchase order issued July 2022 to Visceral Illumination for cabling work at the new police department; increase would allow for cabling for the jails intercom system, jail phones, gate entry system, video surveillance cameras, software licenses, panel cables and cabling for the access control system. Staff recommended approval.

In response to Mayor Suarez, staff stated the intercom IP Server was not compatible.

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to approve increase to Purchase Order 22-3442 from \$333,213 to \$414,842 for vendor Visceral Illumination Code as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to approve renewal of the Loss Control & Risk Management Contract set to expire March 01, 2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.)

Commissioner Farias abstained for discussion and vote.

Luz Galindo, HR Director, stated the contract has been in place since February 2020 and has been renewed annually; cost proposed is \$36,000 and is the same as prior year; included 225 projected annual hours of loss control and risk management services; stated a dividends check would be received in the amount of \$35,000 because of workers compensation reduction in claims. Staff recommended approval noting start date would be March 02, 2023 through March 02, 2024.

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to approve renewal of the Loss Control & Risk Management Contract as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

D. Discussion and consideration to accept and file the Quarterly Investment Report for the period ending December 31, 2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos, Finance Director, stated interest payments collected was \$347,965 and has surpassed the budgeted amount; interest earned to date was \$348,965 with an average return of 3.59% and noted \$139,915 was allocated to the general fund. Staff recommended approval to accept and file quarterly investment report ending December 31, 2022.

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to accept and file the Quarterly Investment Report for the period ending December 31, 2022 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration to accept and file the Financial Reports (unaudited) as of December 31, 2022 for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos reported the General Fund had a net surplus of \$2,782,826; sales taxes had a 5% increase; tax collection rate was at 49.77% and 119 working capital days; Water/Wastewater showed a \$1,663,075 surplus with 162 days in working capital; Solid Waste fund net change had a deficit of \$95,631 because of paying 68% of debt in the first quarter of 2023; Airport fund still reflects a negative net change. Staff recommended acceptance and filing of these reports.

In response to Mayor Suarez and Commissioner Farias; debt paid was for leased equipment and franchise tax revenue lower because city no longer collecting the fee from Allied Waste (Republic Services).

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to accept and file the Financial Reports (unaudited) as of December 31, 2022 for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund for the period ending December 31, 2022 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration to accept financing acquisition proposals from Baystone Government Finance for the acquisition of two 2022 Ambulance remounts in the amount of \$286,381.80 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Rosie Cavazos stated four proposals were received and evaluated. Staff recommended to approve Baystone Government Finance as the most advantageous respondent offering a 4.72 interest rate.

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to accept financing acquisition proposal from Baystone Government Finance for the acquisition of two 2022 Ambulance remounts in the amount of \$286,381.80 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration on the Interlocal Agreement between the City of Weslaco and the Weslaco Independent School District to overlay parking lots on the school parking lots, to begin after the school year and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

David Arce, Deputy Public Works Director, stated WISD requested consideration of an interlocal agreement to overlay school parking lots; previous commission in 2018 approved an interlocal and city completed four project sites. Staff stated if approved the overlays would commence during summer break 2023 and recommended approval.

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to approve the Interlocal Agreement between the City of Weslaco and Weslaco Independent School District to overlay parking lots as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration to approve a purchase from HGAC vendor IPL, for 715 residential Omnicart trash bins for an amount not to exceed \$41,011 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

David Arce recommended approval to purchase more trash cans for our residential customer; currently have 150 bins in back stock; bins will take 4-5 weeks and are the same containers currently in use; purchase would be for 715 to maximize the freight charges and stated a budget amendment would follow.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve the purchase from HGAC vendor IPL, for 715 residential Omnicart trash bins for an amount not to exceed \$41,011 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration on approval of Waterline Access Agreement for Tony Subdivision with North Alamo Water Supply Corporation and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning Department.)

Rebekah de la Fuente stated this was a standard agreement for subdivisions that receive water from North Alamo Water Supply Corporation (NAWSC) to allow the city to have access to their lines

for the purpose of fire protection. Staff recommended approval stating legal has reviewed and approved.

Commissioner Farias seconded by Commissioner Pedraza moved to approve the Waterline Access Agreement for Tony Subdivision with North Alamo Water Supply Corporation as presented. The motion carried unanimously; Mayor Suarez was present and voting.

J. Discussion and consideration to provide a letter of support to the Rio Grande Valley Regional Transit Authority Feasibility Study (RGV RTA Feasibility Study) application under the Federal Transit Administration's Areas of Persistent Poverty Grant Program (AoPP) and authorize the Mayor to execute any related documents. Possible action. (Staffed by RGVMPO.)

Maggie Perez, Grant Writer, stated the Rio Grande Valley Regional Transit Authority (RGVMPO) requested a letter of support in their efforts to obtain a grant for a feasibility study that would analyze the financial structure(s) of the existing transit agencies, and highlight potential benefits of a Regional Transit Authority (RTA) for the Rio Grande Valley area. Staff recommended approval of a letter of support stating RGVRMPO will be reaching out to other entities for support and Hidalgo County had already pledged their support.

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to approve a letter of support to the Rio Grande Valley Regional Transit Authority Feasibility Study (RGV RTA Feasibility Study) application under the Federal Transit Administration's Areas of Persistent Poverty Grant Program (AoPP) as presented. The motion carried unanimously; Mayor Suarez was present and voting.

K. Discussion and consideration to ratify the application to the DHS/FEMA Assistance for Firefighters Grant program relating to equipment for an amount not to exceed \$328,482 with 10% MATCH REQUIRED and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department/Grant Writer.)

Antonio Lopez, Fire Chief, stated the application to DHS/FEMA is a grant and would be for sixty-six brand new bunker gear sets (one for each fire fighter); the 10% match is budgeted. Staff recommended approval.

Commissioner Farias seconded by Commissioner Lopez approved to ratify the application to the DHS/FEMA Assistance for Firefighters Grant program relating to equipment for an amount not to exceed \$328,482 with 10% match as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Commissioner Kerr in attendance.

VII. EXECUTIVE SESSION

At 6:28 p.m. Commissioner Farias seconded by Mayor Pro Tem Rodriguez moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:55 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 City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.

Mayor Pro Tem Rodriguez abstained from discussion.

No action.

B. Legal Consultation - Consultation with City Attorney regarding claims by the City against Castle Enterprises regarding the Police and Fire Station Project as authorized by Section §551.071 of the Texas Government Code.

Mayor Pro Tem Rodriguez seconded by Commissioner Lopez moved to authorize the City Attorney proceed with a 15-day notice letter to the bonding company as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

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

No action.

D. 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 Farias seconded by Commissioner Pedraza moved to authorize the City Attorney to prepare letter to Title Company as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

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

Commissioner Kerr abstained from discussion and vote.

Mayor Pro Tem Rodriguez seconded by Commission Pedraza moved to waive permit fees for building, electrical, plumbing, HVAC, landscaping, sprinkler head and fire alarm as discussed in executive session. The motion carried; Commissioner Kerr abstained; Mayor Suarez was present and voting.

XI. ADJOURNMENT

Commissioner Pedraza seconded by Commissioner Farias moved to adjourn the meeting of February 20, 2023, at 7:56 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: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6375	
From: ROBERT LOPEZ			
Subject: Approval on Resolution 2023-23 to apply to the FY2024 Local Border Security Program (LBSP) for the amount of \$250,000 with NO MATCH REQUIRED and NO RECURRING FEES required for law enforcement personnel and staff overtime and to purchase equipment, in support of Local Border Security Program goals and objectives and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: Operation Border Star centers on the use of intelligence to increase the effectiveness of federal, state, and local law enforcement assets. The purpose of the program is to sustain interagency law enforcement operations and enhance local law enforcement patrols to facilitate directed actions to deter and interdict criminal activity.			
Funding Source (budget code, if applicable): BL-Local Border Security Program (LBSP)			
Amount: \$250,000		Term of Impact: 12 months	Identified in Current Budget: No
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 ROBERT LOPEZ Martin Garza		Created	
City Manager Comments: Approve as recommended by the Police Department.			
Staff Recommendation:			
Attachments, if any: BL-LBSP_Announce-com_PY24-3 Grant #3407207, R2023-23 FY2024 Local Border Security Program (LBSP) Grant #3407207			
Responsibilities upon Approval:			



Office of the Governor, Public Safety Office

Homeland Security Grants Division

Funding Announcement: *Local Border Security Program (LBSP), FY2024*

Purpose

The Public Safety Office (PSO) is soliciting grant applications under the Local Border Security Program (LBSP) for projects that support Operation Border Star during state fiscal year 2024.

Operation Border Star centers on the use of intelligence to increase the effectiveness of federal, state, and local law enforcement assets. The purpose of the program is to sustain interagency law enforcement operations and enhance local law enforcement patrols to facilitate directed actions to deter and interdict criminal activity. Program participants shall assist in the execution of coordinated border security operations in an effort to:

- Increase the effectiveness and impact of Steady State and Surge Operations.
- Reduce border-related criminal activity in Texas.
- Implement and increase the effectiveness of operational methods, measures, and techniques for outbound/southbound operations.
- Decrease the supply of drugs smuggled into and through Texas from Mexico.
- Disrupt and deter operations of gang and cartel criminal organizations.
- Decrease specifically targeted tactics (such as conveyance methods) for drugs in the Texas border region.
- Decrease use of specific areas for crime as targeted in directed action missions.
- Increase the effectiveness of air operations mission planning and prioritization.
- Increase the coordination and integration of air-ground team operations to include Texas Military Forces (TMF) aviation, United States Customs and Border Protection (USCBP) Air and Marine, Texas Department of Public Safety (DPS) Aircraft Division, and United States Coast Guard (USCG) aviation support.
- Increase the effectiveness of directed action missions based upon intelligence and analysis to ensure they target the most serious threats and are conducted in high pay-off areas.
- Increase the number and quality of analytical intelligence products developed at the Unified Command and state levels.
- Increase intelligence-based operations at the Unified Command level through integration of TxMap, sector specific information, and intelligence analysis.
- Aid in the humane retrieval and processing of the remains of undocumented migrants.

Available Funding

State funds for these projects are authorized under the Texas General Appropriations Act, Article I, Rider 20 for Trusted Programs within the Office of the Governor. All awards are subject to the availability of appropriated funds and any modifications or additional requirements that may be imposed by law.

Eligible Organizations

1. Units of local government; and

2. Federally Recognized Native American tribes.
3. Eligible applicants must be located in a County within one of the six DPS Joint Operations and Intelligence Centers (JOIC) Regions including:
 - a) **El Paso JOIC** – El Paso County.
 - b) **Coastal Bend JOIC** – Aransas County, Bee County, Calhoun County, Dewitt County, Goliad County, Gonzales County, Guadalupe County, Jackson County, Jim Wells County, Karnes County, Kleberg County, Lavaca County, Live Oak County, Matagorda County, McMullen County, Nueces County, Refugio County, San Patricio County, Victoria County, and Wharton County.
 - c) **Marfa JOIC** – Brewster County, Culberson County, Hudspeth County, Jeff Davis County, Pecos County, Presidio County, Reeves County, and Terrell County.
 - d) **Del Rio JOIC** – Dimmit County, Edwards County, Kinney County, Maverick County, Real County, Uvalde County, Val Verde County, and Zavala County.
 - e) **Laredo JOIC** – Duval County, Frio County, Jim Hogg County, La Salle County, Webb County, and Zapata County.
 - f) **Rio Grande Valley JOIC** – Brooks County, Cameron County, Hidalgo County, Kenedy County, Starr County, and Willacy County.

Application Process

Applicants must access the PSO's eGrants grant management website at <https://eGrants.gov.texas.gov> to register and apply for funding. For more instructions and information, see *eGrants User Guide to Creating an Application*, available [here](#).

Key Dates

Action	Date
Funding Announcement Release	01/13/2023
Online System Opening Date	01/13/2023
Final Date to Submit and Certify an Application	03/17/2023 at 5:00pm CST
Earliest Project Start Date	09/01/2023

Project Period

Projects selected for funding must begin on or after September 1, 2023 and expire on or before August 31, 2024.

Funding Levels

Minimum: None

Maximum: None

Match Requirement: None

Standards

Grantees must comply with standards applicable to this fund source cited in the Texas Grant Management Standards (TxGMS), [Federal Uniform Grant Guidance](#), and all statutes, requirements, and guidelines applicable to this funding.

Eligible Activities and Costs

Funding may be used to provide additional personnel, equipment, supplies, contractual support, travel, and training in support of Operation Border Star activities, including for any one or more of the following activities.

Operation Border Star – Law Enforcement: Activities related to law enforcement operations in support of border operations.

1. LAW ENFORCEMENT PERSONNEL - OVERTIME

- a) Overtime for increased patrol and/or investigative capacity for certified peace officers.
- b) Overtime for law enforcement support personnel. These costs may include overtime for personnel necessary to support officers that are on patrol and participating in border security operations, such as Jailer overtime, or Communications Officer/Dispatcher overtime, necessary to maintain a safe Officer to Dispatcher ratio.
- c) Overtime for non-exempt administrative personnel supporting border security grants.
- d) Overtime for law enforcement support and administrative personnel should be limited and anything greater than 10% may not be funded or may require significant additional data and justification.

2. LAW ENFORCEMENT PERSONNEL - REGULAR or STRAIGHT-TIME

- a) Augmentees: Personnel costs for law enforcement personnel who are not regular employees of a funded agency, but are brought on as needed to specifically cover border security operations so that there can be a force multiplier during a period of “surge.”
- b) Regular time for law enforcement personnel working border operations. Grant funds must be used to supplement existing funds and not supplant funds that have been budgeted for the same purpose.
- c) Part-time to Full-Time: Personnel costs for part-time law enforcement personnel in order to bring them to temporary full-time status.
- d) Regular time for administrative personnel supporting border security grant activities.

3. LAW ENFORCEMENT EQUIPMENT: Costs for equipment, or the rental of equipment, which will benefit the border security mission and will be routinely utilized during border security operations.

4. LAW ENFORCEMENT SUPPLIES and DIRECT OPERATING EXPENSE: Certain operational costs are also allowable, such as vehicle operating costs or costs for minor emergency repairs as described below, or for other services pre-approved by the HSGD that are critical to success of the program.

- a) The cost of fuel, lubricants, and minor emergency repairs or maintenance for vehicles, aircraft, boats, generators, and similar equipment used during the hours in which grant-funded staff are working.
- b) Only actual expenses supported by invoiced gas, oil, and repair or maintenance receipts may be reimbursed under this grant.
- c) Maintenance costs must be prorated to show the usage of vehicles or equipment for regular law enforcement duties as compared to usage while officers are working grant-paid patrols.
- d) The cost of minor emergency repairs, such as tire repair or fan belt replacement, to vehicles or equipment used in program operations is allowable.

Operation Border Star – Human Remains Processing: Activities related to the humane processing of the remains of undocumented migrants.

1. MEDICAL EXAMINER PERSONNEL – OVERTIME

- a) Overtime for death investigations conducted by a medical examiner, deputy examiner, trained technician, or a forensic pathologist as authorized under Article 49.25 of the Code of Criminal Procedure.
- b) Overtime for non-exempt administrative personnel supporting a County Medical Examiner's Office.

2. MEDICAL EXAMINER PERSONNEL – REGULAR or STRAIGHT-TIME & TEMPORARY POSITIONS

- a) Regular time for county medical examiner personnel conducting death investigations. Grant funds must be used to supplement existing funds and not supplant funds that have been budgeted for the same purpose.
- b) Part-time to Full-Time: Personnel costs for part-time county medical examiner personnel in order to bring them to temporary full-time status.
- c) Regular time for administrative personnel supporting a County Medical Examiner's Office.
- d) Hiring or contracting temporary staff to assist or conduct death investigations.

3. MEDICAL EXAMINER - EQUIPMENT & TECHNOLOGY

- a) Costs for equipment, technology, or the rental of equipment related to the processing of death investigations, temporary morgues, and/or additional body storage capacity.

4. MEDICAL EXAMINER - SUPPLIES and DIRECT OPERATING EXPENSE

- a) Costs for supplies and direct operating expenses related to conducting death investigations.

5. MEDICAL EXAMINER – CONTRACTUAL

- a) Costs associated with the outsourcing of death investigations, temporary body storage, and other contractual costs incurred by a county medical examiner's office related to the humane processing of the remains of undocumented migrants.

Program-Specific Requirements

1. Eligible applicants must agree to perform the following activities:

- a) Participate in operational planning and coordination meetings, information/intelligence sharing meetings, and After Action Reviews (AARs) established by the Texas Department of Public Safety's (DPS) Joint Operations and Intelligence Centers (JOIC).
- b) Participate weekly on the JOIC Unified Command conference calls or meetings as required by the JOIC.
- c) Report significant border-related events that occur during each 24-hour period.
- d) Conduct enhanced law enforcement patrolling activities.
- e) Recognize and react to information/intelligence to adjust times and locations of enhanced patrol activities.
- f) Identify significant border-related trends or areas of interest that may be developed into focus areas for future operations.
- g) Conduct surveillance, interdictions, investigations, and collect and disseminate information within its jurisdiction or cross-jurisdiction lines as required.
- h) Conduct Steady State operations and respond to calls for service.

- i) Integrate air, ground, marine, and remote operations.
2. Eligible applicants must agree to submit information on incidents using the Border Incident Assessment Report (BIAR).

The grantee shall report all border-related events to the JOIC using the BIAR. BIAR reporting shall include events that occur during Enhanced Operation activities AND events that occur during Steady State activities. Enhanced (Surge) Operations originate out of the use of LBSP funds when the local agency chooses to increase the hours of patrol or the number of investigative bodies. Steady State activities are defined as normal patrol or investigative duties that do not use grant funds, but directly impact the overall LBSP mission, such as organized crime arrests, terroristic activities, weapons trafficking arrests, kidnappings, human trafficking, human smuggling, home invasions with a border or organized crime nexus, illegal immigration, border-related murders, gang-related murders, vehicle thefts, or drug trafficking.

The BIAR is the primary incident and information-reporting tool for the grantee in local border security operations. The grantee shall ensure all BIARs conform to the respective standards outlined by the JOIC and are submitted within 24 hours of the end of shift and/or the timeframes established by the JOIC.

3. Applicants must provide a copy of the local overtime policy as approved by its governing board. This policy will be considered the official policy for grant purposes and must be used throughout the grant period.

a) The policy must:

- i. Clearly describe how overtime will be calculated;
- ii. Be consistent with the agency's local overtime policy;
- iii. Treat overtime for grant-paid personnel the same as non-grant paid personnel.
- iv. Project Overtime (OT) shall be reimbursed following the grantee's overtime policy and the requirements as stated below:
- v. OT is time actually worked that exceeds the required number of hours during an employee's designated work period, as per grantee's policies and procedures.
- vi. OT must be worked to support border security operations.

b) The project OT rate shall be no more than one-and-one-half (1.5) times the employee's regular pay rate.

- i. Exempt salaried employees working border security operations may be reimbursed for overtime only if the grantee's overtime policy specifically allows for this.
- ii. HSGD will only reimburse the grantee for OT that does not exceed a total of 16 hours worked (regular plus OT) during any 24-hour period.

Eligibility Requirements

1. Local units of governments must comply with the Cybersecurity Training requirements described in Section 772.012 and Section 2054.5191 of the Texas Government Code. Local governments determined to not be in compliance with the cybersecurity requirements required by Section 2054.5191 of the Texas Government Code are ineligible for OOG grant funds until the second

anniversary of the date the local government is determined ineligible. Government entities must annually certify their compliance with the training requirements using the [Cybersecurity Training Certification for State and Local Governments](#). A copy of the Training Certification must be uploaded to your eGrants application. For more information or to access available training programs, visit the Texas Department of Information Resources [Statewide Cybersecurity Awareness Training](#) page.

2. Entities receiving funds from PSO must be located in a county that has an average of 90% or above on both adult and juvenile dispositions entered into the computerized criminal history database maintained by the Texas Department of Public Safety (DPS) as directed in the Texas Code of Criminal Procedure, Chapter 66. The disposition completeness percentage is defined as the percentage of arrest charges a county reports to DPS for which a disposition has been subsequently reported and entered into the computerized criminal history system.

Counties applying for grant awards from the Office of the Governor must commit that the county will report at least 90% of convictions within five business days to the Criminal Justice Information System at the Department of Public Safety.

3. Eligible applicants operating a law enforcement agency must be current on reporting complete UCR data and the Texas specific reporting mandated by 411.042 TGC, to the Texas Department of Public Safety (DPS) for inclusion in the annual Crime in Texas (CIT) publication. To be considered eligible for funding, applicants must have submitted a full twelve months of accurate data to DPS for the most recent calendar year by the deadline(s) established by DPS. Due to the importance of timely reporting, applicants are required to submit complete and accurate UCR data, as well as the Texas-mandated reporting, on a no less than monthly basis and respond promptly to requests from DPS related to the data submitted.
4. Local units of government, including cities, counties and other general purpose political subdivisions, as appropriate, and institutions of higher education that operate a law enforcement agency, must comply with all aspects of the programs and procedures utilized by the U.S. Department of Homeland Security (“DHS”) to: (1) notify DHS of all information requested by DHS related to illegal aliens in Agency’s custody; and (2) detain such illegal aliens in accordance with requests by DHS. Additionally, counties and municipalities may NOT have in effect, purport to have in effect, or make themselves subject to or bound by, any law, rule, policy, or practice (written or unwritten) that would: (1) require or authorize the public disclosure of federal law enforcement information in order to conceal, harbor, or shield from detection fugitives from justice or aliens illegally in the United States; or (2) impede federal officers from exercising authority under 8 U.S.C. § 1226(a), § 1226(c), § 1231(a), § 1357(a), § 1366(1), or § 1366(3). Lastly, eligible applicants must comply with all provisions, policies, and penalties found in Chapter 752, Subchapter C of the Texas Government Code.

Each local unit of government, and institution of higher education that operates a law enforcement agency, must download, complete and then upload into eGrants the [CEO/Law Enforcement Certifications and Assurances Form](#) certifying compliance with federal and state immigration enforcement requirements. This Form is required for each application submitted to OOG and is active until August 31, 2021 or the end of the grant period, whichever is later.

5. In accordance with Texas Government Code, Section 420.034, any facility or entity that collects evidence for sexual assault or other sex offenses or investigates or prosecutes a sexual assault or other sex offense for which evidence has been collected, must participate in the statewide electronic tracking system developed and implemented by the Texas Department of Public Safety. Visit DPS’s [Sexual Assault Evidence Tracking Program](#) website for more information or to set up an account to begin participating.

5. Eligible applicants must be registered in the federal System for Award Management (SAM) database and have an UEI (Unique Entity ID) number assigned to its agency (to get registered in the SAM database and request an UEI number, go to <https://sam.gov/>).

Failure to comply with program eligibility requirements may cause funds to be withheld and/or suspension or termination of grant funds.

Prohibitions

Grant funds may **not** be used to support the unallowable costs listed in the [Guide to Grants](#) or any of the following unallowable costs:

1. Inherently religious activities such as prayer, worship, religious instruction, or proselytization;
2. Lobbying;
3. Any portion of the salary of, or any other compensation for, an elected or appointed government official;
4. Backfill costs for personnel participating in operations;
5. Vehicles or equipment for government agencies that are for general agency use;
6. Aircraft (fixed-wing & rotary-wing);
7. Weapons, ammunition, tasers, or explosives;
8. Admission fees or tickets to any amusement park, recreational activity or sporting event;
9. Promotional gifts;
10. Food, meals, beverages, or other refreshments, except for eligible per diem associated with grant-related travel;
11. Membership dues for individuals;
12. Any expense or service that is readily available at no cost to the grant project;
13. Any use of grant funds to replace (supplant) funds that have been budgeted for the same purpose through non-grant sources;
14. Fundraising;
15. Construction;
16. Medical services;
17. Legal services for adult offenders; and
18. Any other prohibition imposed by federal, state, or local law.

Selection Process

Application Screening: The Office of the Governor will screen all applications to ensure that they meet the requirements included in the funding announcement.

Peer/Merit Review: Applications will be reviewed by PSO staff in consultation with DPS Regional JOIC representatives. Funding decisions will be based on eligibility and operational content, which includes, but is not limited to, the following:

- a) Compliance – Past compliance with grant requirements, reporting, and information sharing.
- b) Performance – Impact and effectiveness of the Applicant’s participation in previous border security operations or activities, and effectiveness in using grant funds awarded for border security.
- c) Risk – The Applicant’s need as indicated by data available on border-related criminal activity, population, number of officers, and other factors.

- d) Other Funding – The Applicant’s history of applying for, receiving, and/or effectively utilizing other sources of funding available to support border security activities (e.g. Operation Stonegarden or Operation Lone Star).

Final Decisions: The Executive Director will consider rankings along with other factors and make all final funding decisions. Other factors may include cost effectiveness, overall funds availability, or state government priorities and strategies.

The Office of the Governor may not fund all applications or may only award part of the amount requested. In the event that funding requests exceed available funds, the Office of the Governor may revise projects to address a more limited focus.

Contact Information

For more information, contact the eGrants help desk at eGrants@gov.texas.gov or (512) 463-1919.

RESOLUTION NO. 2023-23

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2023 Local Border Security Program (LBSP) be operated for 2023 through 2024; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor - FY2024 Local Border Security Program (LBSP) application; and

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

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

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF WESLACO approves submission of the grant application for FY2024 Local Border Security Program (LBSP) to the Office of the Governor.

Grant Number: 3407207

Passed and approved this 7th day of March 2023.

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: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6360	
From:			
Subject: Approval of the renewal of payment to Core and Main for annual hosting fees on meters and hardware maintenance in the amount of \$25,115.77 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)			
Background: This invoice is to pay for the annual hosting fee of our Neptune 360 access so that we may pick up the readings from the meters. \$23,230 for the hosting fee for the period of April 2, 2023 through March 31, 2024. \$1,795.77 is the annual maintenance for our MRX920 for a 12 month term starting April 2, 2023.			
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):			
Rosalinda Cavazos Rosalinda Cavazos Martin Garza		Created	
City Manager Comments: Approve as recommended by the Finance Department.			
Staff Recommendation: Staff Recommends Approval.			
Attachments, if any: City of Weslaco - Annual Hosting Fees & Hardware Maintenance			
Responsibilities upon Approval:			



Bid Proposal for City of Weslaco - Annual Hosting & Maintenance Fees

CUSTOMER	CITY OF WESLACO 500 S. KANSAS WESLACO, TX 78596	Job City of Weslaco - Annual Hosting & Maintenance Fees Bid Date: 01/28/2022 Bid #: 2736964
CONTACT	Sales Representative Jennifer Pinales (M) 956-478-1055 (T) 956-631-3341 (F) 956-687-5918 Jennifer.Pinales@coreandmain.com	Core & Main 100 N 1st St McAllen, TX 78502 (T) 956-631-3341
NOTES		



Bid Proposal for City of Weslaco - Annual Hosting & Maintenance Fees

CITY OF WESLACO
Bid Date: 01/28/2022
Core & Main 2736964

Core & Main
100 N 1st St
McAllen, TX 78502
Phone: 956-631-3341
Fax: 956-687-5918

Seq#	Qty	Description	Units	Price	Ext Price
		DUE TO CURRENT SUPPLY CHAIN DISRUPTIONS, MATERIALS ARE SUBJECT TO PRICING AT TIME OF SHIPMENT. MATERIAL AVAILABILITY AND TIMELINESS OF SHIPMENTS CANNOT BE GUARANTEED. THIS TERM SUPERSEDES ALL OTHER CONTRACTUAL PROVISIONS.			
10		ANNUAL HOSTING FEE			
20	11000	NEPTUNE 360 AMI ADV SUB >10K - 50K SERVICES HOSTING FEE 4/2/23 - 3/31/24	EA	2.12	23,320.00
SUBTOTAL					23,320.00
60		N-SIGHT MOBILE MAINTENANCE			
70	1	N-SIGHT MOBILE HARDWARE ANNUAL MAINTENANCE MRX920 MOBILE MAINTENANCE TERMS 12 MONTHS 4/2/23 - 3/31/24 S/N - MRX300539V4	EA	1,795.77	1,795.77
SUBTOTAL					1,795.77
Sub Total					25,115.77
Tax					0.00
Total					25,115.77

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6366	
From: REBEKAH DE LA FUENTE			
Subject: Approval of the six-month extension for the Final Plat for South Point Subdivision—being a 12.889 acre being all of Lot 2, VBMH Subdivision and out of Farm tract 133, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located East Expressway 83, between North Westgate Drive and Border Avenue and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed seven (7) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on February 17, 2023. This is the second 6-month extension for the subdivision. The project is about 80% completed and the following items are pending: the curb and gutter, the rest of the Flex base, asphalt and the testing.			
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 for this item was previously approved on August 17, 2021 with a six-month extension in August of 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 six-month extension at their regular meeting held March 1, 2023			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the six-month extension.			
Attachments, if any: South Point- Memo, South Point extension letter, South point subd engineering email, South Point Plats, South Point-Aerial			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

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

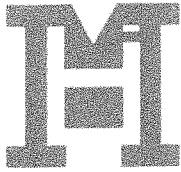
RE: South Point- Six-Month Extension

DATE: February 28, 2023

The proposed subdivision was previously approved by the City Commission on August 17, 2021, this is the developers second six-month extension. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. The developer is currently working on construction the curb and gutter, the Flex base, laying of asphalt and the testing of the new roadway.

Thank you,

Rebekah de la Fuente, CFM



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

January 08, 2023

Rebekah De La Fuente, Planning Director
CITY OF WESLACO PLANNING DEPT.
255 S. Kansas Avenue
Weslaco, Texas 78596-6158

Re: SOUTH POINT SUBDIVISION – REQUEST FOR EXTENSION

Dear Ms. De La Fuente:

On behalf of the owner, Auriel Investments, LLC., a Texas limited liability company, Melden & Hunt, Inc. is requesting a six-month extension on the above referenced subdivision plat. According to our records, the extension is set to expire on February 17, 2023. The owners are requesting an additional six-month time frame.

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

Respectfully,

Mario A. Reyna, P.E.
President

Cc: Auriel Investments, LLC., a Texas limited liability company

Flor Acuna

From: Joe Mondragon <jmondragon@weslacotx.gov>
Sent: Monday, February 13, 2023 10:38 AM
To: Flor Acuna
Cc: Alberto J. Aldana; Rebekah M. De La Fuente
Subject: South Point Subdivision Extension

Good Morning,

This is a letter to inform everyone that as of today February 13, 2023, the project called South Point Subdivision is about 20% completed. They are currently working on their Roadway and have recently passed their sub grade and under the curb testing. The steps that are pending are they curb & gutter, the rest of the Flex base, and then the Asphalt as well as the Testing. If anyone has any questions or concerns please to hesitate to call or message me.

_Thank you,

Joe Mondragon

Construction Inspector

Engineering Department

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov

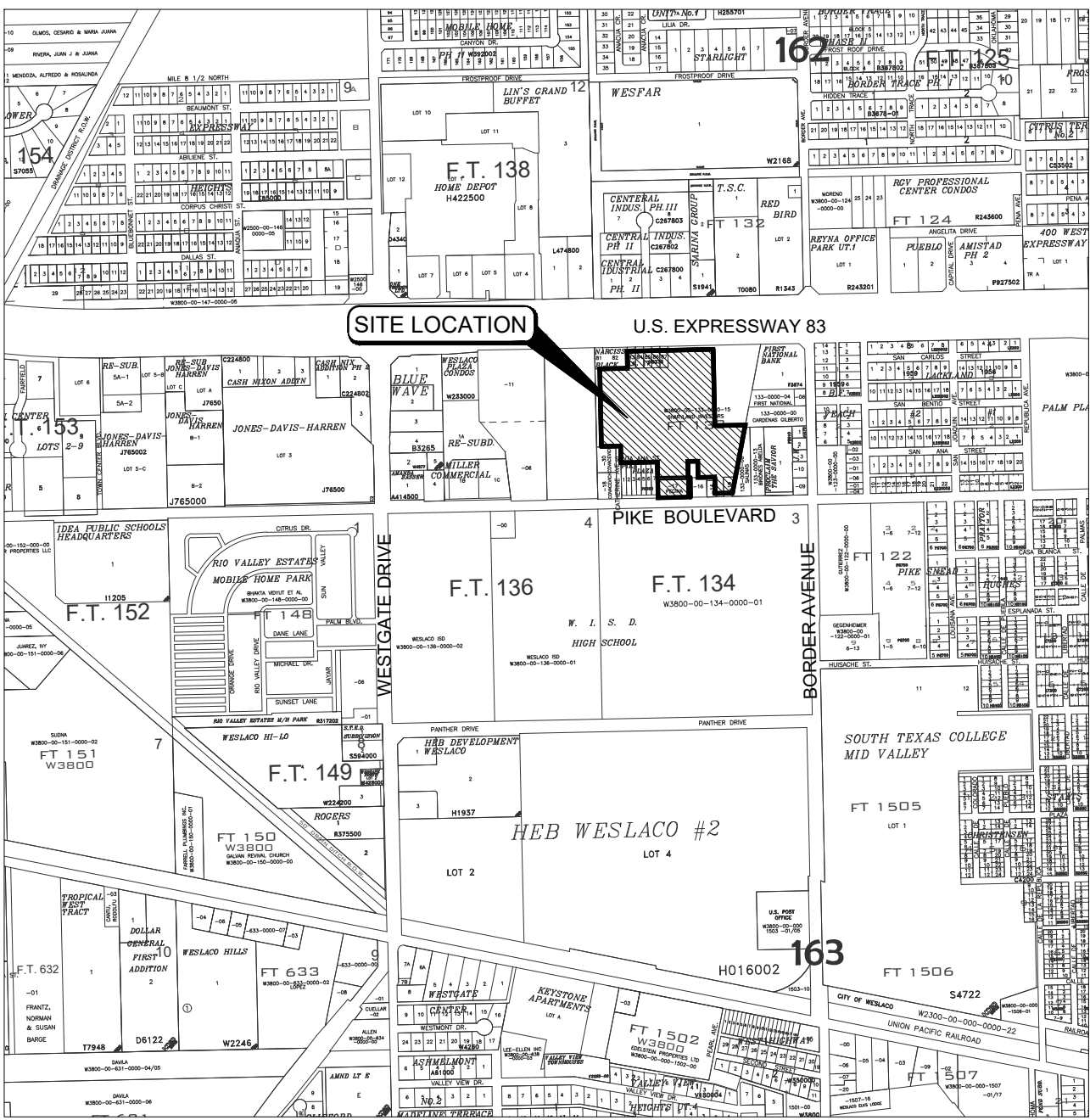
SOUTH POINT SUBDIVISION

WATER, SEWER, PAVING AND DRAINAGE IMPROVEMENTS

Weslaco, Hidalgo County, TEXAS

GENERAL NOTES

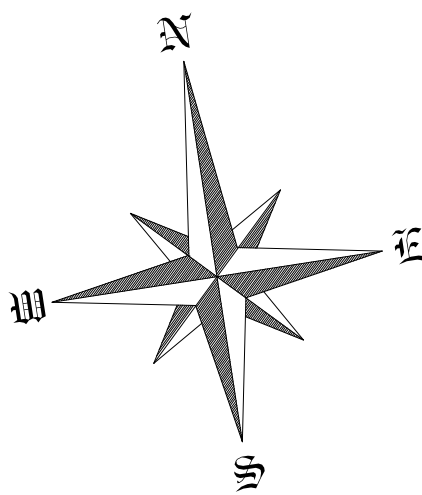
1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE. HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OMISSIONS IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINES PRIOR TO EXCAVATION OPERATIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.
3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUTES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM O.S.H.A. AT 611 EAST 6TH STREET, ROOM 303, AUSTIN, TEXAS.
4. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.
5. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
6. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER AND/OR THE CITY OF MCALLEN AND STC FACILITIES OFFICE. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW FOR THE TESTING, PERSONAL ACCESS TO THE WORK, AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.
7. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.
8. THE DRAWINGS DO NOT ALWAYS INDICATE ALL VERTICAL BENDS AND TRANSITIONS. WHEN NECESSARY, MAKE VERTICAL TRANSITIONS BY A DEFLECTION AT THE JOINTS OR THE INSTALLATION OF FITTINGS. DO NOT DEFLECT PIPE JOINTS MORE THAN 80% OF THE MANUFACTURERS RECOMMENDATION.
9. ALL PIPING MUST BE INSTALLED WITH A MINIMUM OF 36-INCHES OF COVER UNLESS OTHERWISE NOTED ON THE PLANS.
10. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.
11. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
12. PIPE SHALL BE BACKFILLED WITH JOINTS EXPOSED FOR TESTING. BEFORE NEW JOINTS ARE COVERED, PRESSURE LINES ARE TO BE HYDROSTATICALLY TESTED AT NOT LESS THAN 150 PSIG FOR A PERIOD OF TWO HOURS. THE OWNER SHALL OBSERVE AND APPROVE OR REJECT THE TEST. REPAIRS, IF REQUIRED, SHALL BE MADE AND THE LINE SHALL BE RETESTED UNTIL APPROVED. TEST SHALL NOT BEGIN UNTIL THRUST BLOCKS HAVE AGED A MINIMUM OF 24 HOURS.
13. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY THE PERMANENT STRUCTURE SHALL BE BACKFILLED.
14. WHERE WATER LINE INTERSECTS SANITARY SEWER SYSTEM MAINS AT LESS THAN 9.0 FEET SEPARATION, THE CONTRACTOR SHALL INSTALL A 20 FOOT SECTION OF C-800 PVC PRESSURE PIPE CENTERED ON THE POINT OF INTERSECTION, PER TCEQ REQUIREMENTS.
15. CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS IN WAY OF THE WORK.
16. CONTRACTOR SHALL REPAIR ALL OPEN CUTS OF PAVED AREAS BACK TO BETTER THAN "AS-IS" CONDITION WITH LIKE MATERIALS.
17. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.
18. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.
19. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-165, GRADE 60. ALL BARS SHALL CONFORM TO ASTM SPECIFICATION A-305.
20. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.
21. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES, UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.
22. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY OR ALL OF THE CONSTRUCTION, AS PROVIDED FOR IN THE PLANS AND SPECIFICATIONS, AND ACCEPTANCE BY THE PROPER UTILITY PROVIDER, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST TO ANY PART OF THE WORK, THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, OF ALL THE DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS ACCEPTANCE.
23. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
24. ALL WATERLINE TAPS AND WATER METERS SHALL BE INSTALLED BY CONTRACTOR, IN THE CASE THE CONTRACTOR WILL NOT BE INSTALLING SUCH IMPROVEMENTS, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF WESLACO BEFORE COMMENCING ANY UTILITY WORK.
26. COORDINATE WITH GRADING PLANS FOR WATER LINE, STORM AND SANITARY SEWER LINES INSTALLATION.
27. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING THOSE FROM THE CITY OF WESLACO AND TXDOT PRIOR TO THE START OF CONSTRUCTION.
28. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED PAVEMENT GRADE. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN GRASSED AREAS SHALL BE SIX INCHES ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED ON PLANS).
29. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS.
30. CONTRACTOR TO LEAVE OPENINGS IN CURB AT SIDEWALK RAMPS LOCATIONS.
31. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS (LOCATIONS & ELEVATIONS) PRIOR TO START OF CONSTRUCTION.
32. PERMIT NEEDED FROM THE CITY OF WESLACO BUILDING DEPARTMENT AND PRE-CONSTRUCTION CONFERENCE NEEDED BEFORE CONSTRUCTION CAN BEGIN.
33. CONSULT WITH PROPERTY OWNER BEFORE RELOCATING EXISTING FENCES THAT MIGHT BE IN THE WAY OF THE CONSTRUCTION AREA AND/OR CONSTRUCTION PLANS.
34. BOTH SITE AND BUILDING CONTRACTORS TO VERIFY EXISTING SITE ELEVATIONS PRIOR TO POURING CONCRETE TO VERIFY ACCESSIBILITY.
35. ALL PROPOSED STORM R.C.P. TO BE INSTALLED AT PLACES OTHER THAN EXISTING OR PROPOSED STRUCTURES SHALL INCLUDE SAFETY ENDS TREATMENT.



LOCATION MAP

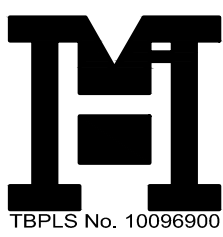
1" = 1000'

2021



SHEET INDEX

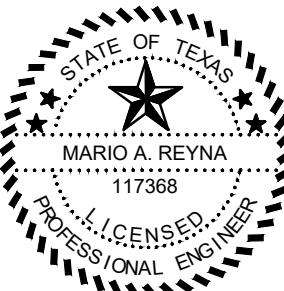
SHEET No.	DESCRIPTION
1	COVER SHEET WITH GENERAL NOTES AND SHEET INDEX
2	EXISTING SITE
3	SUBDIVISION PLAT
4	WATER & SEWER LAYOUT
5	SANITARY SEWER PLAN AND PROFILE
6	WATER & SEWER DETAILS
7	PAVING AND GRADING PLAN
8	STORM PLAN AND PROFILE
9	STREET PLAN AND PROFILE
10	PAVING AND DRAINAGE DETAILS
11	EROSION & SEDIMENT CONTROL PLAN



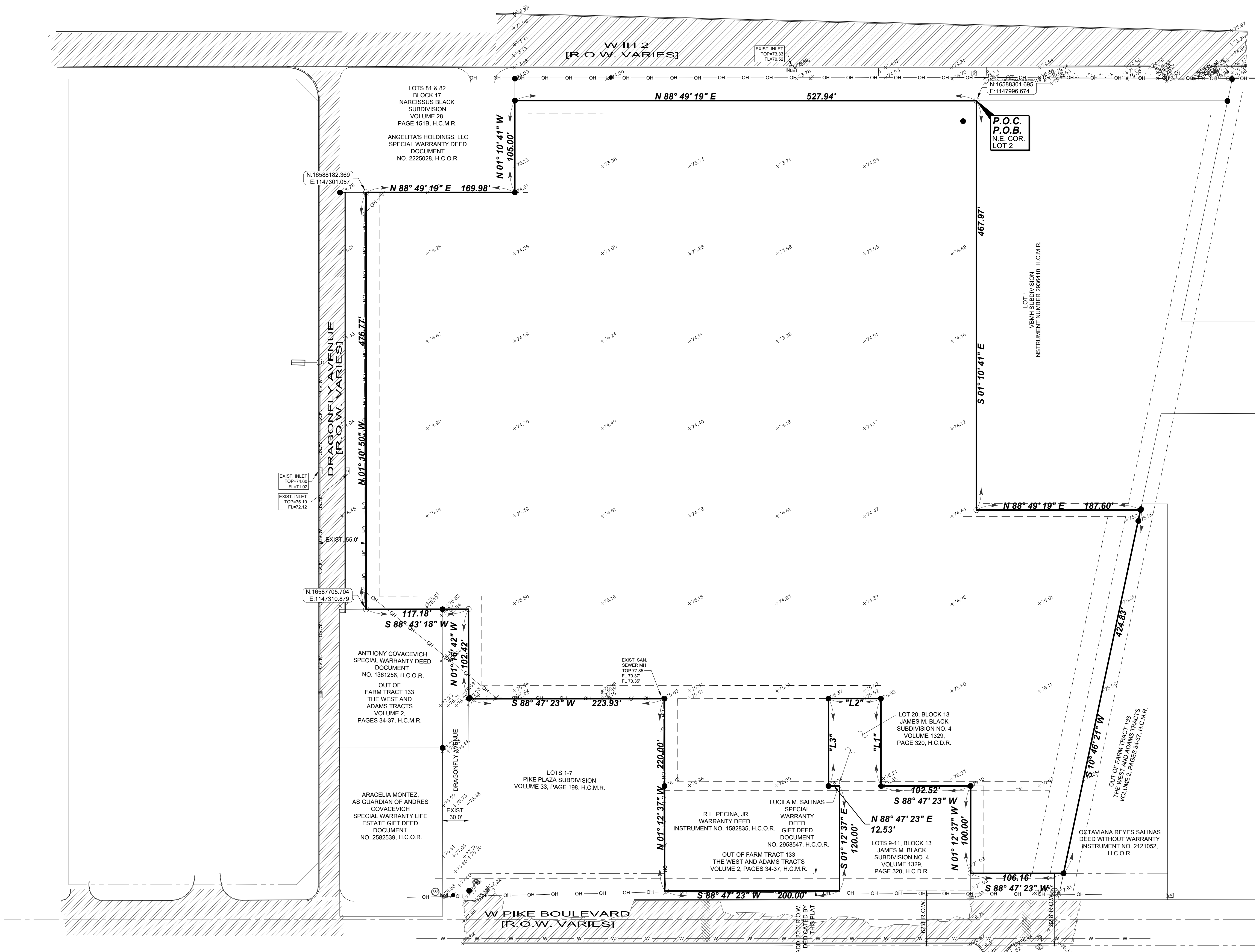
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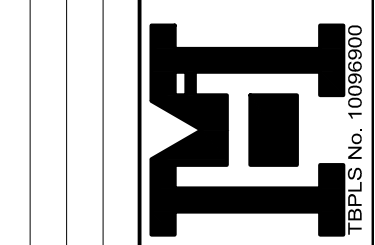
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117368
LICENSED PROFESSIONAL ENGINEER
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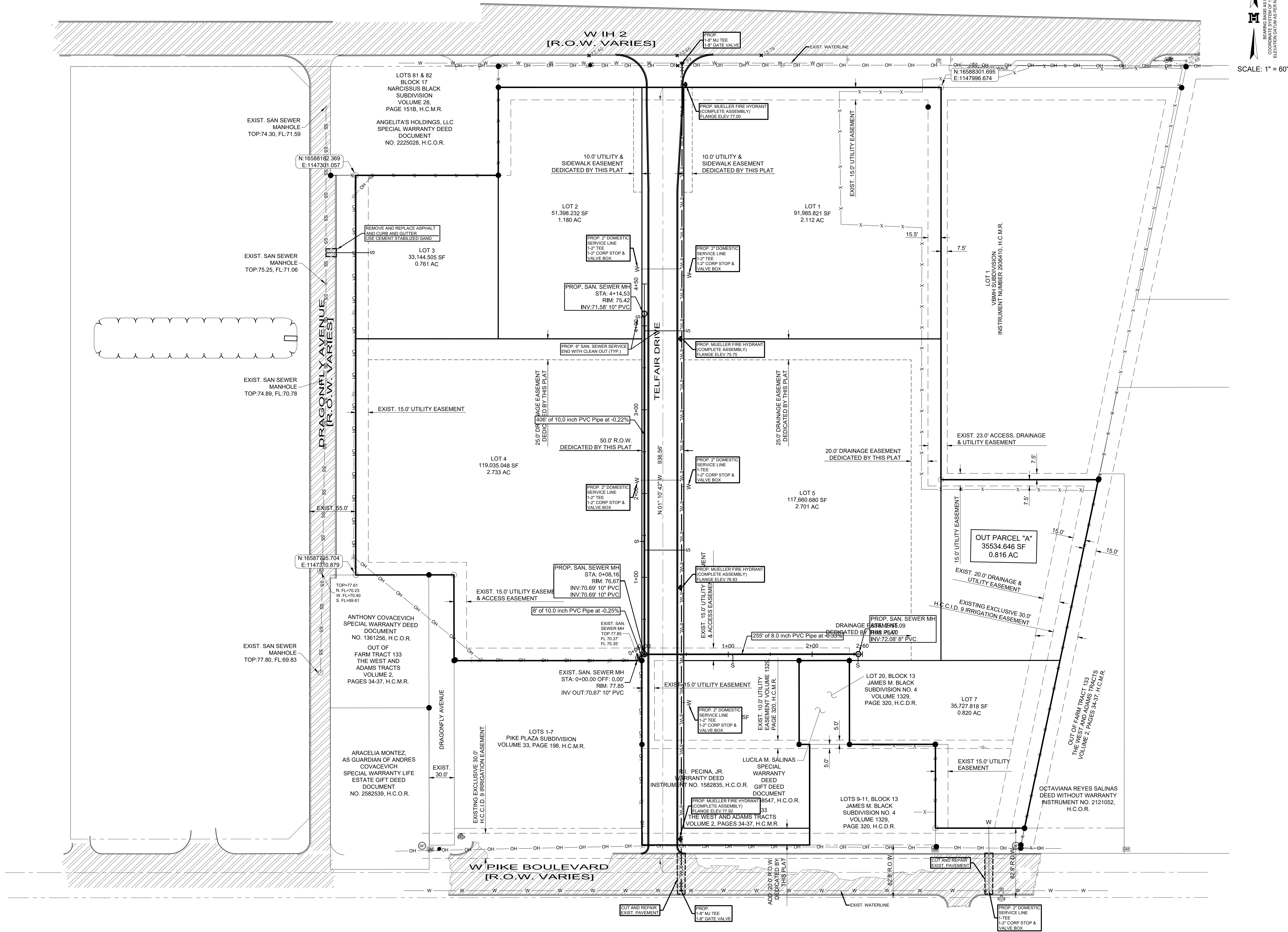
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WESLACO, TEXAS

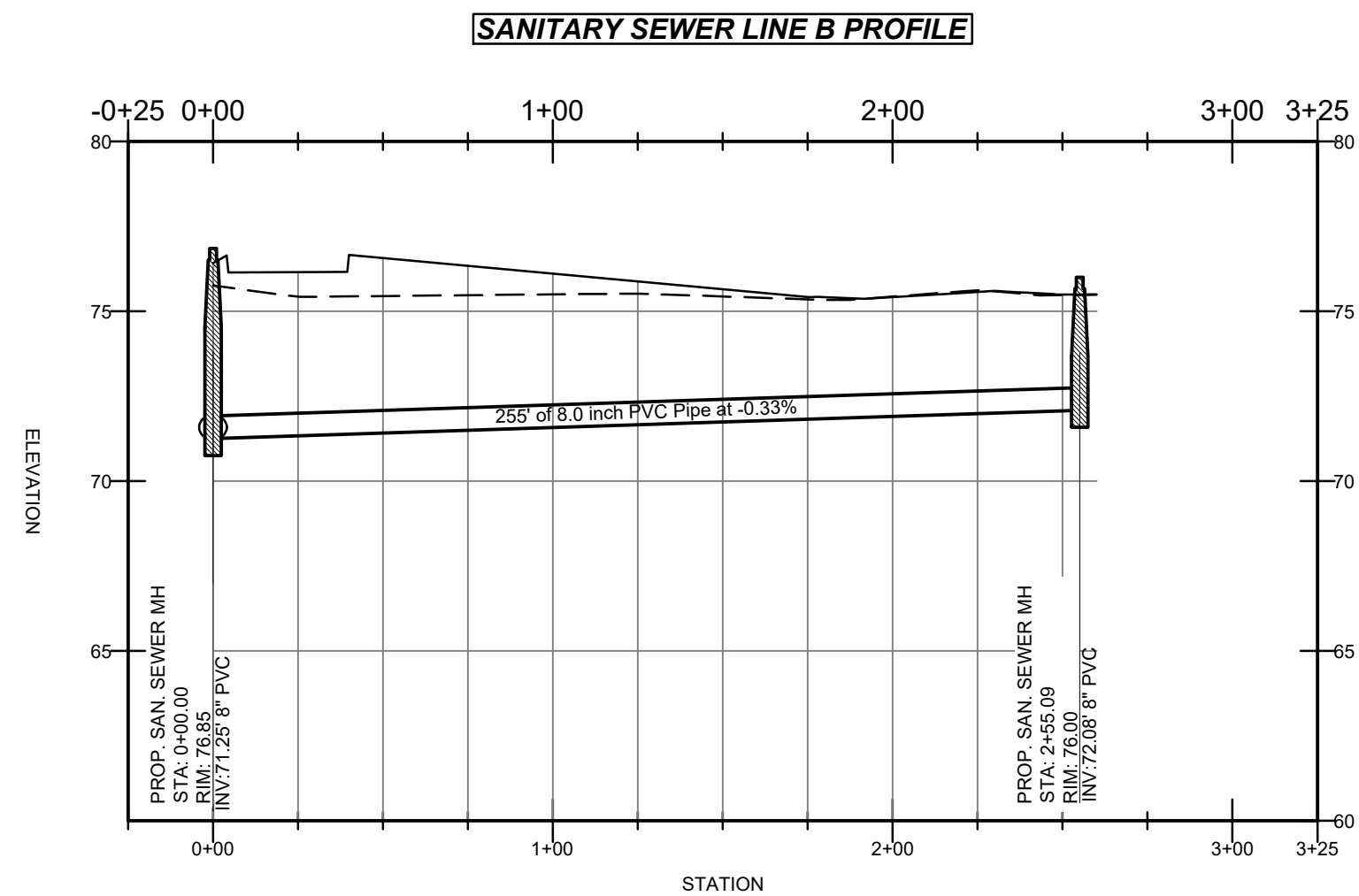
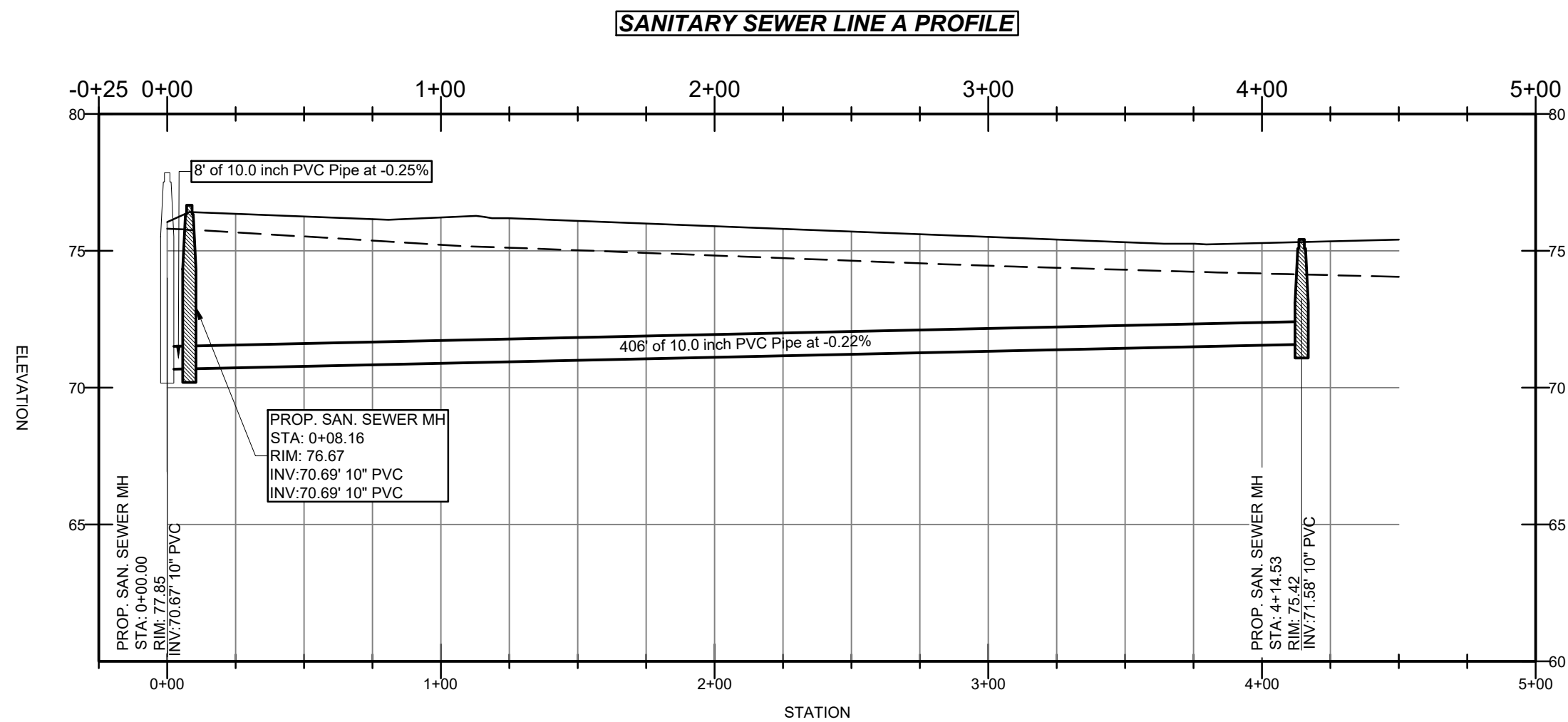
EXISTING SITE

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SHEET 2 OF 11





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PROJECT ENG. M.A.R.

T-BOOK PG

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3. RELEASE DATE

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TEXAS REGISTRATION F-1435

STATE OF TEXAS

MARIO A. REYNA
117368

REGISTERED PROFESSIONAL ENGINEER

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SANITARY SEWER
PLAN & PROFILE

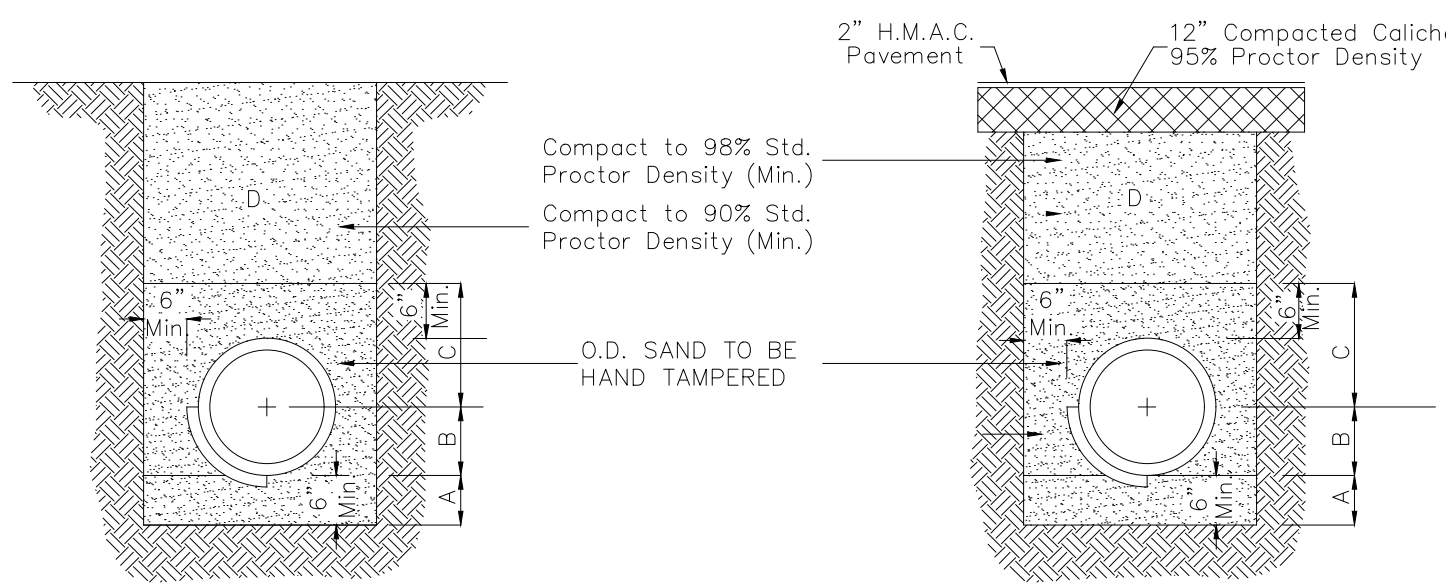
SOUTH POINT
SUBDIVISION

WESLACO, TEXAS

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SHEET 5 OF 11



STANDARD PIPE BEDDING

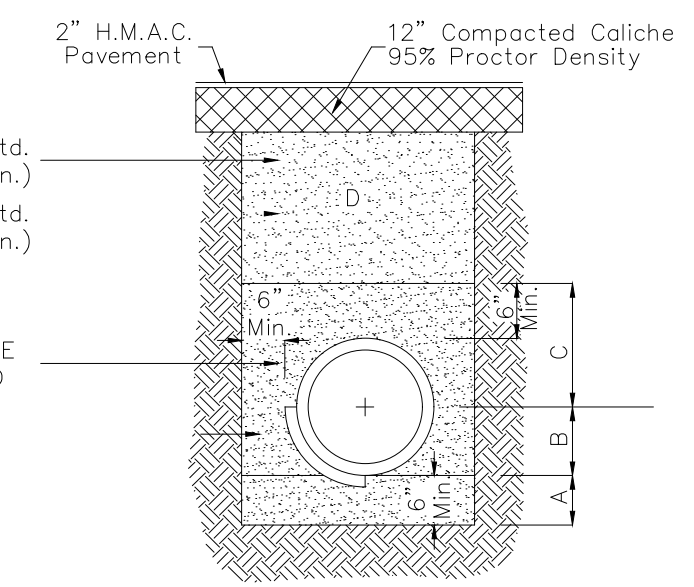
- A. SAND BEDDING TO BE PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
- B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED)
- C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D. FILL TRENCH W/SELECT BACKFILL, W/8" LIFTS COMPACT TO 90% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 98% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

WATER LINE - BACKFILL A,B,C,D
SEWER LINE - BACKFILL A,B,C,D
SAND TO BE ARROYO SAND W/ PI <15

AFTER THE TRENCH IS BACKFILLED PER APPLICABLE STANDARD AND/OR SPECIAL SPECIFICATION TO WITHIN 18 INCHES OF THE FINISH GRADE THE CONTRACTOR SHALL INSTALL A DETECTABLE PIPE LOCATING TAPE OVER ALL THE WATER MAINS. THE BACKFILL SHALL BE SUFFICIENTLY LEVELED SO THAT THE TAPE WILL BE INSTALLED ON A FLAT SURFACE. THE TAPE SHALL BE CENTERED IN THE TRENCH AND LAID FLAT WITH PRINTED SIDE UP. CAUTION SHALL BE EXERCISED TO AVOID DISPLACEMENT OF TAPE AND TO ENSURE ITS INTEGRITY.



STANDARD PIPE BEDDING
UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

- A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
- B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED).
- C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED).
- D. FILL TRENCH W/SAND CEMENT STABILIZED BACKFILL W/8" LIFTS COMPACTED TO 98% STANDARD PROCTOR DENSITY

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

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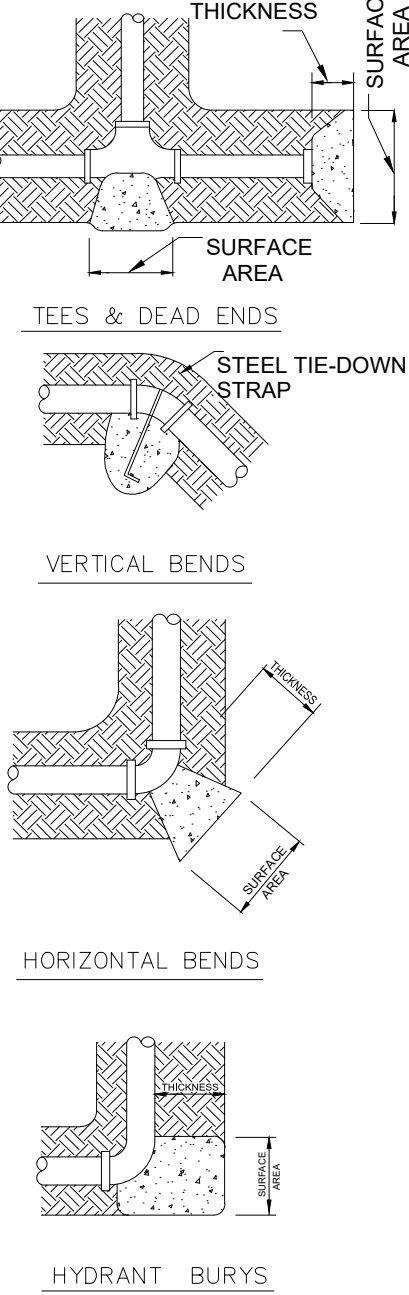
WATER LINE - BACKFILL A,B,D
SEWER LINE - BACKFILL A,B,C,D
SAND TO BE ARROYO SAND W/ PI <15

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THRUS BLOCK SIZE				
HORIZONTAL BENDS				
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.	
22-1/2" BENDS				
6 OR LESS	2	8	1,700	
8	3	12	3,000	
10	3.5	12	4,500	
12	4	14	6,600	
14	5	18	9,000	
16	6	18	11,800	
45" BEND				
6 OR LESS	4	12	3,200	
8	5	14	5,800	
10	6	18	9,000	
12	7	18	13,000	
14	8	24	17,000	
16	11.5	24	23,200	
90" BEND				
6 OR LESS	6	12	6,000	
8	8	15	10,700	
10	10	18	16,700	
12	12	18	24,000	
14	18	24	32,600	
16	21	24	42,700	
TEES & DEAD ENDS				
6 OR LESS	3	12	---	
8	4	15	---	
10	6	18	---	
12	8.5	18	---	
14	11.5	24	---	
16	15	24	---	

NOTE: ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ. FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB & GUTTER AND A 5 FT. MIN. WITHOUT CURB & GUTTER

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS

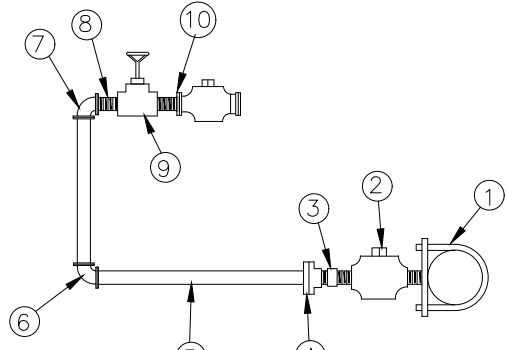


THRUST BLOCKS DETAILS

N.T.S.

WATER AND SEWER PIPE BEDDING DETAIL

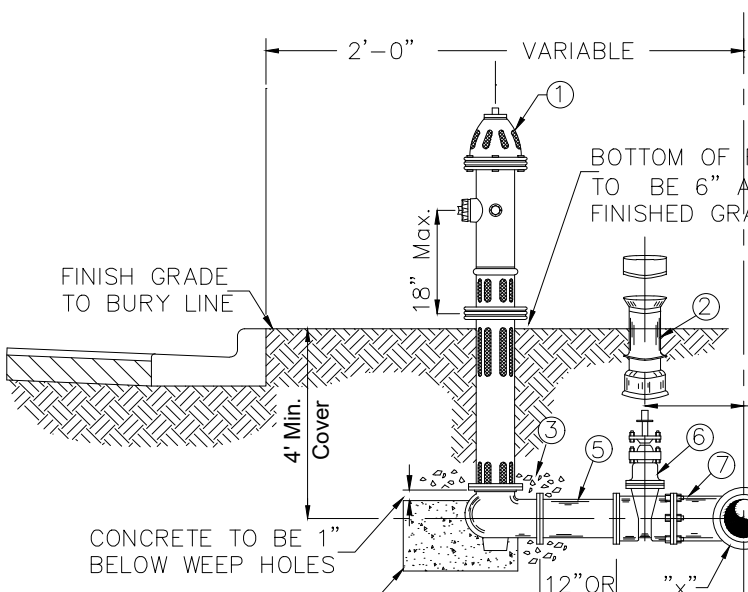
N.T.S.



- 1.) X" x 2" DOUBLE STRAP BRASS SADDLE
- 2.) 2" BALL CORP. MIPX MIP
- 3.) 2" BRASS COUPLING
- 4.) 2" ADAPTER MIPX COMP.
- 5.) 2" SOFT COPPER TUBING (K) OF 2" RIGID PIPE (K)
- 6.) 2" SXS COPPER 90°
- 7.) 2" SXT COPPER 90°
- 8.) 2"x2" BRASS NIPPLE
- 9.) 2" BRASS GATE VALVE
- 10.) 2" MALE FLANGE
- 11.) LARGE C.I. METER BOX

2" METER SERVICE

N.T.S.

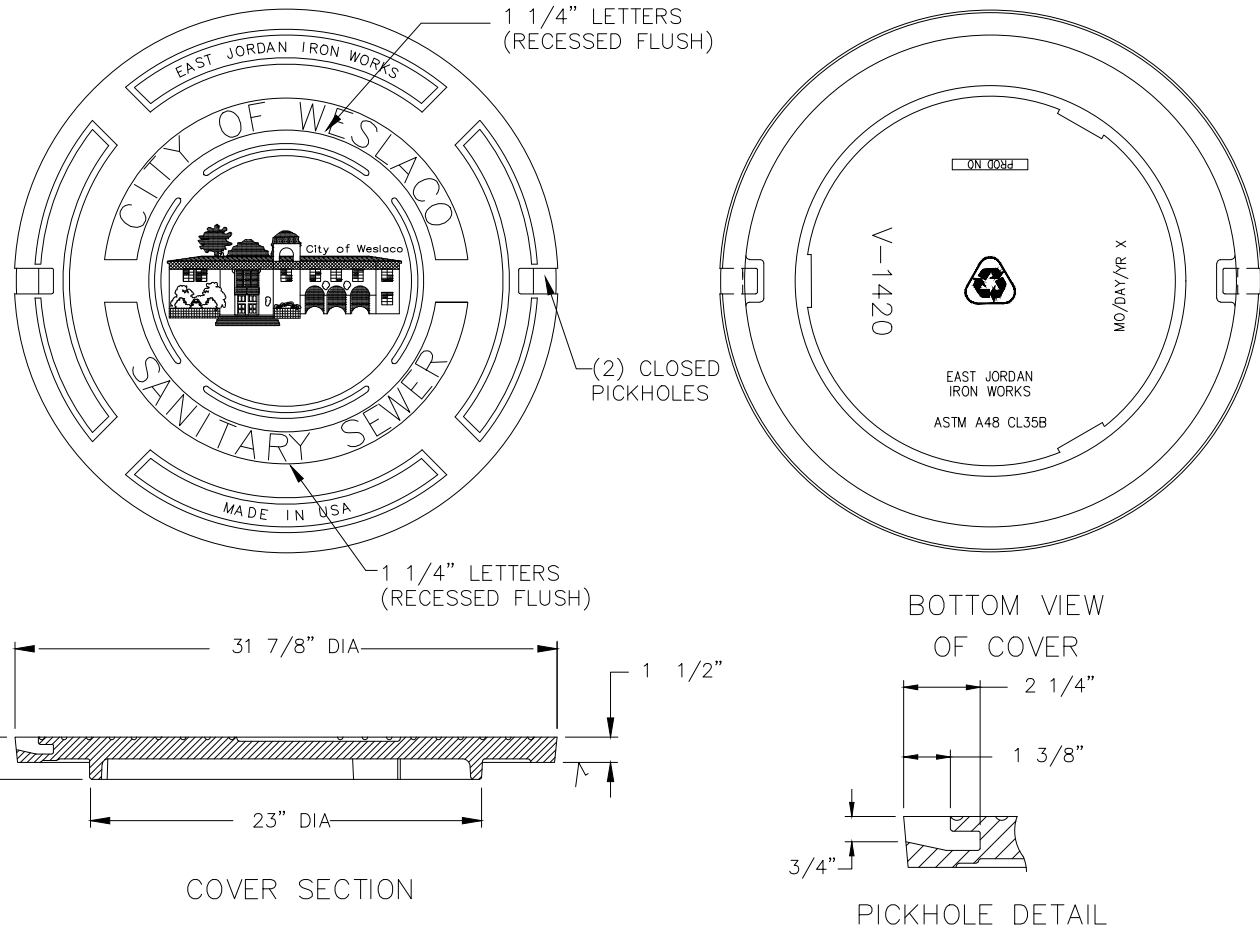


NOTE:

- 1.) OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
- 2.) PUMPER NOZZLE SHALL FACE ROADWAY. (5 1/2" N.T.S.)
- 3.) IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LEIU OF A STANDARD TEE. FINAL APPROVAL BY CITY OF WESLACO REQUIRED.
- 4.) IF AMERICAN DARLING IS USED MODEL B-84-B W/EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
- 5.) TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
- 6.) ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED & WRAPPED IN PLASTIC.
- 7.) ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS WILL BE OF DOMESTIC ORIGIN AND APPROVED BY CITY OF WESLACO WATER DEPARTMENT

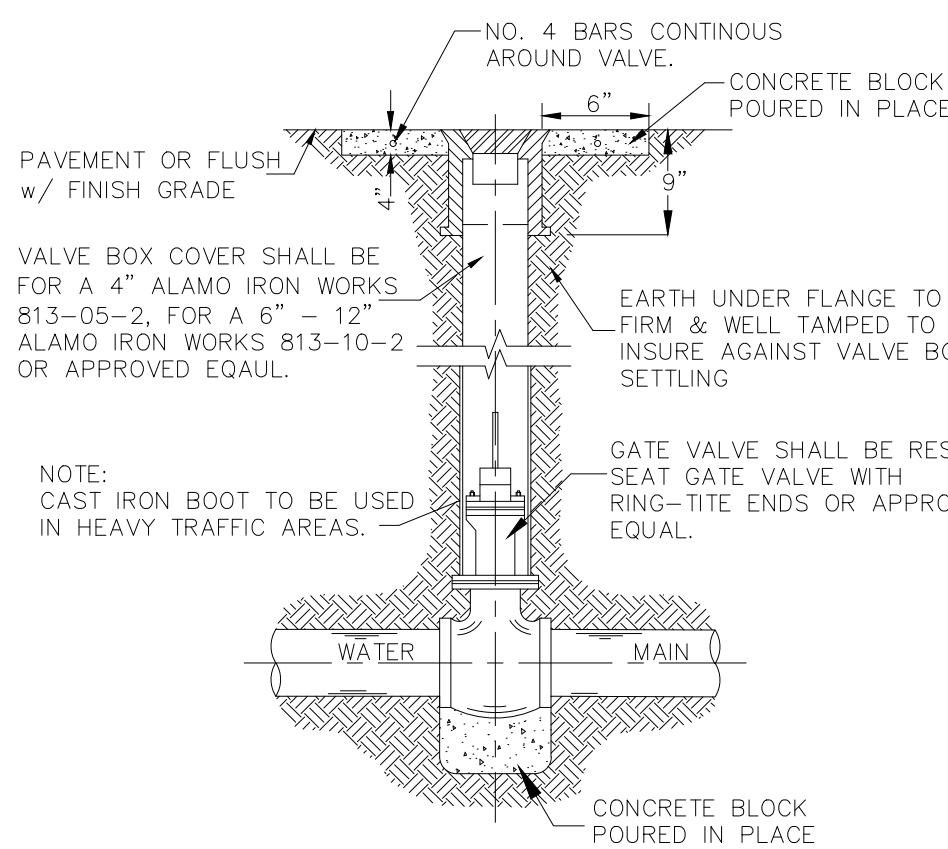
FIRE HYDRANT INSTALLATION CONSISTS OF FIRE HYDRANT, VALVE AND VALVE BOX

- FIRE HYDRANT UNIT SHALL INCLUDE:
- 1.) 1- FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
 - 2.) 1- VALVE BOX
 - 3.) 3 CU. FT. GRAVEL
 - 4.) 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES)
 - 5.) 1' OR BETTER PVC SPOOLS
 - 6.) 1-6" RESILIENT SEAT GATE VALVE (FLANGED X M.J. OR P.O.)
 - 7.) 1-X"6" CAST IRON TEE X" WATER MAIN DIA. (FLANGED X M.J. OR P.O.)



EJIW EAST JORDAN V-1420 COVER

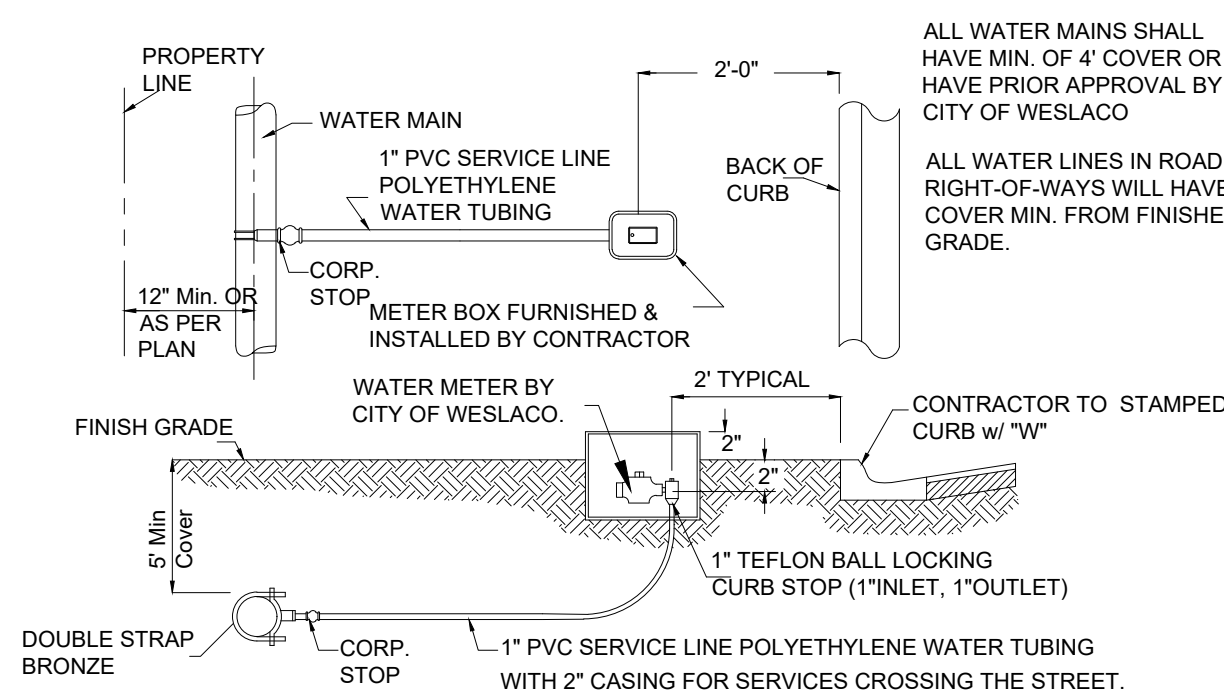
N.T.S.



TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

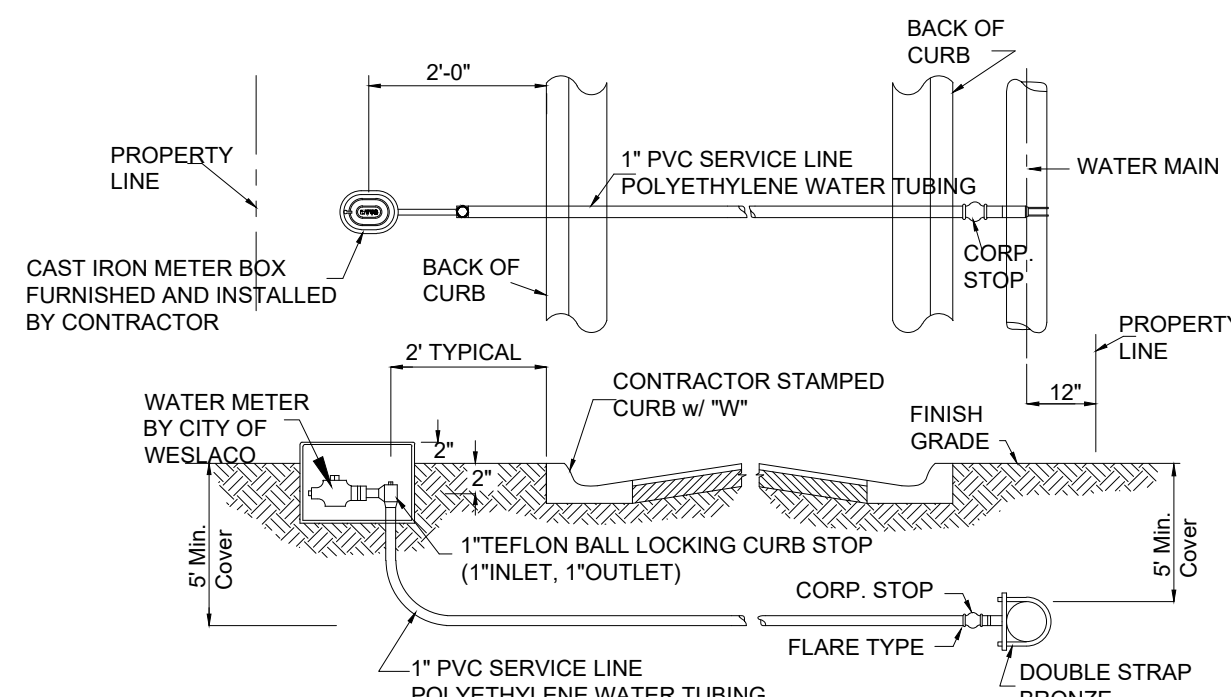
N.T.S.

Mueller (A-2360 series) or American Darling (series 500) Only



TYPICAL SINGLE WATER SERVICE CONNECTION

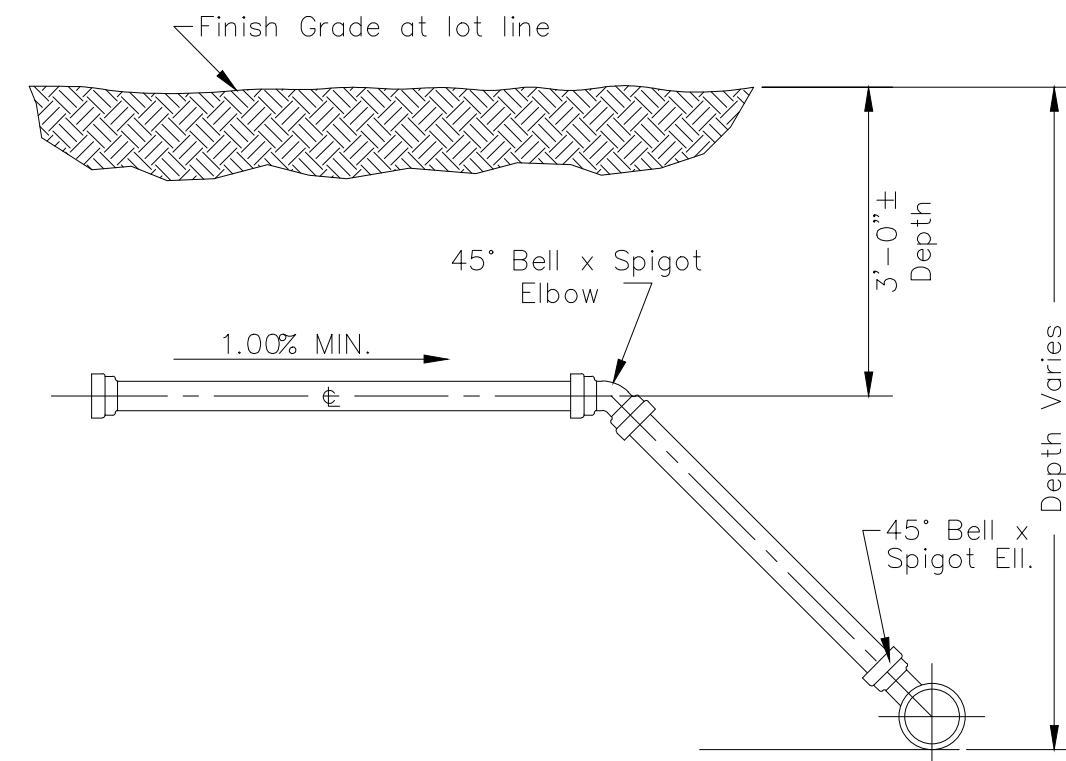
(NEAR SIDE)



TYPICAL SINGLE WATER SERVICE CONNECTION

(FAR SIDE)

NOTE: ALL FITTINGS ON WATER SERVICES 1" & BELOW TO BE FLARE TYPE.

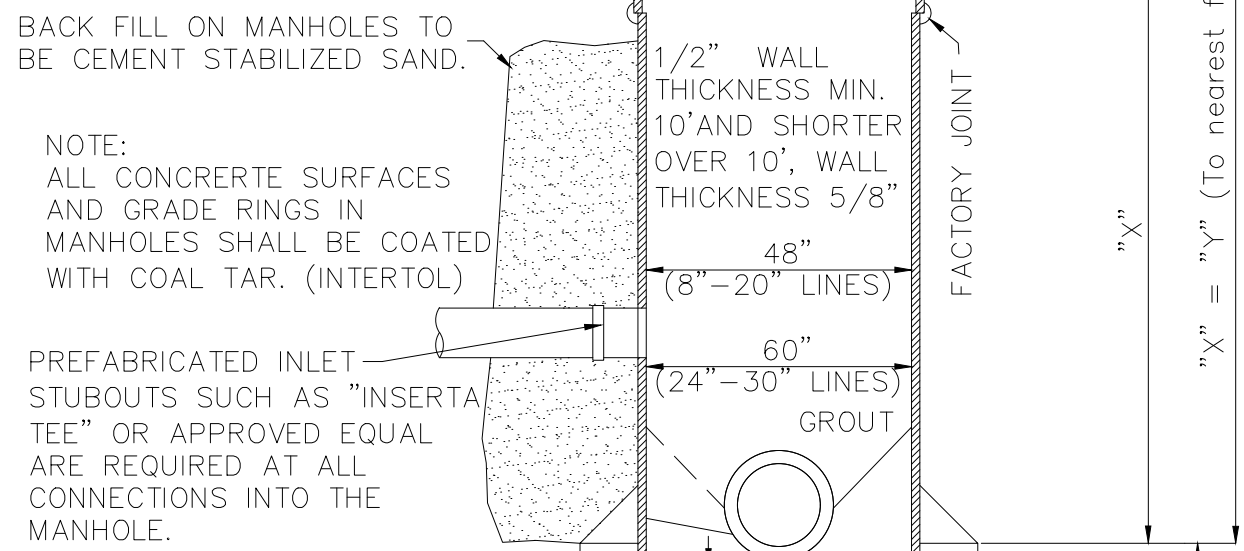


TYPICAL DEEP SERVICE CONNECTION

N.T.S.

NOTE: IN TRAFFIC AREAS POUR CONC. COLLAR AT FINISH GRADE, 6 FT. DIA.x13" THICK

INSTALL HDPE ADJUSTMENT RINGS (LADTECH OR APPROVED EQUAL) 3 MIN. 5 MAX., MORTAR EXTERIOR. RING INSTALLATIONS IN ACCORDANCE WITH MANUFACTURED SPECS.

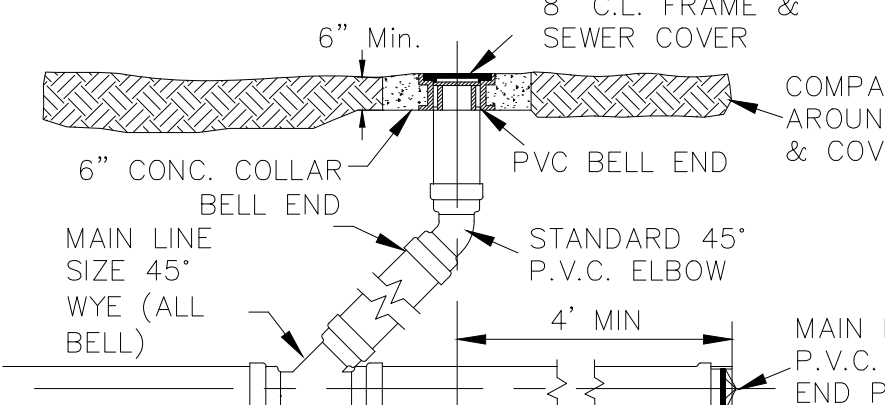


TYPICAL FIBERGLASS MANHOLE

N.T.S.

NOTE: SOLVENT WELDED SLIP ON JOINTS MAY BE USED ON VERTICAL RISING SECTION OF PIPE WITH A MINIMUM OF 4" CONCRETE ENCASEMENT ON ALL SIDES.

NOTE: ALL PIPE CONNECTION TO M.H. SHALL USE INSERTA-TEE



TO BE PLACED ON BEDDING MEETING SPECIFICATION FOR TYPE AND SIZE OF 4" CONCRETE ENCASEMENT ON ALL SIDES.

STATION & LENGTH AS SHOWN ON PLANS TO THIS POINT

TYPICAL SANITARY SEWER CLEANOUT

N.T.S.

JOB No.

21083.00

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STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

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WESLACO, TEXAS

SANITARY SEWER DETAILS

STANDARD FIRE HYDRANT INSTALLATION

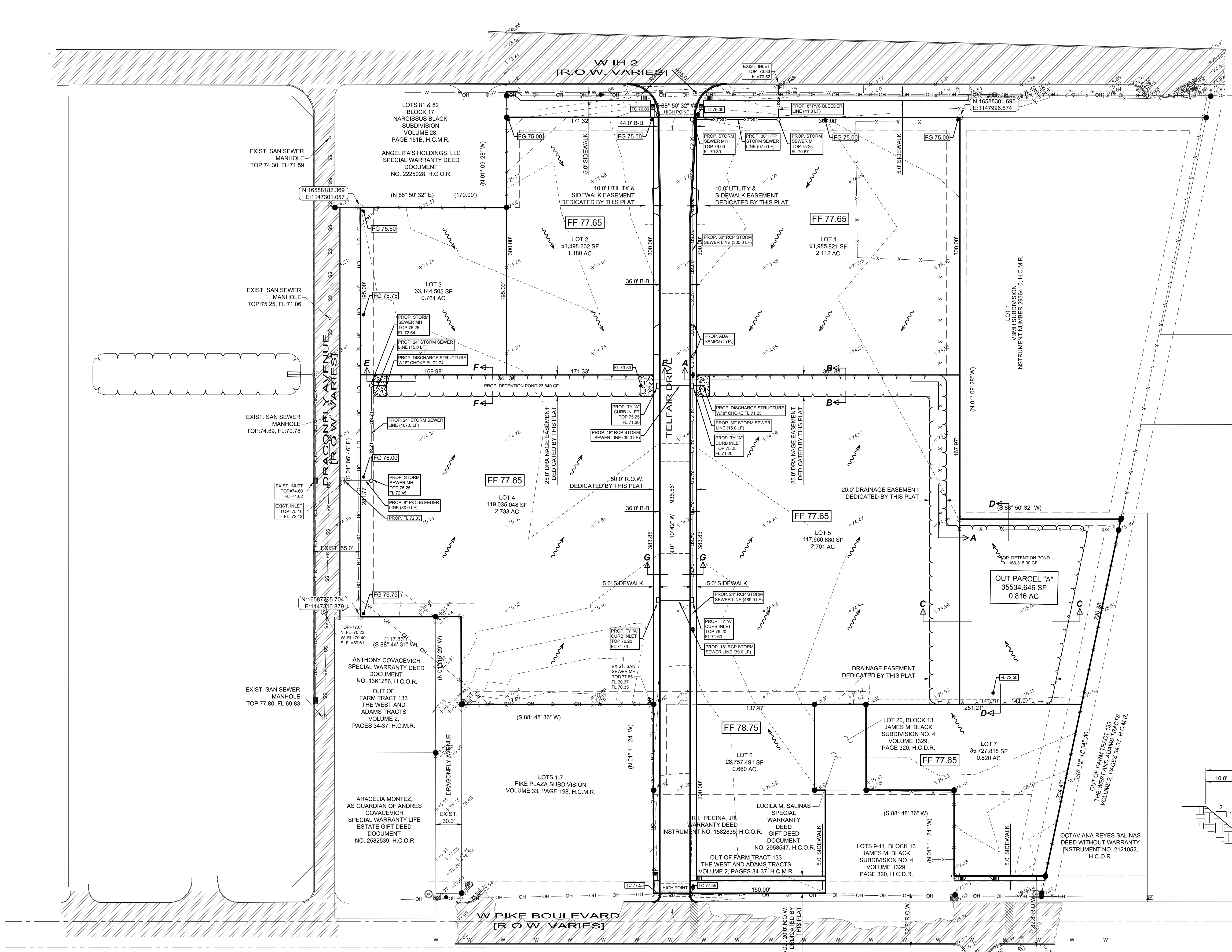
Mueller(Super Centurion 250 A-423)
N.T.S.

TYPICAL SEWER SERVICE LINE INSTALLATION

N.T.S.

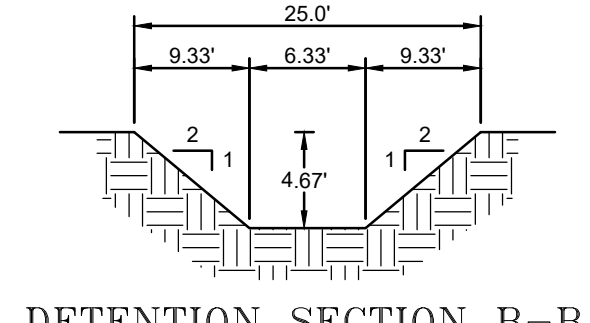
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SHEET 6 of 11

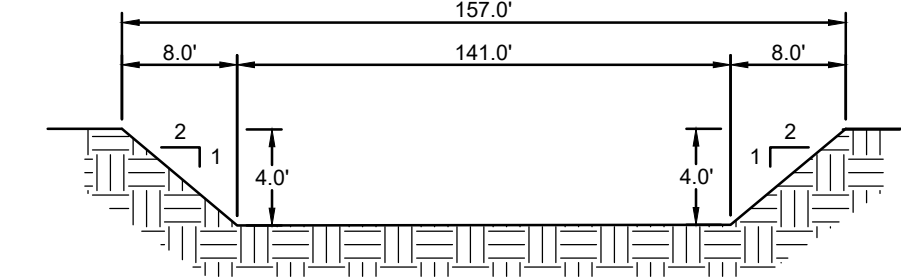


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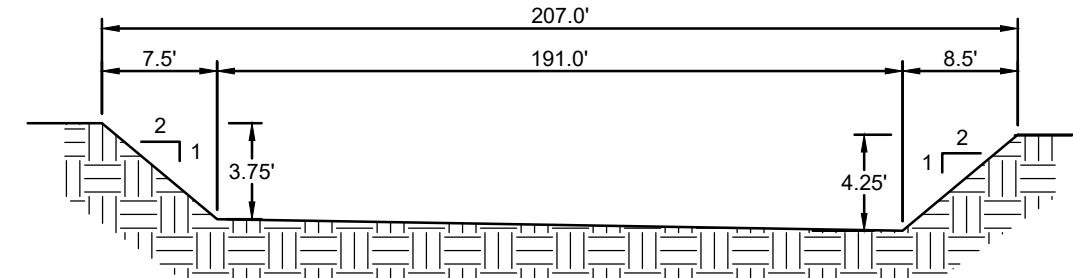
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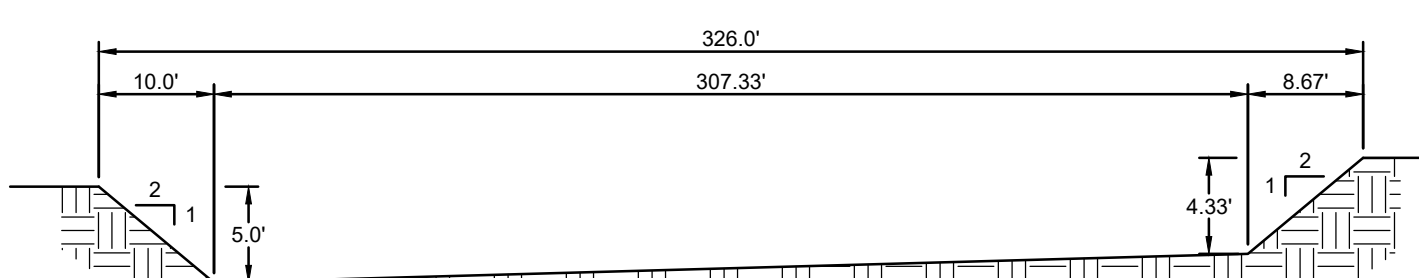
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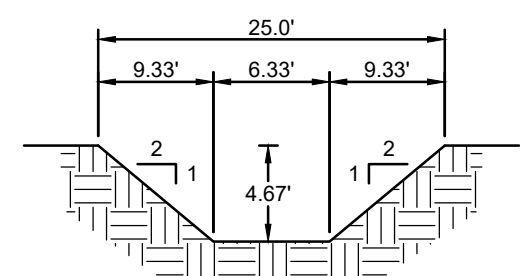
DETENTION SECTION C-C



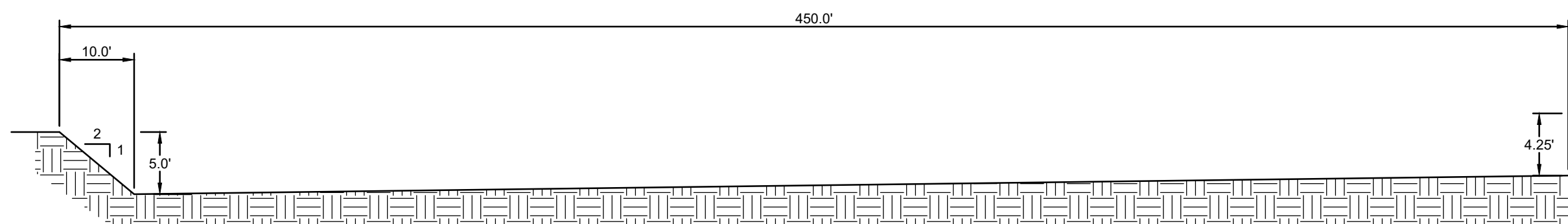
DETENTION SECTION D-D



DETENTION SECTION E-E



DETENTION SECTION F-F



DETENTION SECTION A-A

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LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

08-04-2021
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

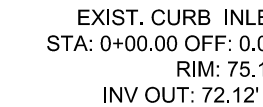
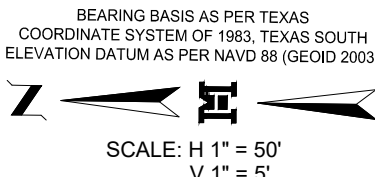
SOUTH POINT SUBDIVISION
WESLACO, TEXAS

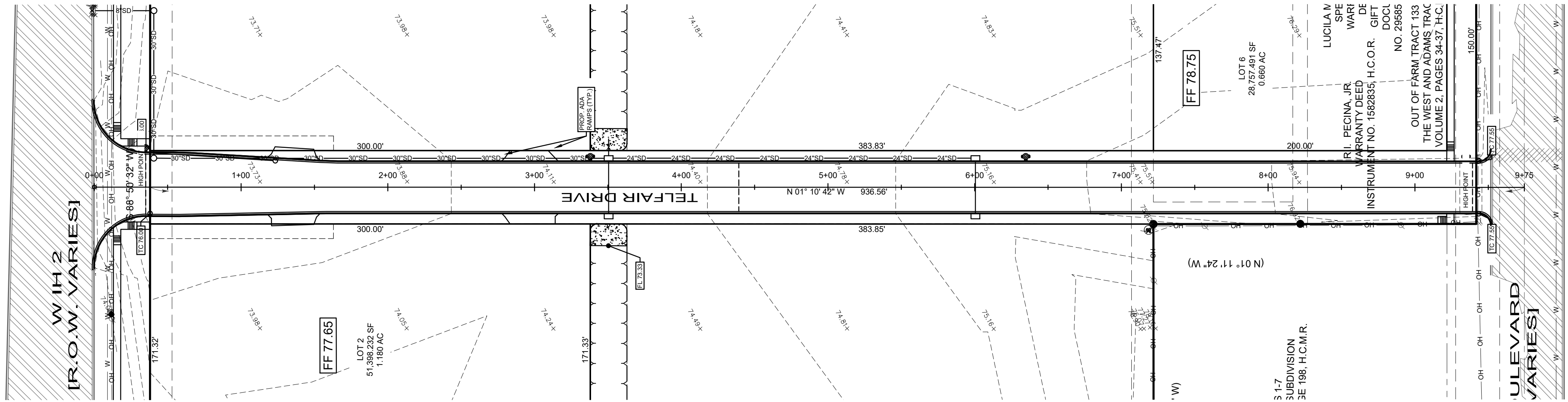
PAVING AND GRADING PLAN

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File Name: XXXXXXXXXX

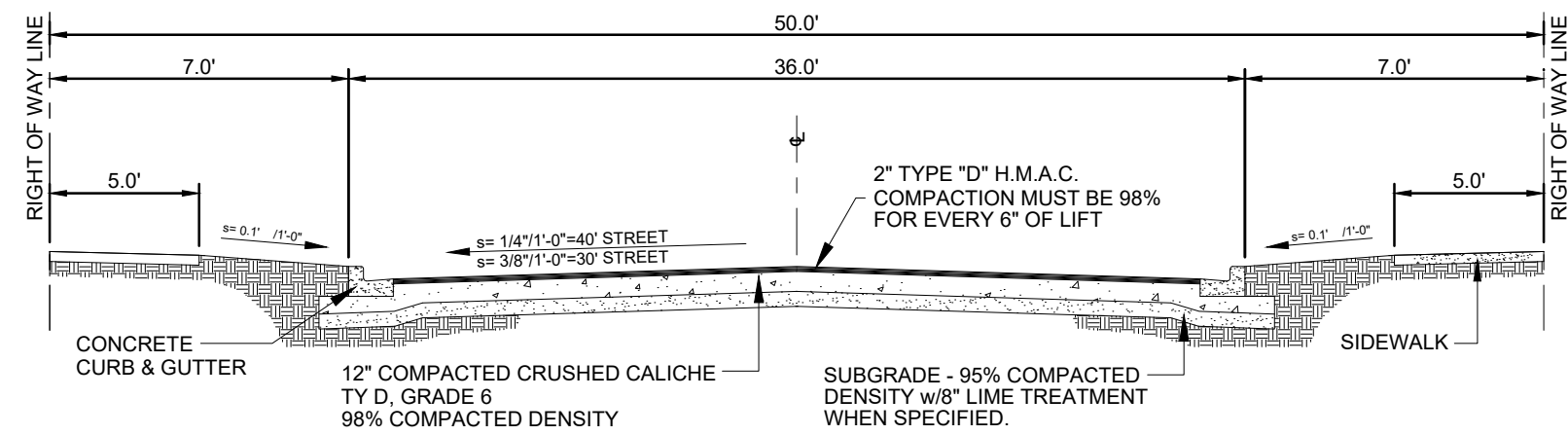
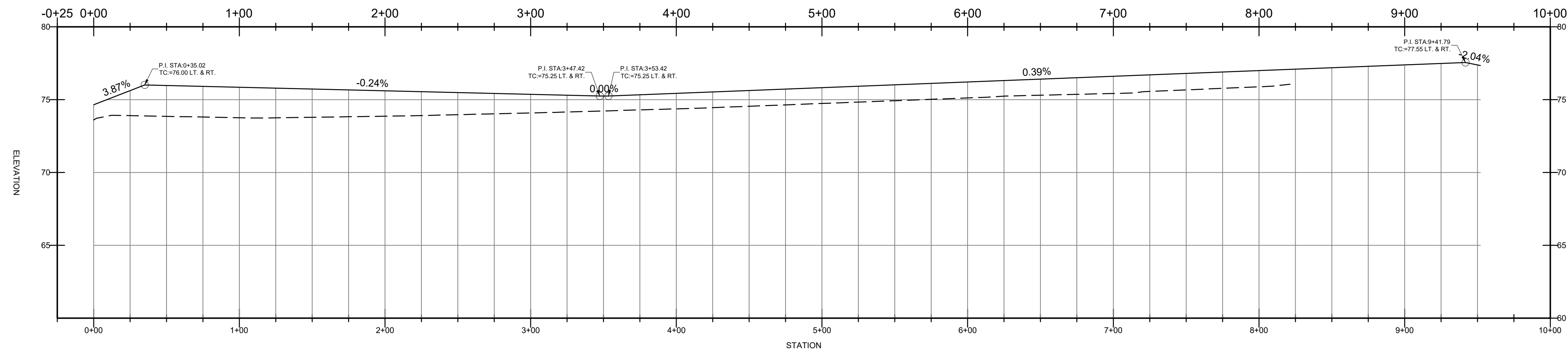
SHEET 7 OF 11



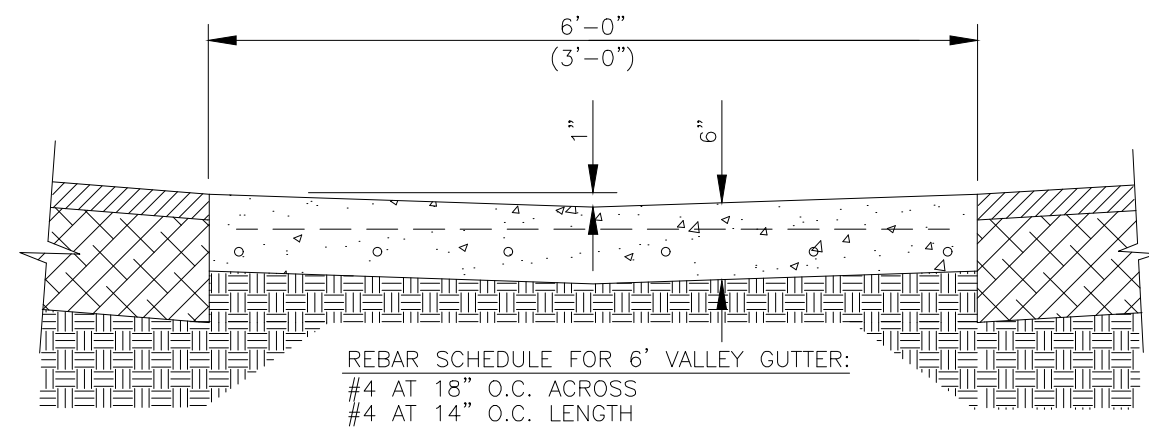


BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH
ELEVATION DATUM AS PER NAVD 83 (GEOID 2003)

SCALE: H 1" = 50'
V 1" = 5'



STREET CROSS SECTION G-G



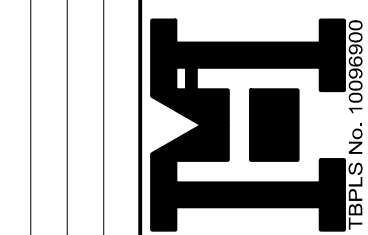
SECTION "CC" - CONCRETE VALLEY GUTTER

GENERAL NOTES:

1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ THD 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.

JOB No.
21083.00

DATE
BY
MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (936) 381-0981 - FAX: (936) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



ENG. TECH. EM
PROJECT ENG. M.A.R.
T-BOOK: PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS SHOWN

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
STATE OF TEXAS
MARIO A. REYNA
117368
PROFESSIONAL ENGINEER
THE SEAL APPEARING ON
THIS DOCUMENT WAS
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MARIO A. REYNA, P.E. 117368
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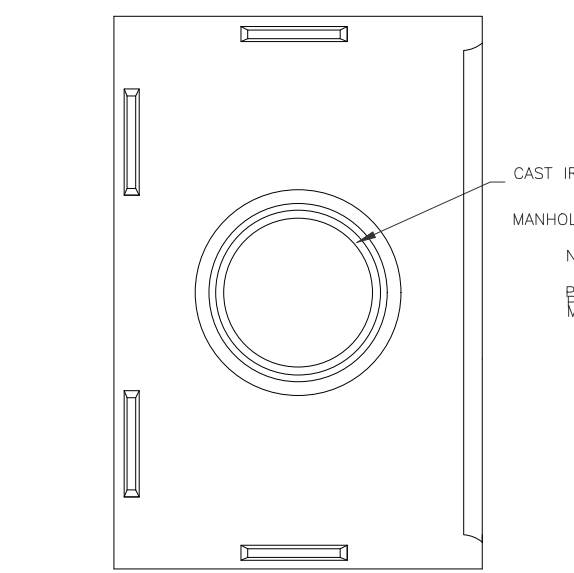
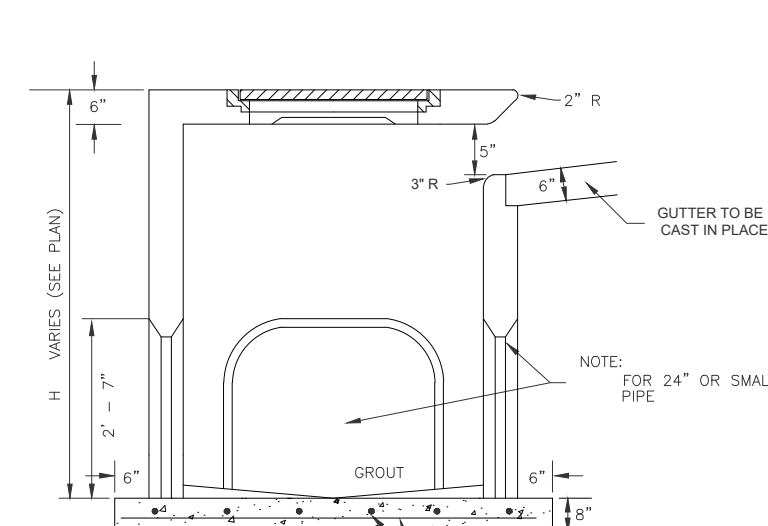
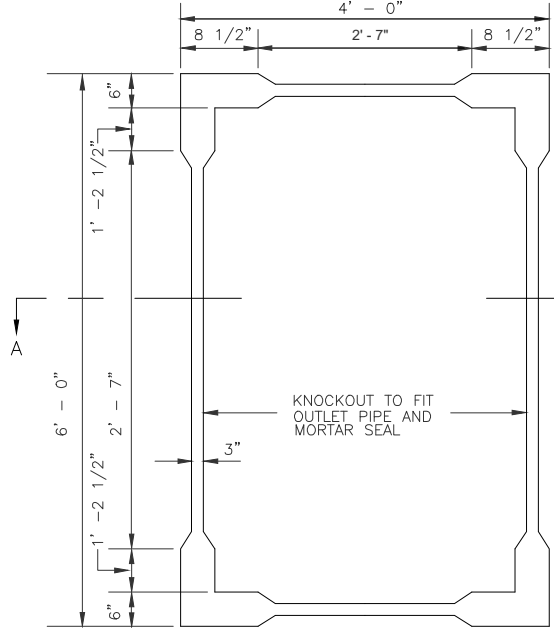
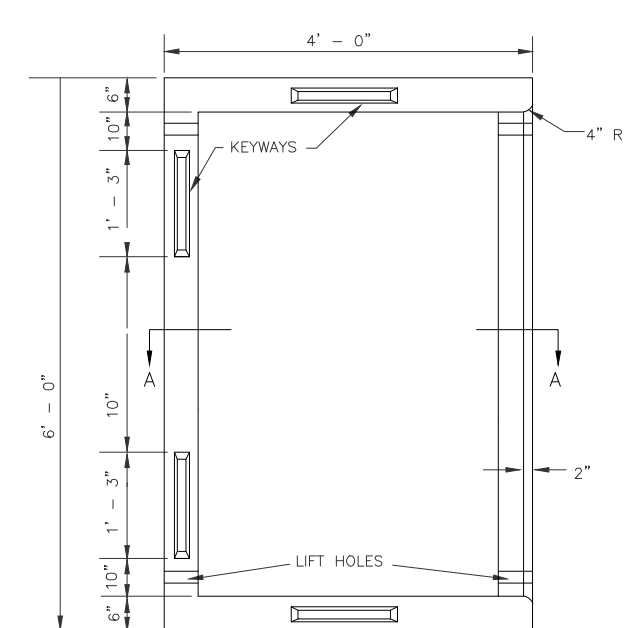
SOUTH POINT
SUBDIVISION
WESLACO, TEXAS

STREET
PLAN & PROFILE

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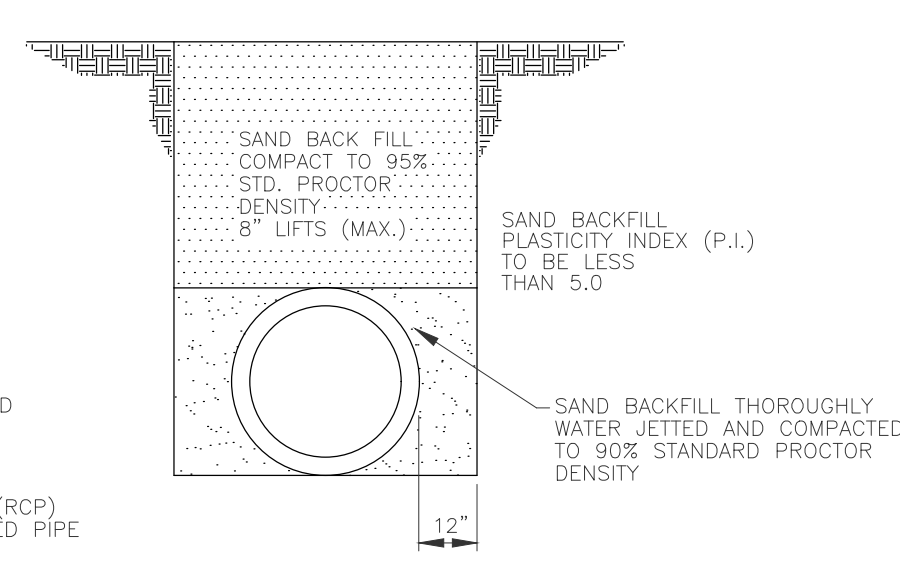
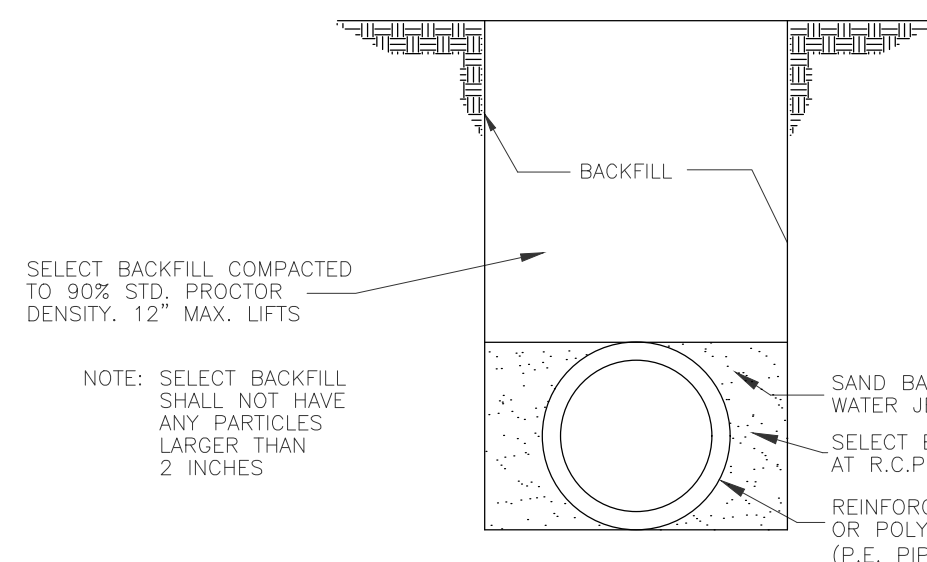
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SHEET 9 OF 11



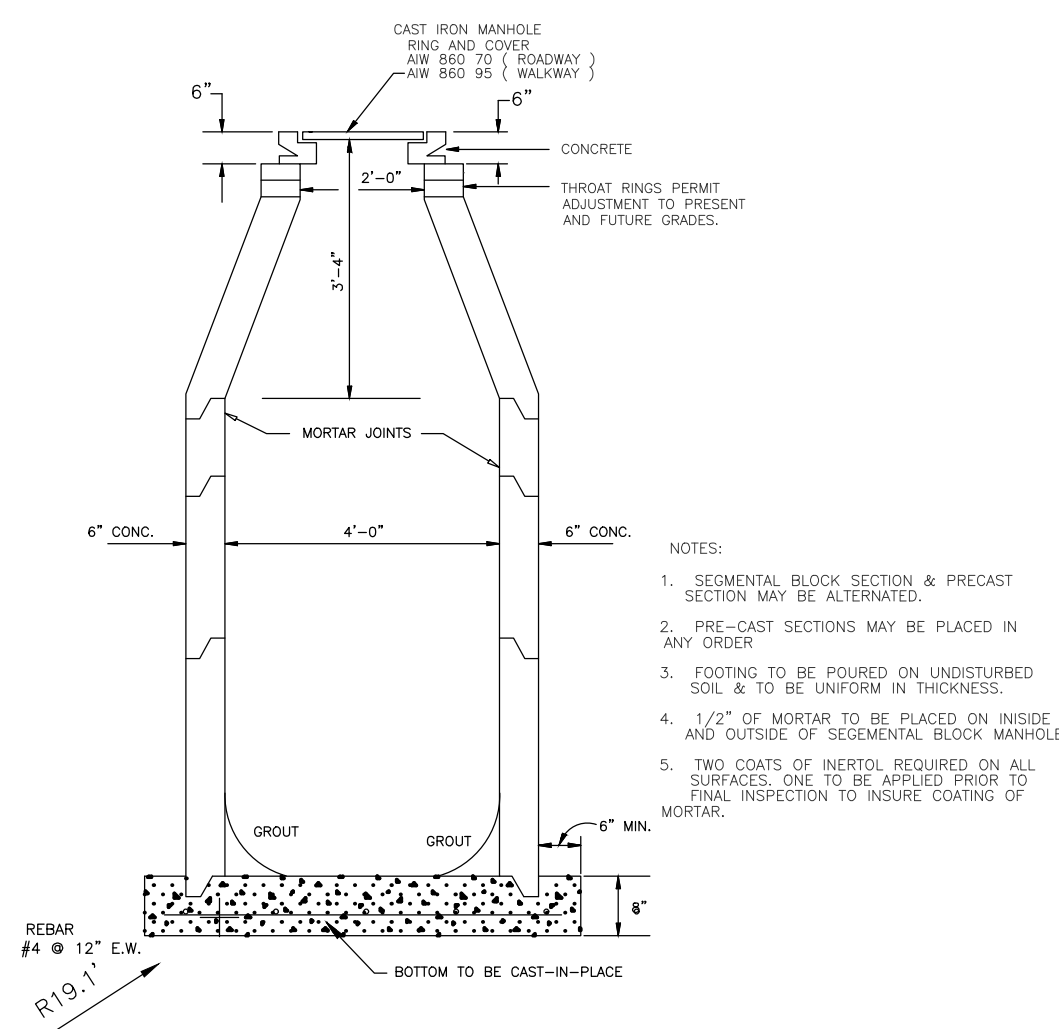
TYPE "A" INLET

N.T.S.



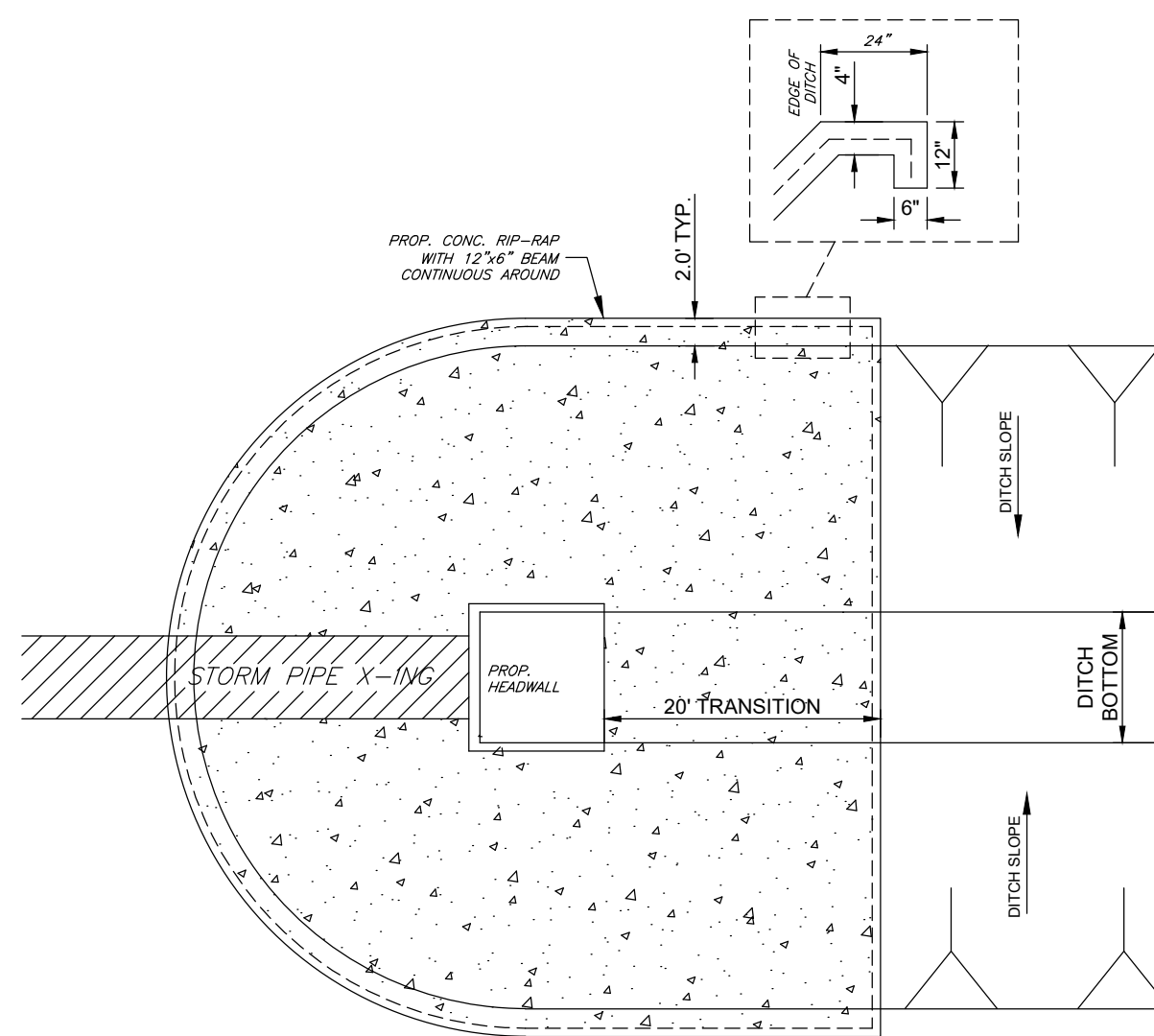
BEDDING AND BACKFILL DETAIL

N.T.S.



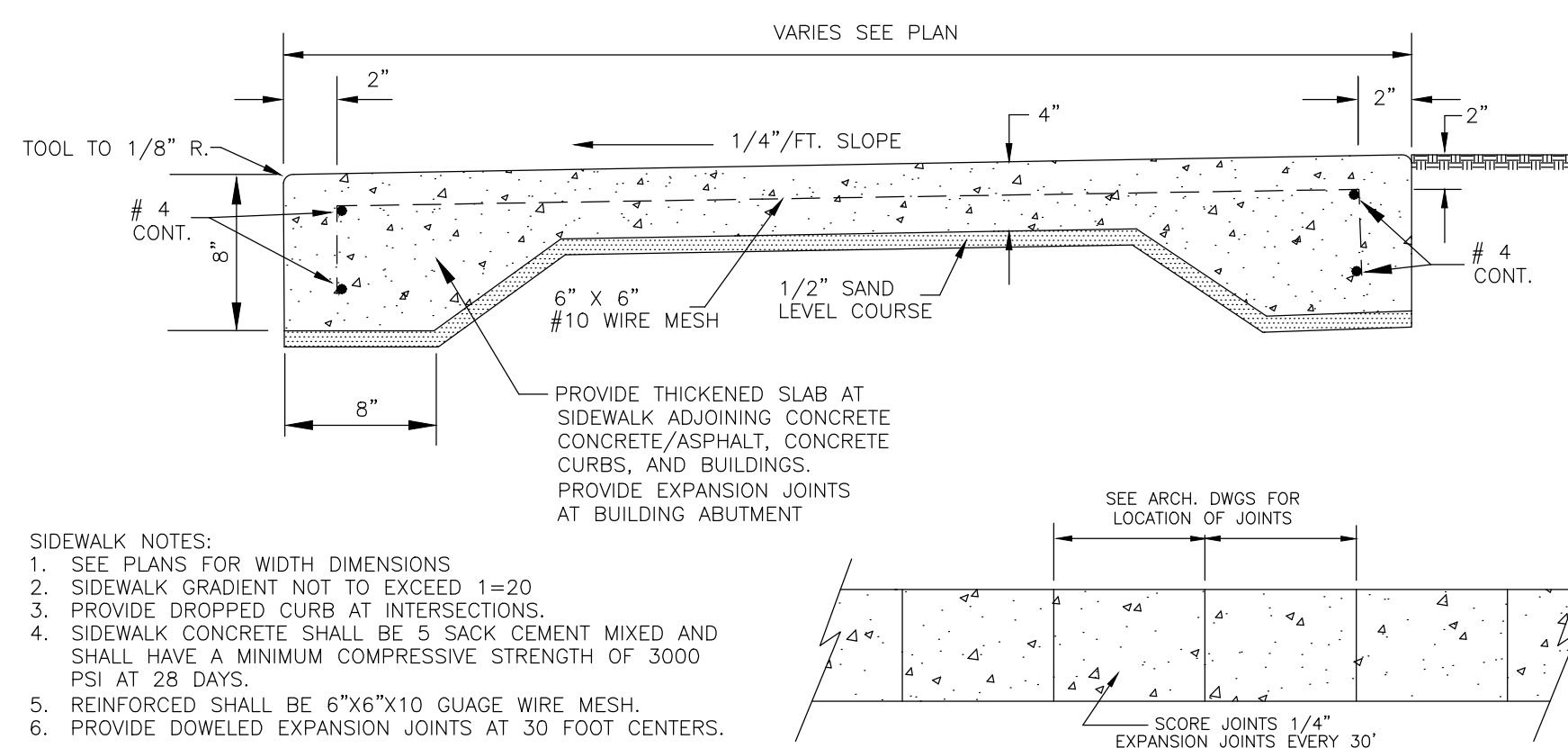
STORM SEWER STANDARD
PRECAST MANHOLE

N.T.S.



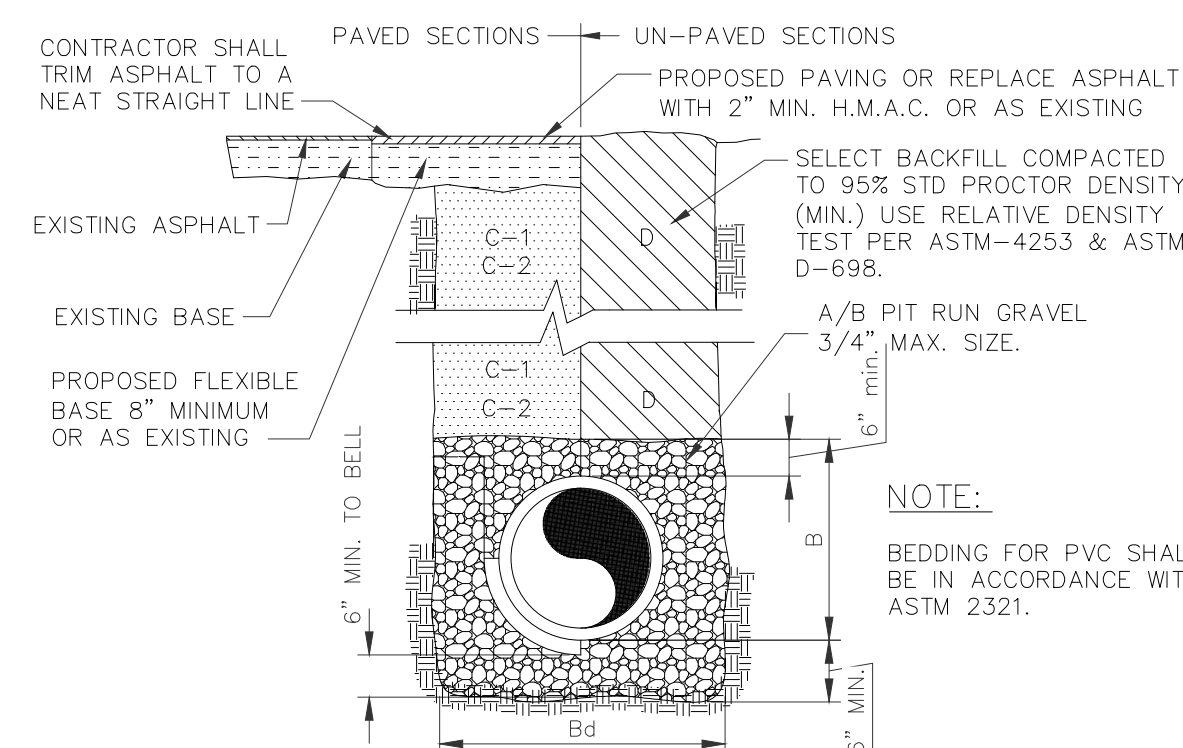
CONCRETE RIP-RAP DETAIL

N.T.S



SIDEWALK DETAILS

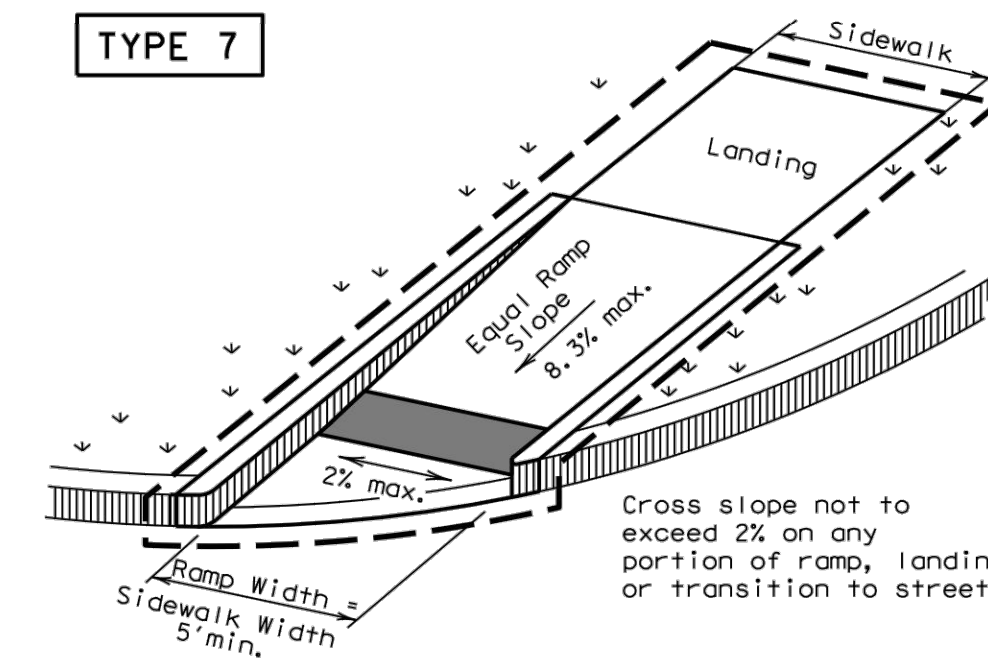
N.T.S.



- A. GRAVEL BEDDING PLACED ABOVE PIPE IS LAID UP TO FLOW-LINE OF PIPE (MIN. THICKNESS = 6") PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. GRAVEL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO 4" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.
- C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE. C-1. (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECTED EXCAVATED BACK FILL COMPACTED TO 98% SPD, 8" LIFTS, MECHANICAL COMPACTION C-2. (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- D. SELECT EARTH BACK FILL COMPACTED TO 98% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, COMPACTED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPLETED TO 98% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT TO EXCEED 6". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

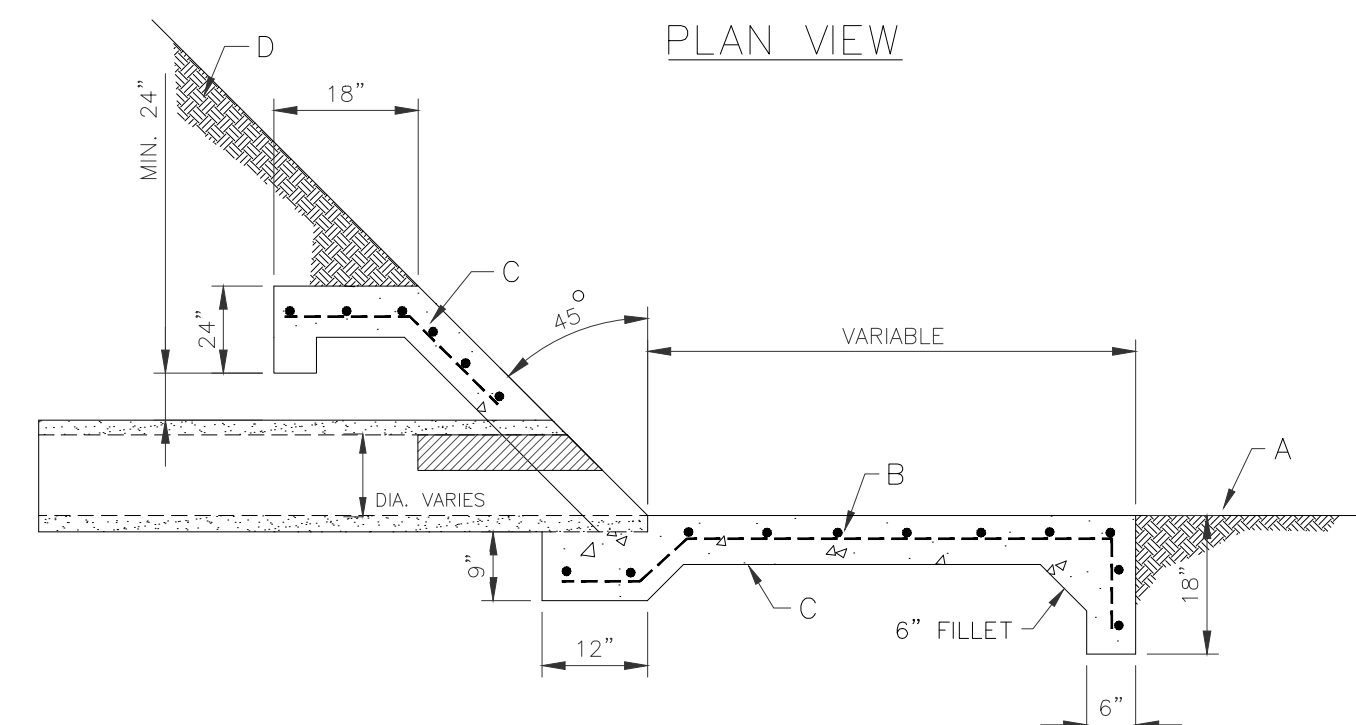
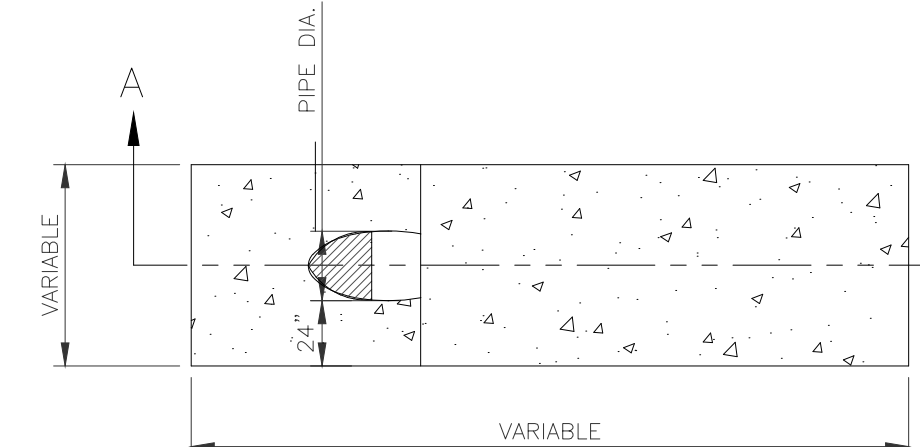
STORM SEWER
(LOW PRESSURE PIPE)

N.T.S.



HANDICAP RAMP DETAIL

N.T.S.



SECTION A-A

GENERAL NOTES:

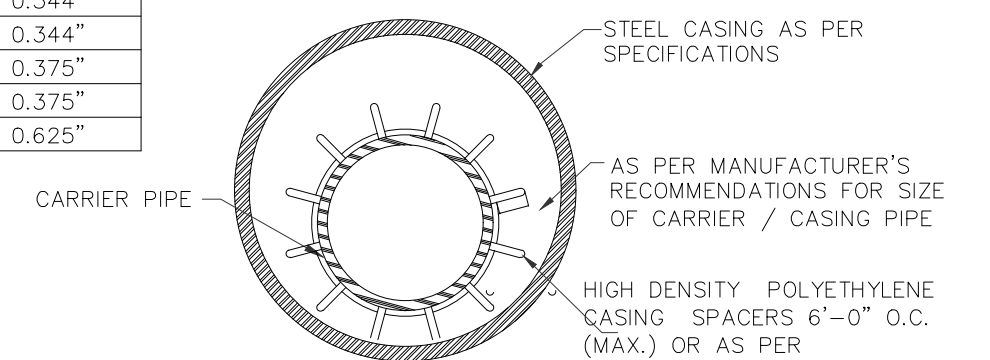
1. CONCRETE TO HAVE 3000 P.S.I. AT MIN.
28 DAYS COMPRESSION STRENGHT.
2. ALL STEEL TO HAVE 4000 P.S.I.
YIELD STRENGTH.

CONSTRUCTION NOTES:

- A. DRAIN DITCH FLOW-LINE.
- B. 6" X 6" X No. 6 WIRE MESH OR EQUAL.
- C. MIN. 3" COVER REQUIRED ON EVERY SIDE.
- D. MIN. 98% COMPACTION.

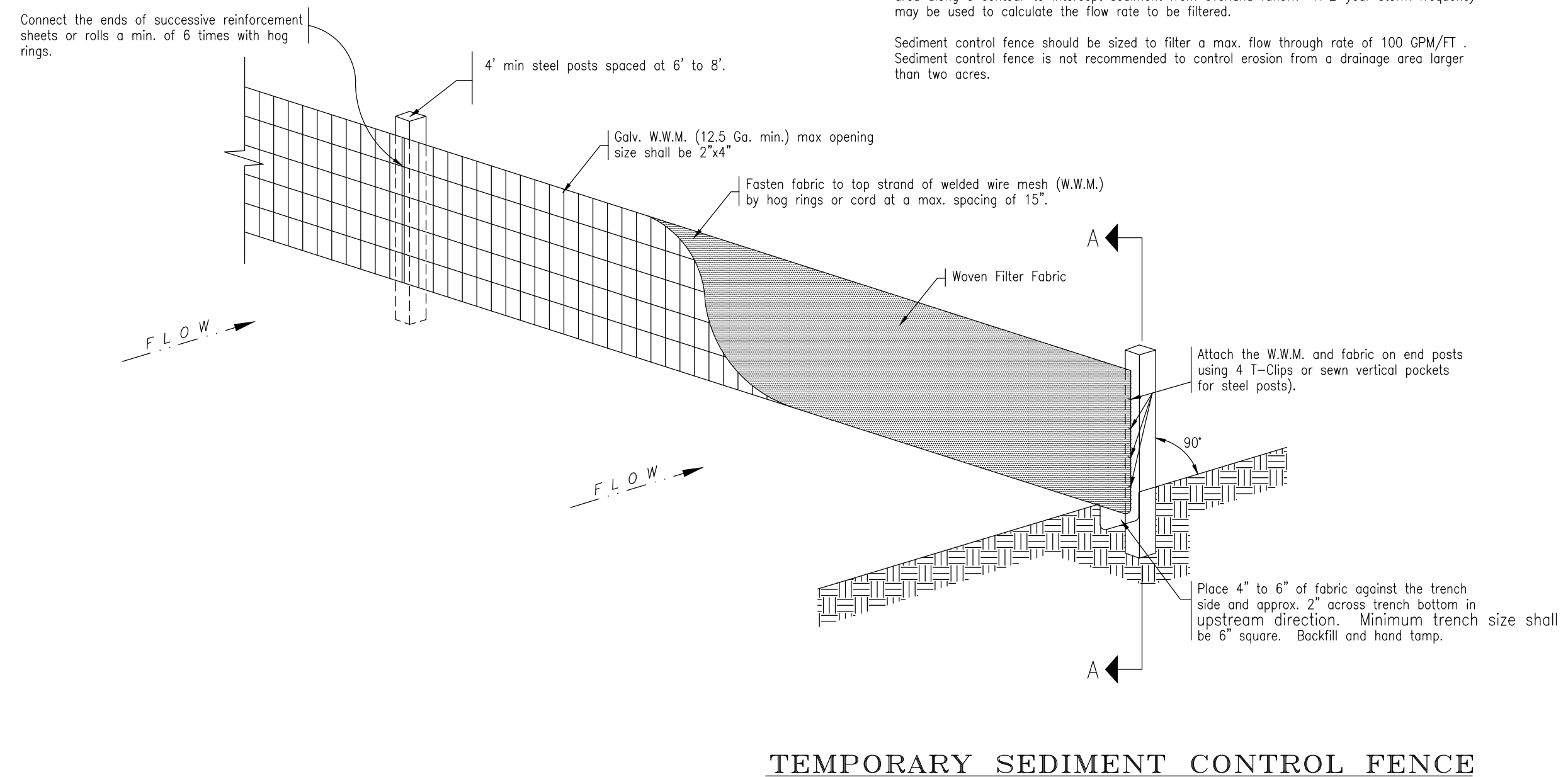
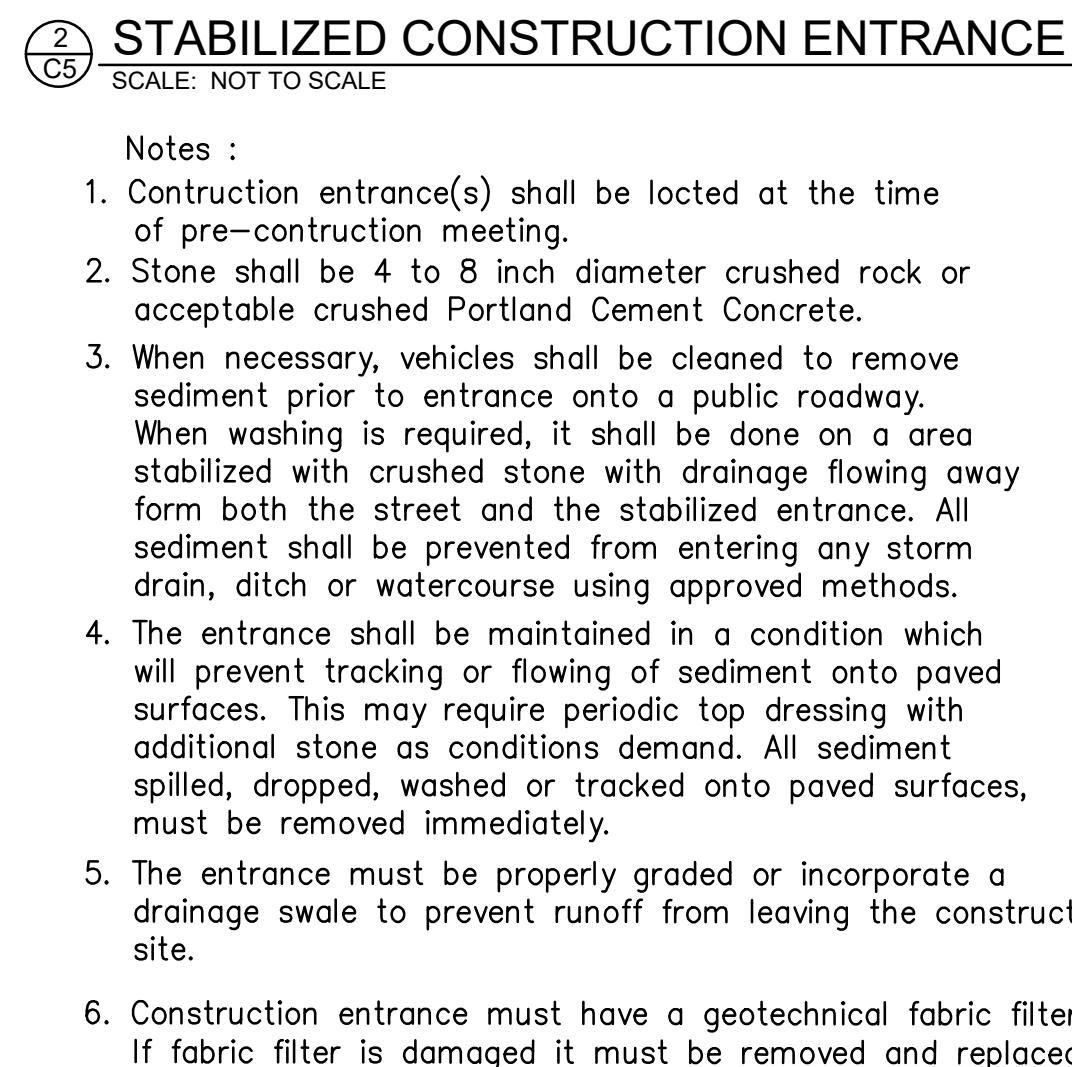
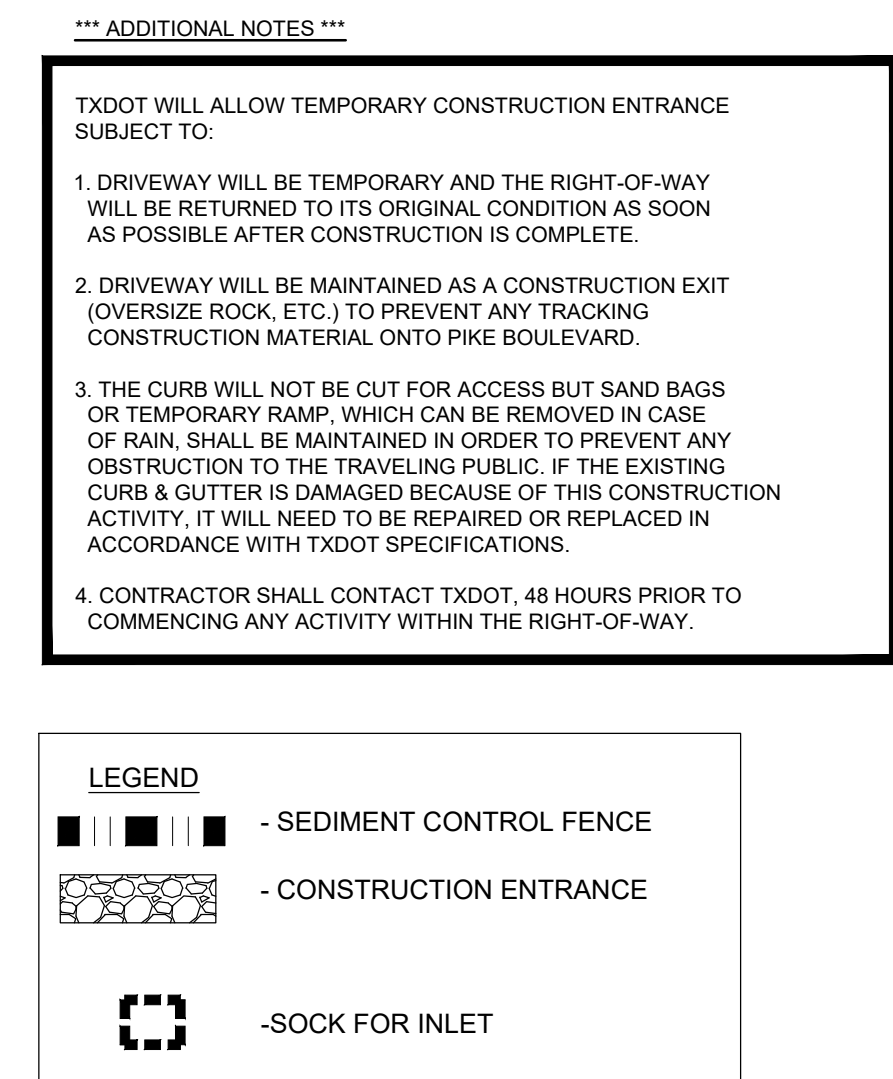
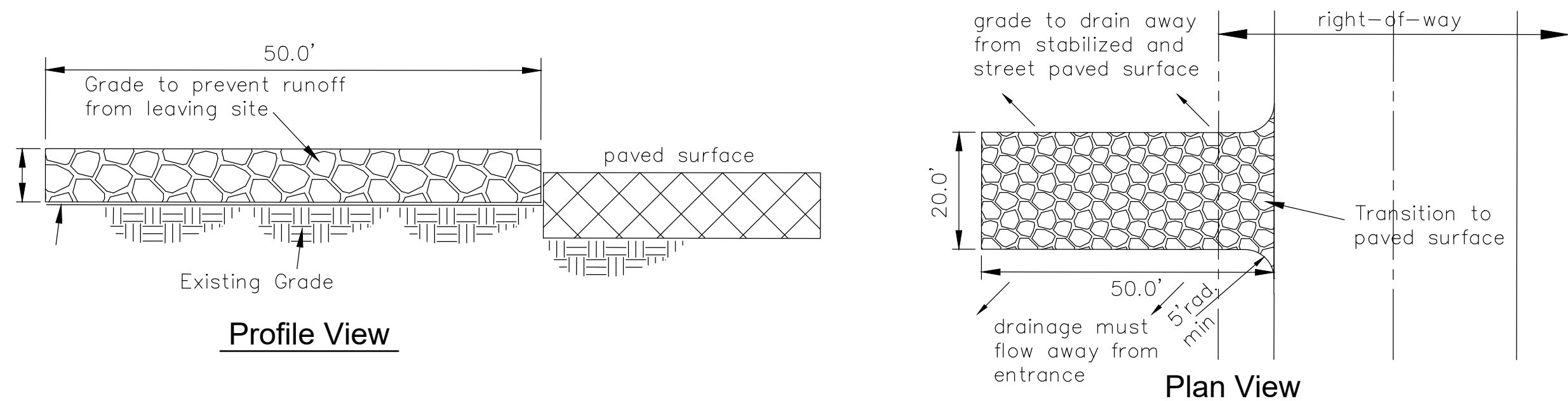
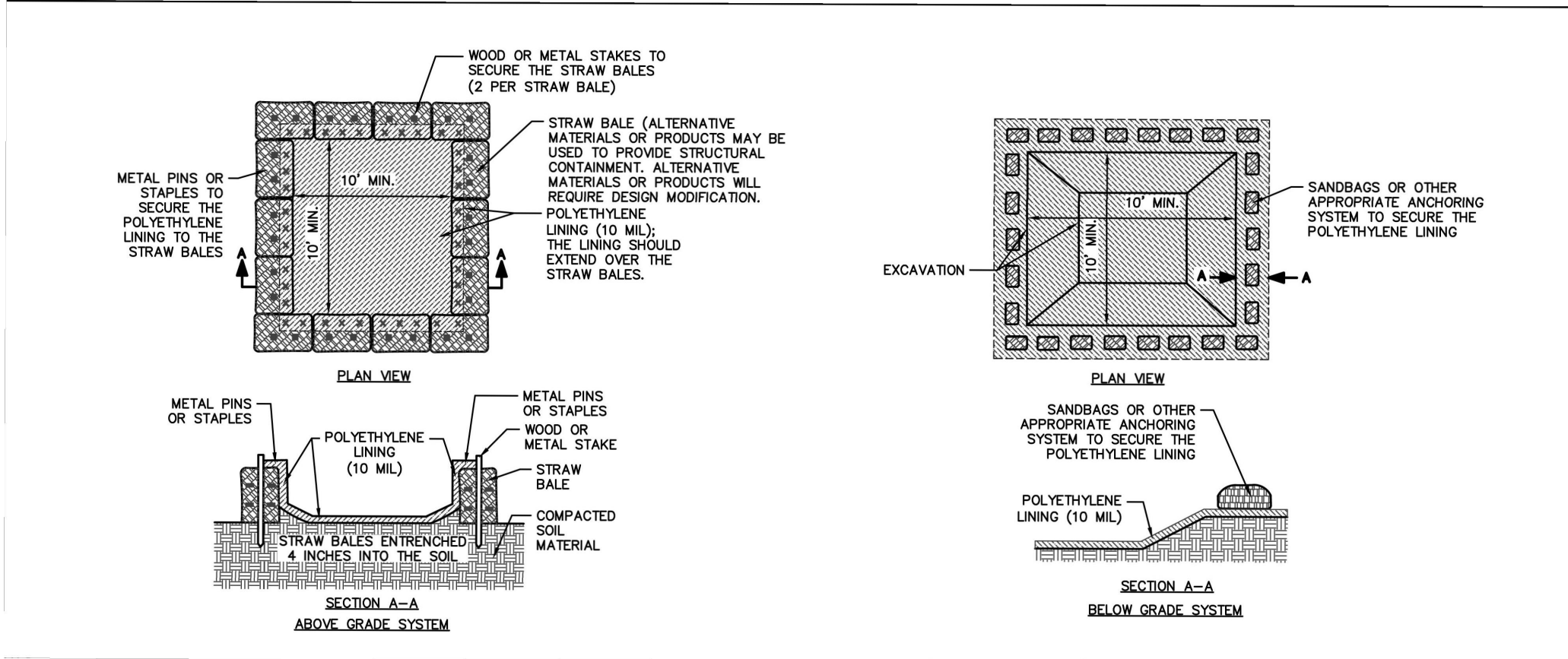
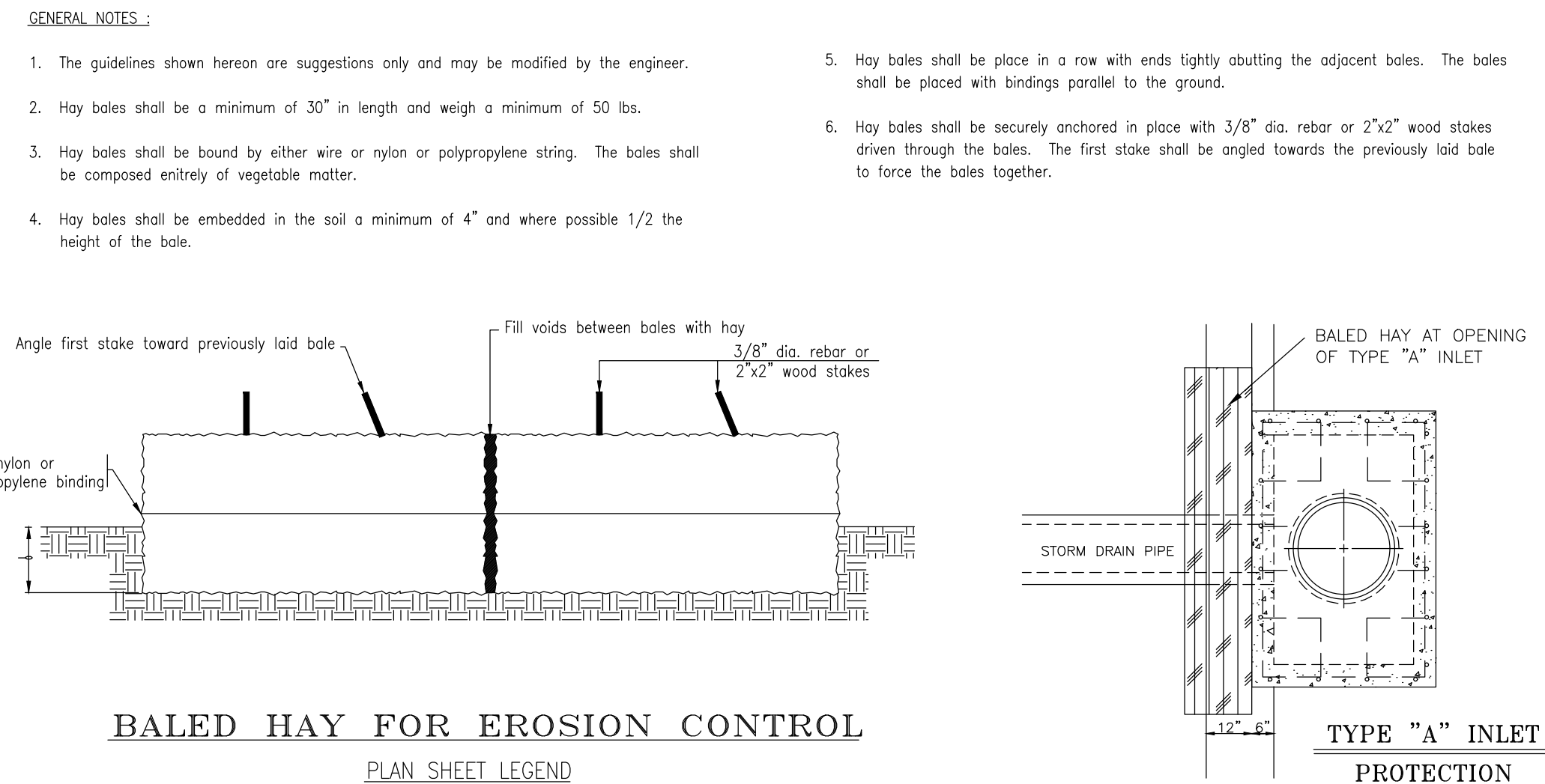
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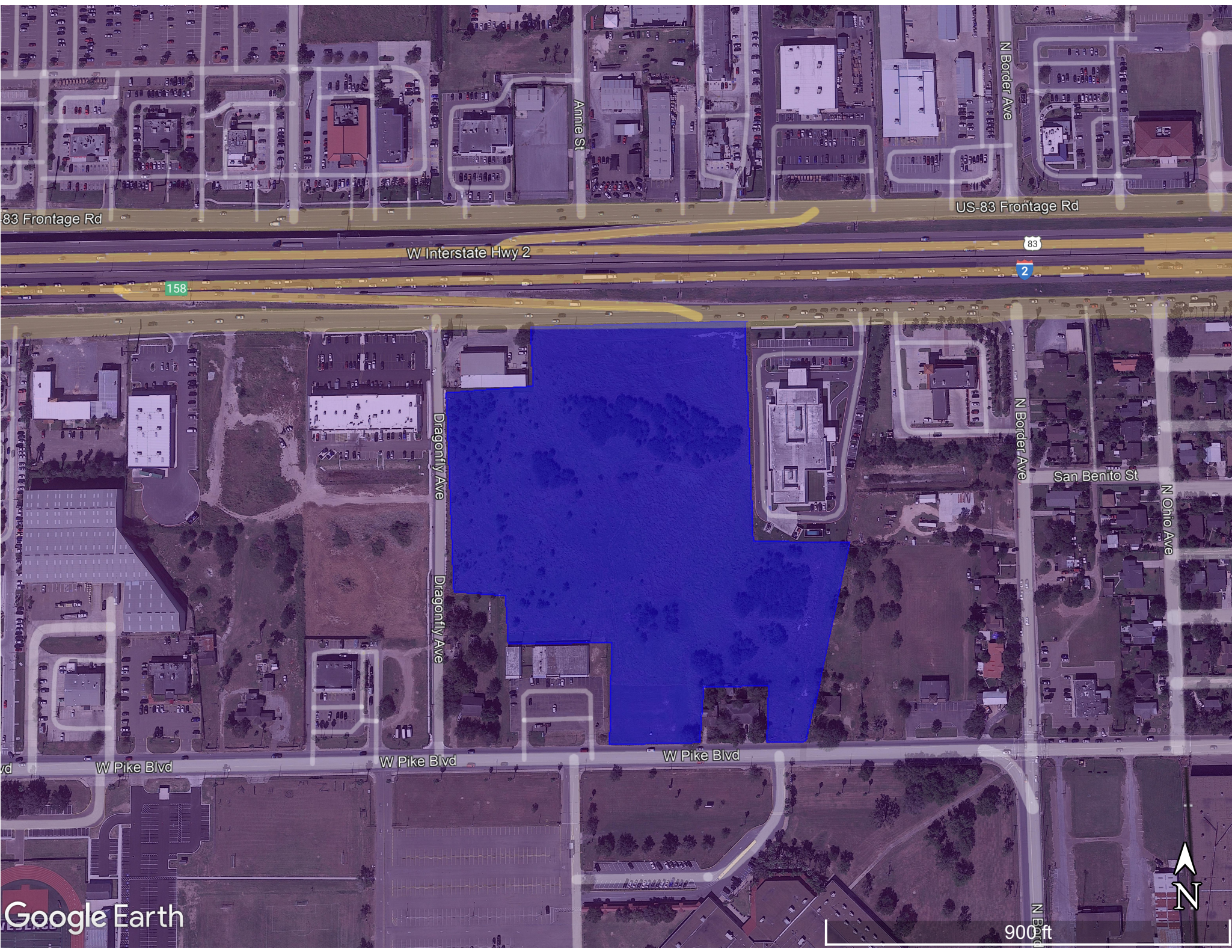
BORING INSTALLATION		
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.250"
8"	16"	0.250"
10"	18"	0.344"
12"	21"	0.344"
14", 15"	24"	0.344"
16"	26"	0.344"
18"	30"	0.375"
24"	36"	0.375"
36"	48"	0.625"



1. ALL STEEL CASING SHALL BE WELDED.
2. STEEL CASING SHALL BE CLOSED AT EACH END USING BRICK OR BLOCK AND MORTAR GROUTED.
3. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ONTO THE CARRIER PIPE SO THAT WHEN THE CARRIER PIPE IS BEING INSTALLED THE SPACERS WILL NOT MOVE ALONG THE PIPELINE. THE CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENT.
4. PROJECTION – TYPE CASING SPACERS SHALL BE CONSTRUCTED OF PREFORMED SECTIONS OF HIGH DENSITY POLYETHYLENE. THE FLEXIBLE SECTIONS SHALL BE JOINED TOGETHER AROUND THE PIPE TO PROVIDE A MINIMUM OF 16 PLASTIC PROJECTIONS PER SPACER SECTION OR AS RECOMMENDED BY MANUFACTURER.
5. INSTALLATION AND SIZE OF SPACERS SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

N.T.S.





83 Frontage Rd

US-83 Frontage Rd

W Interstate Hwy 2

83

2

158

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





Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6367	
From: REBEKAH DE LA FUENTE			
Subject: Approval of a three-month extension for the Final Plat for Milanos Estates 1 Subdivision— being a 26.43 acres out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed eighty-two (82) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on March 15, 2023. This is the fourth extension request for the development. The project is about 60% completed. The Engineering department has provided an email with pending items regarding the installation of the waterlines and sanitary sewerlines.			
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 three-month extension at their regular meeting held March 1, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the three-month extension.			
Attachments, if any: Milanos Estates Ph I- Memo, Milanos estates ph 1 extension 2-16-23, Milanos estates ph 1 engineering email, Milanos Estates Phase I- Aerial, Milanos Estates Phase I -PLAT SHEET			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

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

RE: Milanos Estates Phase I- Three-Month Extension

DATE: February 28, 2023

The proposed subdivision was previously approved by the City Commission on September 15, 2020, this is the developers fourth extension. However, this extension is for only three months . City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. The developer is currently working on construction the installation of the waterlines and sanitary sewer lines and testing. The City Engineer Department stated that the overall project is 60% completed at this time.

Thank you,

Rebekah de la Fuente, CFM



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

February 16, 2023

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596

Re: Milanos Estates Phase I Subdivision, request for 3 months extension

Dear Ms. De La Fuente,

As agents for the subdivision to be named "Milanos Estates Phase I Subdivision", we are requesting a 3-month extension to complete this subdivision due to construction and material delays. We are currently 85% complete and we foresee completing the construction of the remaining subdivision within the next 60 to 90 days.

Respectfully submitted,

Ivan Garcia P.E. R.P.L.S
Agent

Flor Acuna

From: Joe Mondragon <jmondragon@weslacotx.gov>
Sent: Monday, February 20, 2023 1:54 PM
To: Flor Acuna
Cc: Alberto J. Aldana; Rebekah M. De La Fuente
Subject: Milano's Estates phase1

Good Afternoon,

This Email is regarding the letter of extension for the Project of Milano's Estates Phase1, they have about 60% of the project done. They still have things pending such as,

- They need to continue with the main sewer line on the outside of the project.
- They need remove and re-adjust the water line to east side of the road from the west side.
- Manholes on the main sewer line outside
- Finish sewer main psi and mandrel test
- Waterline and outside sewer main cmts
- BacT samples for waterline
- Meter boxes and making the antenna holes.
- Roadway is being worked on its on its Flex base level (Belongs to County)

They have put in water, sewer, and storm line inside the project, services have been installed as well as manholes and inlet boxes have been placed. So this project still has work to be done. If you have any questions or concerns please don't hesitate to call or message me.

_Thank you,

Joe Mondragon

Construction Inspector

Engineering Department

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

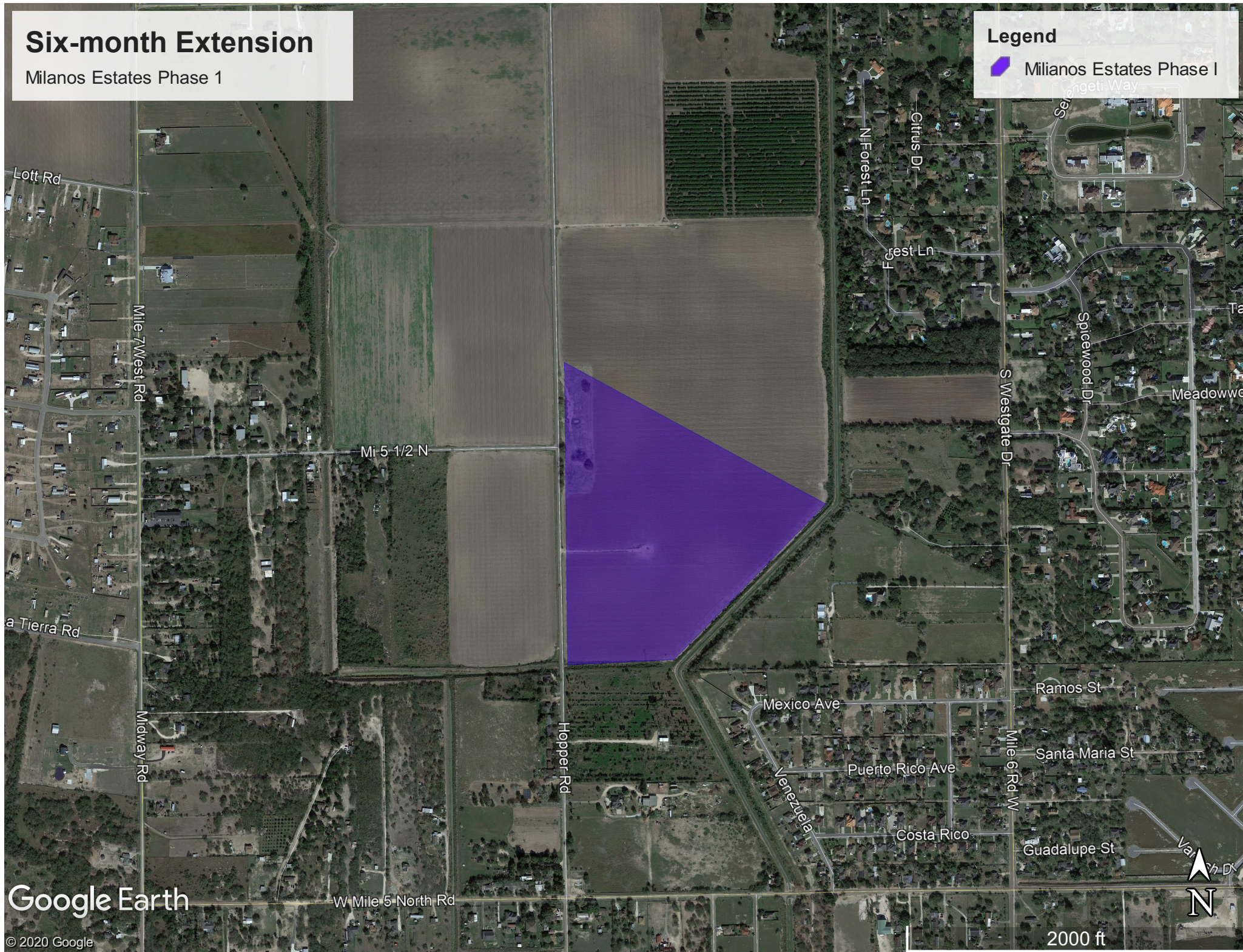
jmondragon@weslacotx.gov

Six-month Extension

Milanos Estates Phase 1

Legend

 Milanos Estates Phase I

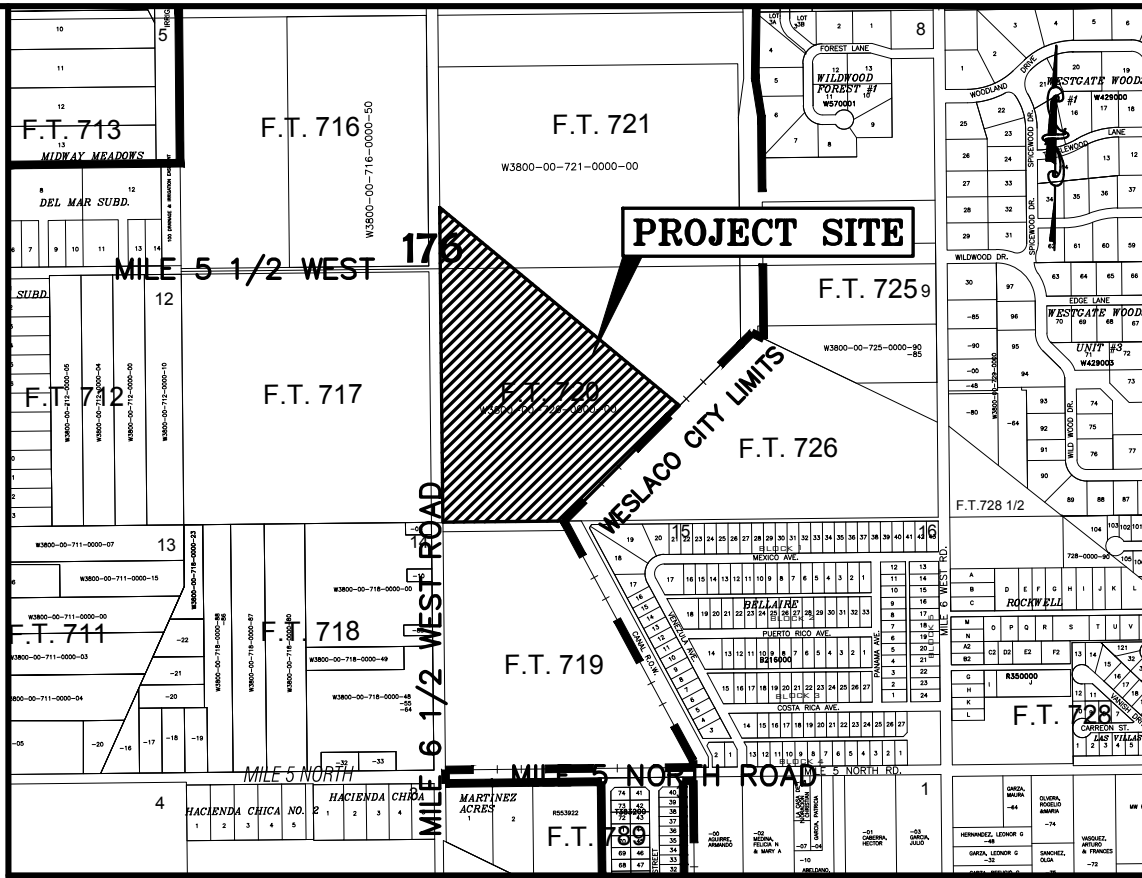


Google Earth

© 2020 Google

MILANOS ESTATES PHASE I SUBDIVISION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE: 1" = 1000'

LOCATION OF MILANOS ESTATES PHASE I WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

MILANOS ESTATES PHASE I IS LOCATED APPROX. 15080 FEET SOUTH FROM THE INTERSECTION OF MILE 6 ROAD AND HOPPER ROAD, EAST SIDE OF HOPPER ROAD IN HIDALGO COUNTY PRECINCT 1. THIS SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY OF WESLACO TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 OR THE CITY'S FIVE-MILE ETJ UNDER LOCAL GOVERNMENT CODE § 212.001. THE ESTIMATED POPULATION OF THE CITY OF WESLACO IS 41,629 (2019 CENSUS) AS PER THE 2019 UNITED STATES CENSUS BUREAU.

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.E.D.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.C.	MILITARY HWY WATER SUPPLY CORP.
O.S.S.F.	ON-SITE SEWAGE FACILITY
C.L.	CENTER LINE
H.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1

METES AND BOUNDS DESCRIPTION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

AND SAID 26.43 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHWEST CORNER OF FARM TRACT 722 OF THE SAID WEST TRACT SUBDIVISION, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF MILE 6 NORTH ROAD (A.K.A. 18TH STREET) AND MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD);

THENCE S 1°12'22" E ALONG THE WEST LINE OF THE SAID FARM TRACTS 722 AND 721, SAME BEING ALONG THE CENTERLINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), PASSING AT 1320.00 A COTTON-PICKER-SPINDLE FOUND AT THE NORTHWEST CORNER OF THE SAID FARM TRACT 721, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 722, AND CONTINUING FOR A TOTAL DISTANCE OF 2403.76 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 88°47'38" E ACROSS THE SAID FARM TRACT 721, TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), A DISTANCE OF 20.00 FEET TO A 1/2-CAPPED IRON ROD SET, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 52°51'19" E ACROSS THE SAID FARM TRACTS 721 AND 720, SAME BEING IN PART ALONG THE NORTHERN LINE OF A CALLED EASEMENT AND RIGHT-OF-WAY FOR PIPELINE TO RIO GRANDE VALLEY GAS COMPANY, RECORDED IN VOLUME 1641, PAGE 534, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 495.31 FEET TO A 1/2-CAPPED IRON ROD SET, FOR A BEND IN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S 50°20'25" E ACROSS THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTHERN LINE OF THE SAID EASEMENT AND RIGHT-OF-WAY FOR PIPELINE TO RIO GRANDE VALLEY GAS COMPANY, TO A POINT ON THE EAST LINE OF THE SAID FARM TRACT 720, A DISTANCE OF 1072.15 FEET TO A 1/2-CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 44°24'22" W ALONG THE EAST LINE OF THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTH LINE OF FARM TRACT 726 OF THE SAID WEST TRACT SUBDIVISION, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF THE SAID FARM TRACT 720, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 726, A DISTANCE OF 782.56 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°47'38" W ALONG THE SOUTH LINE OF THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTH LINE OF FARM TRACT 719 OF THE SAID WEST TRACT SUBDIVISION, TO THE SOUTHWEST CORNER OF THE SAID FARM TRACT 720, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID FARM TRACT 719, PASSING AT 640.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), AND CONTINUING FOR A TOTAL DISTANCE OF 860.00 FEET TO A COTTON-PICKER-SPINDLE FOUND ON THE CENTERLINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), SAID COTTON-PICKER-SPINDLE FOUND BEING DISTANT N 1°12'22" W 1320.34 FEET FROM A COTTON-PICKER-SPINDLE FOUND AT THE SOUTHWEST CORNER OF THE SAID FARM TRACT 719, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 1°12'22" W ALONG THE WEST LINE OF THE SAID FARM TRACTS 720 AND 721, SAME BEING ALONG THE CENTERLINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), PASSING AT 1320.00 A COTTON-PICKER-SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID FARM TRACT 720, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 721, AND CONTINUING FOR A TOTAL DISTANCE OF 1559.24 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 26.43 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.71 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD).

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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 OR 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 WESLACO AND HIDALGO COUNTY, TEXAS.



IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

DATE

FELIPE M. AVILA
27.48 ACRES
FARM TRACT 726,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2509240 O.R.H.C.

BELLAIRE SUBDIVISION
VOL. 24, PG. 67 H.C.M.R

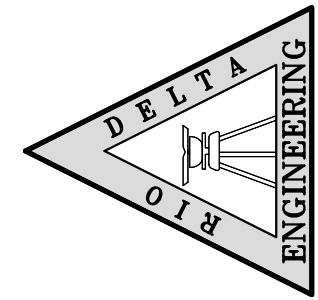
O.E. INVESTMENTS, INC.
12.75 ACRES
FARM TRACT 719,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#1137827, H.C.M.R

BAROSO ALAM R. & EMMA RIOS
FARM TRACT 718,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2228306 O.R.H.C.

NAME	ADDRESS	PHONE & FAX
OWNER(S): GARVIC PROPERTIES LP	P.O. BOX 2604	EDINBURG, TX. 78536
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING

FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
MAY 8, 2020
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT SHEET
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	AS SHOWN
DATE:	JULY 29, 2020
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO.	1 OF 7

MILANOS ESTATES PHASE I SUBDIVISION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS – COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, **VICTOR J. DANEC**, AS OWNER OF THE 26.43 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MILANOS ESTATES PHASE I SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

VICTOR J. DANEC
GARVIC MGMT, INC
P.O. BOX 2604
EDINBURG, TX. 78536

DATE

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **VICTOR J. DANEC**, PROVED TO ME THROUGH HIS/HER 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 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 _____, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS – CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **VICTOR J. DANEC** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR

DATE

ATTEST: CITY SECRETARY

DATE

I, THE UNDERSIGN 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 SUBDIVISIONS REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN

DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT # 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 H.C.C.I.D. #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.
- H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION, AS WELL H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- H.C.C.I.D. #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

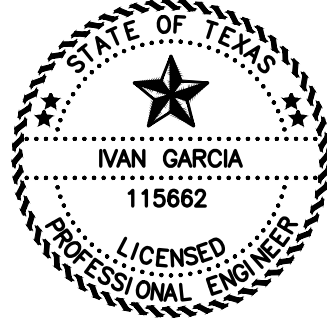
DATE

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.

IVAN GARCIA P.E. R.P.L.S.
REG. PROFESSIONAL ENGINEER NO. 115662

DATE



GENERAL NOTES:

1. FEMA FLOOD ZONE STATEMENT:

THE SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0525 B MAP REVISED: JANUARY 2, 1981.

2. SETBACKS:

FRONT: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 6" ABOVE THE CENTER LINE OF MILE 6 1/2 WEST ROAD, OR 18" ABOVE THE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--->B.M. NO. 1--, ELEV. **77.92** N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF MILE 6 1/2 WEST ROAD AND MILE 5 1/2 WEST ROAD. GPS POINT, GRID COORDINATES **N 18574070.7400, E 1143804.3180.**

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **330,712** CUBIC-FEET OR **7.59** ACRE--FEET OF STORM WATER RUNOFF.

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

8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER CERTIFIES THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

11. THE DEVELOPER SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE--GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.

12. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

13. 5.00 FEET SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

14. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL 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.

15. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.

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

17. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

18. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS.



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION	
SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.	CHECKED: _____
SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.C.I.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	CHECKED: _____
SHEET 3: WATER LAYOUT, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	CHECKED: _____
SHEET 4: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.	CHECKED: _____
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS--SECTIONS AND DRAINAGE REPORT.	CHECKED: _____
SHEET 6: PAVING & DRAINAGE DETAIL SHEET	CHECKED: _____
SHEET 7: WATER & SANITARY SEWER DETAIL SHEET	CHECKED: _____

PROJECT :

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.

SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.

CHECKED:
IVAN GARCIA P.E. R.P.L.S.

DRAWN:
OSCAR ALARCON JR.

SCALE:
AS SHOWN

DATE:
MAY 8, 2020

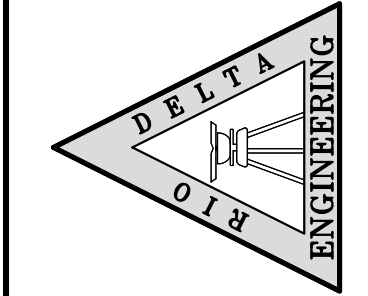
PROJECT:
SUB 19 027

REVISIONS:

PAGE NO.
2 OF 7

ISSUED FOR:
PRELIMINARY

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
MAY 8, 2020
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.



RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027

921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

PLAT SHEET

MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6372	
From: ARNOLDO BECHO			
Subject: Approval on renewal of an Interlocal Cooperation Agreement with the County of Hidalgo and City of Weslaco for participation in the Hidalgo County Library System and authorize the Mayor to execute any related documents. (Staffed by Library Department.)			
Background: For over a decade the Mayor Joe V. Sanchez Public Library has partnered with the Hidalgo County Library System to share resources and provide library services to all residents of Hidalgo throughout all County libraries. The partnership is a huge success. In addition to sharing knowledge and increasing services to the public, we also receive funding from Hidalgo County through the partnership. The County pays for our Electronic Book Collection, our library management software, and provides a stipend of approximately \$15,000 to the library's budget to be used for purposes directly benefiting the public. The agreement asks that we provide library services to all members of the county and share resources with our partner libraries. This requirement is already part of our core mission and a very feasible expectation. No additional funding is required of the agreement. Through participation with the County, the library receives services and funding which allow for maintenance of accreditation, expansion of resources, and many other important functions. The library strongly recommends approval. Please feel free to contact me with any questions, I will be happy to provide additional information.			
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: NA			
Advisory Review, if any (name of board/committee, date of action, recommendation): NA			
ARNOLDO BECHO ARNOLDO BECHO		Created/Initiated Approved	

Martin Garza	New
City Manager Comments: Approve as recommended by Library Department.	
Staff Recommendation: Approve	
Attachments, if any: Memo- Approval of HCLA 2023 Intrlocal Agreement	
Responsibilities upon Approval: The agreement asks that we provide library services to all members of the county and share resources with our partner libraries.	

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

February 28, 2023

To: David Suarez, Mayor; Jose "JP" Rodriguez, Mayor Pro-Tem; Greg Kerr, Commissioner; Israel Gonzalez, Jr., Commissioner; Josh Pedraza, Commissioner; Letty Lopez, Commissioner; Adrian Farias, Commissioner; Martin Garza, City Manager
CC: Rosalinda Cavasos, Kayla Pena, Maricarmen Garcia
Fr: Arnoldo Becho, Library Director
Re: HCLS Interlocal Agreement 2023

For over a decade the Mayor Joe V. Sanchez Public Library has partnered with the Hidalgo County Library System to share resources and provide library services to all residents of Hidalgo throughout all County libraries. The partnership is a huge success. In addition to sharing knowledge and increasing services to the public, we also receive funding from Hidalgo County through the partnership. The County pays for our Electronic Book Collection, our library management software, and provides a stipend of approximately \$15,000 to the library's budget to be used for purposes directly benefiting the public.

The agreement asks that we provide library services to all members of the county and share resources with our partner libraries. This requirement is already part of our core mission and a very feasible expectation. No additional funding is required of the agreement.

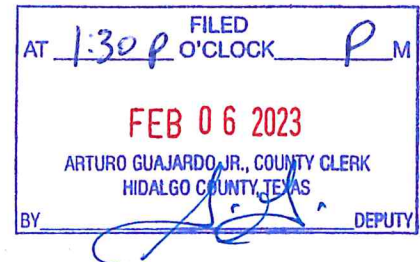
Through participation with the County, the library receives services and funding which allow for maintenance of accreditation, expansion of resources, and many other important functions. The library strongly recommends approval.

Please feel free to contact me with any questions, I will be happy to provide additional information.

Thank you for the time,

Arnoldo Becho
Library Director, City of Weslaco
Mayor Joe V. Sanchez Public Library
525 S. Kansas, Weslaco TX
abecho@weslacopl.us
(956) 973-3144

THE STATE OF TEXAS §
COUNTY OF HIDALGO §



**INTERLOCAL COOPERATION AGREEMENT
BETWEEN COUNTY OF HIDALGO, TEXAS AND CITY OF WESLACO, TEXAS**

This Agreement is made effective as of this 2nd day of February 2023, by and between HIDALGO COUNTY, TEXAS hereinafter referred to as "County," and the CITY OF WESLACO, TEXAS hereinafter referred to as "City" pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

WHEREAS, the County has established the Hidalgo County Library System (hereinafter "HCLS");

WHEREAS, the County wishes to Contract with the City for library privileges from the City's established library;

WHEREAS, pursuant to Tex. Loc. Gov't Code Section 323.011 the City understands that the City's library will assume the functions of a County library within the County;

WHEREAS, pursuant to standard HCLS operating procedures, HCLS acquires library materials, supplies and services, electronic database services, audiovisual equipment, and computer hardware, software and other resources for library services for the free use of City's library by residents of rural areas of the County;

WHEREAS, the County and City desire to clarify the terms and conditions of the operation of HCLS, and to provide direct funding to City in certain circumstances;

WHEREAS, the County finds that the City is suitably organized to provide efficient and effective free library services to County residents under Chapter 323; and

WHEREAS, the County therefore desires to expend funds to assist City with the expenses of establishing, operating and maintaining its free library in the County.

NOW THEREFORE, for and in good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the County and the City hereby agree as follows:

1. The County shall budget an estimated amount each year for the following fiscal year and allocate such amount from the County's General Fund as payment for various libraries of County of which City library is one. Such estimated amount will be allocated to County libraries in accordance with a formula established, reviewed and

approved by HCLS. This allocation formula shall be reviewed and approved annually at the beginning of the County fiscal year by HCLS meeting in regular-session. Funds disbursed to the City shall be in consideration for the City agreeing that the City's library will assume the functions of a county library within Hidalgo County. Funds disbursed to the City pursuant to this paragraph and HCLS provisions shall be used by City only for the City library to purchase contractual services and library materials, including but not limited to, books, supplies and services, Internet connectivity, electronic database services and connections, equipment and furnishings, and computer hardware and software.

2. The City agrees to maintain and operate its city library in accordance with the standards of the State of Texas, the State Library System Act and Local Government Code Chapter 323. The City specifically covenants to assure that the librarian of the City's library meets the minimum standards established by Texas State Library and Archives Commission ("State Library"), including any and all certification mandated by the State Library. The City further agrees to cooperate with the County in any programs, promotions or interlocal initiatives in furtherance of the purposes of HCLS.

3. The City agrees to supervise the activities and operation of its library and agrees to assume full responsibility and liability for any and all activities conducted under the terms of this Agreement.

4. The City library personnel shall not be entitled to any of the benefits of an employee of the County, including, but not limited to, County fringe benefits or the County Civil Service program.

5. This Agreement shall continue until December 31, 2023; or until amended, replaced or terminated in accordance with Chapter 323. Either party may terminate this Agreement by providing six (6) months' advance written notice to the other party. The parties agree that any property acquired under this Agreement is subject to division upon termination of this contract in accordance with Texas Local Government Code Section 323.011(c). Upon termination of this Agreement, any property acquired under this Agreement shall remain in the possession of the City in the City library and the City agrees to take any and all necessary measures to ensure that such property is safeguarded from theft and/or damage.

6. The City agrees to give County and its authorized representatives access to, and the right, to examine, excerpt and transcribe all books, accounts, records, reports, files and other papers, documents, things, or property belonging to or in use by the City in relation to its library operations for so long as such are maintained by City.

7. Conflict of 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 their 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(s) of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.

8. No Waiver: No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.

9. Entire Agreement: This Agreement contains the entire contract between the parties 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 City and County, and not otherwise.

TEXAS LAW TO APPLY. THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND ALL OBLIGATION OF THE PARTIES CREATED HEREUNDER ARE PERFORMABLE IN HIDALGO COUNTY, TEXAS. THE PARTIES HEREBY CONSENT TO PERSONAL JURISDICTION IN HIDALGO COUNTY, TEXAS.

10. 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 County: County of Hidalgo
Attention: Richard F. Cortez, County Judge
100 E. Cano, 2nd Floor
Edinburg, Texas 78539

If to City: City of Weslaco, Texas
Attn: City Manager
255 S Kansas Ave
Weslaco, Texas 78596

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.

11. 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.

12. Successors. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.

13. Assignment. This Agreement shall not be assignable.

14. 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.

15. 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.

16. Authority to Execute. The execution and performance of this Agreement by City and County have been duly authorized by all necessary laws, resolutions corporate action, and this Agreement constitutes the valid and enforceable obligations of City and County in accordance with its terms

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.

19. Non-Discrimination. The 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 County and City policy, including without limitation to race, color, national origin, religion, sex, age, veteran status, or disability.

[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES this 2nd day of February, 2023.

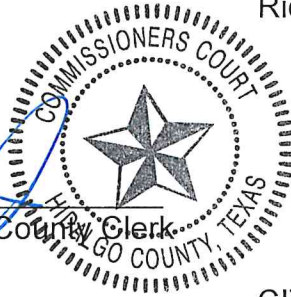
HIDALGO COUNTY, TEXAS

Richard F. Cortez

Richard F. Cortez, County Judge

ATTEST:

Arturo Guajardo, Jr.
Arturo Guajardo, Jr., County Clerk



CITY OF WESLACO, TEXAS

David Suarez
David Suarez, Mayor

ATTEST:

By: _____
Norma A. Cantu, City Secretary

APPROVED BY
COMMISSIONERS COURT
ON: 2/2/23 ms

APPROVED AS TO FORM:

HIDALGO COUNTY DISTRICT ATTORNEY'S OFFICE

By: Josephine R. Solis
Josephine R. Solis

CITY: OF WESLACO

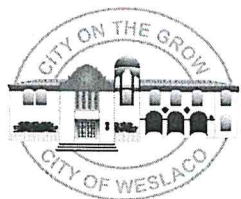
By: _____

Juan E. Gonzalez, City Attorney



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6368	
From:			
Subject: Discussion and consideration on Resolution 2023-24 appointing members to the Library Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Library 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 ARNOLDO BECHO Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve nominees as recommended by the governing body.			
Staff Recommendation:			
Attachments, if any: Board App - Idolina Garcia_Redacted, Board App - Saida Sanchez Redacted, R2023-24 appt Library Board			
Responsibilities upon Approval:			



APPLICATION TO SERVE ON BOARD & COMMITTEES

NAME: Idolina Garcia DATE: 02/21/23

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.)
Librarian

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

Librarian and board member for the Mayor Joe V. Sanchez Public Library

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

AMBULANCE ADVISORY BOARD _____	WESLACO RECYCLING TASK FORCE _____
ANIMAL SHELTER ADVISORY BOARD _____	PARKS & RECREATION ADVISORY BOARD _____
BOARD OF ADJUSTMENTS - BUILDING _____	MAYOR JOE V. SANCHEZ PUBLIC LIBRARY <u>1</u>
BOARD OF ADJUSTMENTS - ZONING _____	TOWER OF HONOR _____
CITIZENS DRAINAGE ADVISORY BOARD _____	WESLACO AIRPORT COMMITTEE _____
CIVIL SERVICE BOARD _____	
ECONOMIC DEVELOPMENT CORPORATION _____	
HOTEL OCCUPANCY TAX ADVISORY BOARD _____	

RETURN FORM & DISCLOSURE FORM TO:

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

FOR OFFICE USE ONLY

APPOINTED TO: _____

DATE: _____

PUBLIC ACCESS ☐ YES
☐ NO

RECEIVED

FEB 22 2023

BY: CSD-AU



APPLICATION TO SERVE ON BOARD & COMMITTEES

NAME: Saida A. Sanchez DATE: March 1, 2023

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

MAILING ADDRESS: same

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

E-MAIL ADDRESS: [REDACTED]

OCCUPATION: (If retired, indicate former occupation or profession.)
school teacher and librarian

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:
Member of Texas Computer Education Association and Texas Librarian Association

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

AMBULANCE ADVISORY BOARD _____	WESLACO RECYCLING TASK FORCE _____
ANIMAL SHELTER ADVISORY BOARD _____	PARKS & RECREATION ADVISORY BOARD _____
BOARD OF ADJUSTMENTS - BUILDING _____	MAYOR JOE V. SANCHEZ PUBLIC LIBRARY <u>1</u>
BOARD OF ADJUSTMENTS - ZONING _____	TOWER OF HONOR _____
CITIZENS DRAINAGE ADVISORY BOARD _____	WESLACO AIRPORT COMMITTEE _____
CIVIL SERVICE BOARD _____	
ECONOMIC DEVELOPMENT CORPORATION _____	
HOTEL OCCUPANCY TAX ADVISORY BOARD _____	

RETURN FORM & DISCLOSURE FORM TO:

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

FOR OFFICE USE ONLY

APPOINTED TO: _____

DATE: _____

PUBLIC ACCESS ☐ YES
☐ NO



APPLICATION TO SERVE ON BOARD & COMMITTEES

BOARD MEMBER ELECTION ON DISCLOSURE

An appointed Board Member may choose whether to allow public access to the information in the custody of the city relating to the Board Member's home address, home telephone number, and cellular numbers (if not paid by the city), emergency contact information, personal email address, and information that reveals whether the person has family members.

Each Board Member shall state his/her choice in writing to the City Secretary Department. If a Board Member elects not to allow public access to this information, the information is protected by Sections 552.024 and 552.117 of the Public Information Act and rulings of the Texas Attorney General. If a Board Member fails to report his/her choice, the information may be subject to public access.

If during their term a Board Member wishes to close or open public access to the information, the individual may request in writing to the City Secretary to close or open access as the case may be. A Board Member may request to close or open public access to the information by submitting a written request to the City Secretary Department. Only the City Secretary is allowed to disclose the information listed above.

**Please complete the information below and return to the
City Secretary Department within fourteen days of receipt.**

☐

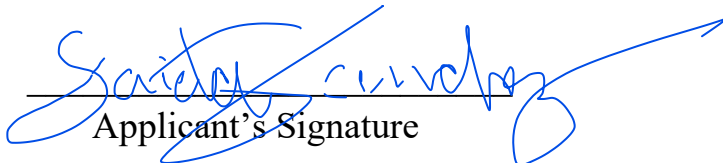
I DO elect public access to my:

_____ home address
_____ home telephone number or cell phone number
_____ personal email address

☒

I DO NOT elect public access to my:

_____ home add
_____ home telephone number or cell phone number
_____ personal email address


Applicant's Signature

March 1, 2023

Date

Saida Sanchez

Applicant's Printed Name

RESOLUTION NO. 2023-24

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING MEMBERS
TO THE LIBRARY BOARD.**

WHEREAS, the City of Weslaco has established the Library Board pursuant to Section 17-17 of the Weslaco Municipal Code Book; and

WHEREAS, the terms of the members of this board are for two years and will not exceed six-years in accordance with Ordinance 2022-19.

WHEREAS, Library Board members shall serve without compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following is appointed to serve a two-year term on the Library Board.

<u>Name</u>	<u>Term Expires</u>
_____	03/07/2025
_____	03/07/2025

PASSED AND APPROVED on this 7TH day of March 2023.

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: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6351	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of RGV Superior Development, LLC on Ordinance 2023-14 to rezone 320 S Pleasantview Drive. Also being 27.498 acres out of the following tracts: North 100 feet of the South, 280 feet of the South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-14. 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-four (24) property owners within 200 feet of the applicant's property were notified by letter on February 17, 2023. There are existing R-2 Apartment zoned areas to the West and Industrial to the South.			
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 February 13, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request at their regular meeting held March 1, 2023			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval based on surrounding land use to the west.			
Attachments, if any: Rezone-320 S Pleasantview Drive - Memo, 320 S Pleasantview Drive- attachments, 320 S Pleasantview- Aerial, O2023-14 rezone 320 S Pleasantview Drive			
Responsibilities upon Approval:			

Staff will advise the applicant.

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 320 S Pleasantview Drive

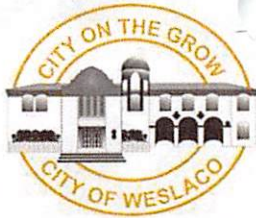
DATE: February 28, 2023

The property owner is proposed an eighty (80) lot four plex- apartments subdivision. There are existing R-2 Apartment zoned areas to the West and Industrial to the South within the area. Part of the property is already zoned Industrial but the developer is requesting to convert the entire property to R-2 apartment and duplexes. The developer has submitted for subdivision review and has been provided comments from staff for revisions. Staff has not received any petitions for or against the rezone request.

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

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR REZONING

RZNE-000382-2023

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot _____ Block _____

Subdivision Name The West and Adams Tract

Street Address Pleasantview Dr. 320 S. Pleasantview Drive.

Existing Zoning R-1 & I Existing Land Use Single Family

Proposed Zoning R-2 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 RGV Superior Development, LLC Phone (956) 960-4111

Address 3407 San Fabian St Fax: _____

City Mission State TX Zip Code 78572 E-Mail: cerdafuente65@gmail.com

OWNER

Name RGV Superior Development, LLC Phone (956) 960-4111

Address 3407 San Fabian St Fax: _____

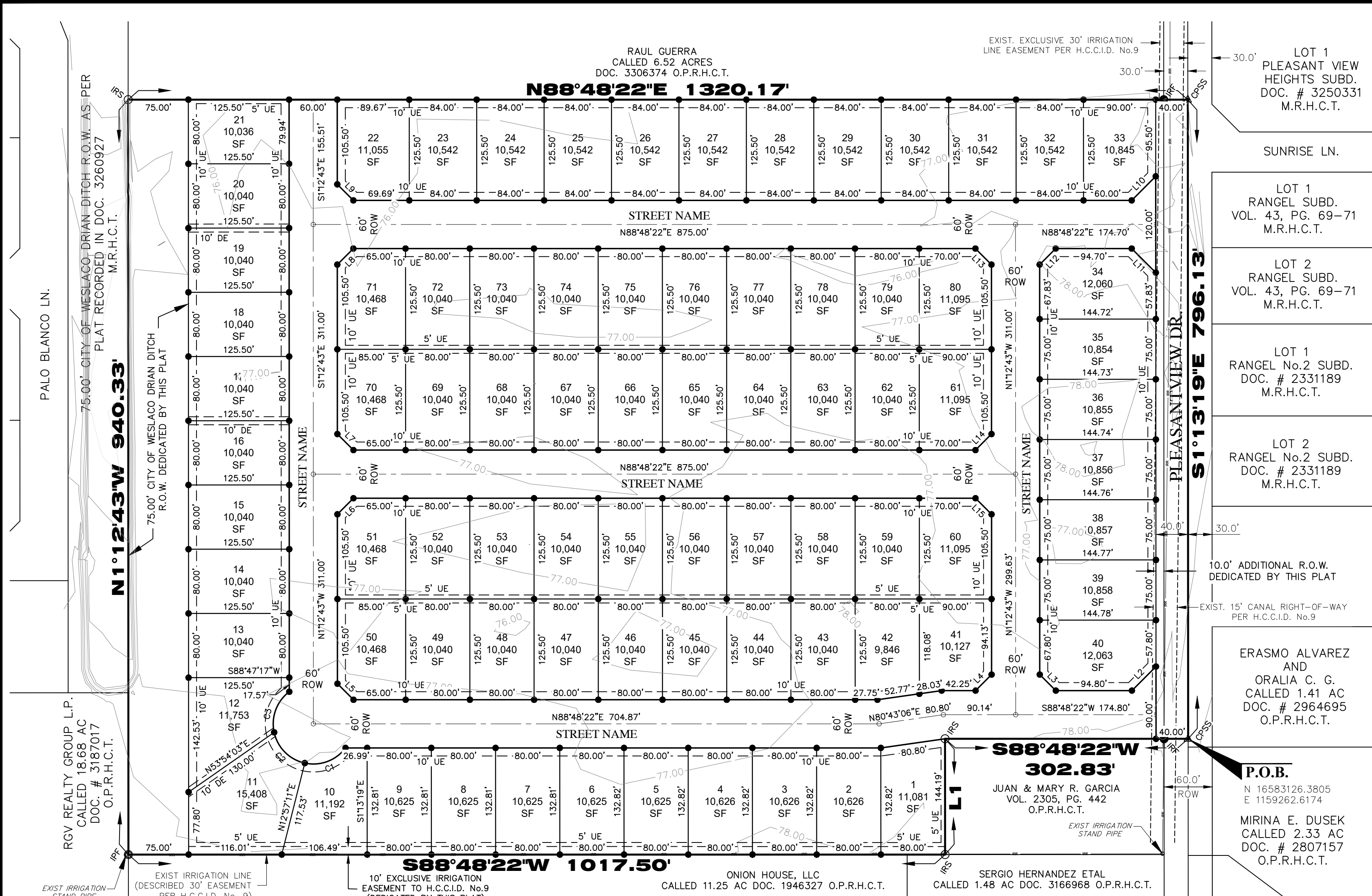
City Mission State TX Zip Code 78572 E-Mail: cerdafuente65@gmail.com

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 _____ Date 1/23/2023
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent



THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **PLEASANTVIEW TERRACE SUBDIVISION** TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE 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 HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

DEVELOPER NAME _____ DATE _____
RGV SUPERIOR DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **PLEASANTVIEW TERRACE SUBDIVISION** TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE 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 HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

DEVELOPER NAME _____ DATE _____
RGV SUPERIOR DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: RGV SUPERIOR DEVELOPMENT, LLC	3407 SAN FABIAN ST.	MISSION, TEXAS 78572	(956)960-4111
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)222-2248
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(956)470-1489

GENERAL NOTES

- MINIMUM SETBACK LINES:
FRONT 20.00' OR GREATER FOR EASEMENTS.
REAR 15.00' OR GREATER FOR EASEMENTS.
SIDE 5.00' OR GREATER FOR EASEMENTS.
CUL-DE-SAC LOTS: FRONT 15.00' OR GREATER FOR EASEMENTS.
SIDE CORNER GARAGE 20.00' OR GREATER FOR EASEMENTS.
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "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 ACCORDING TO COMMUNITY-PANEL NO. 480334 0425 C, REVISED NOVEMBER 16, 1982.
- SUBDIVISION CONSIST OF 80 MULTI-FAMILY LOTS.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AT THE CENTER OF THE LOT.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF _____ CUBIC-FEET OR _____ ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- DIRECT DRIVEWAY ACCESS IS PROHIBITED FOR LOTS 33-40 ONTO PLEASANTVIEW DR.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- THIS SUBDIVISION WAS DESIGNED FOR A 50 YEAR FLOOD WITH DETENTION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 10.00' FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- CLEARANCE FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- ALL CONSTRUCTION TO MEET THE CITY OF WESLACO REQUIREMENTS AND STANDARDS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- STREET LIGHTS AND SIGNS ARE TO BE INSTALLED BY DEVELOPER.
- A 4.0' SIDEWALK SHALL BE REQUIRED ALONG INTERNAL STREET AT TIME OF BUILDING PERMIT. A 5.0' SIDEWALK SHALL BE REQUIRED ALONG PLEASANTVIEW ROAD PRIOR TO RECORDATION OF THIS PLAT.
- A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED TO SEPARATE MULTI-FAMILY WITH SINGLE FAMILY AND COMMERCIAL.
- NO FILL OF PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT, EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT.

ERASMO ALVAREZ AND ORALIA C. G. CALLED 1.41 AC DOC. # 2964695 O.P.R.H.C.T.

P.O.B. N 16583126.3805 E 1159262.6174

MIRINA E. DUSEK CALLED 2.33 AC DOC. # 2807157 O.P.R.H.C.T.

Curve Table						
Curve #	Radius	Tangent	Delta	Arc Length	Chord Direction	Chord Length
C1	50.00'	32.17'	65°30'27"	57.17'	N68°25'47"E	54.10'
C2	50.00'	32.08'	65°22'02"	57.04'	S46°07'58"E	54.00'
C3	50.00'	32.08'	65°22'02"	57.04'	S19°14'04"W	54.00'

Line Table		
Line #	Bearing	Length
L1	S1°13'19"E	144.19'
L2	S43°47'32"W	42.42'
L3	N46°12'11"W	28.29'
L4	N43°47'49"E	28.28'
L5	N46°12'11"W	28.29'
L6	N43°47'49"E	28.28'
L7	N46°12'11"W	28.29'
L8	N43°47'49"E	28.28'
L9	N46°12'11"W	28.29'
L10	S43°47'32"W	42.42'
L11	S46°12'28"E	42.44'
L12	N43°47'49"E	28.28'
L13	S46°12'11"E	28.29'
L14	S43°47'49"W	28.28'
L15	S46°12'11"E	28.29'

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY

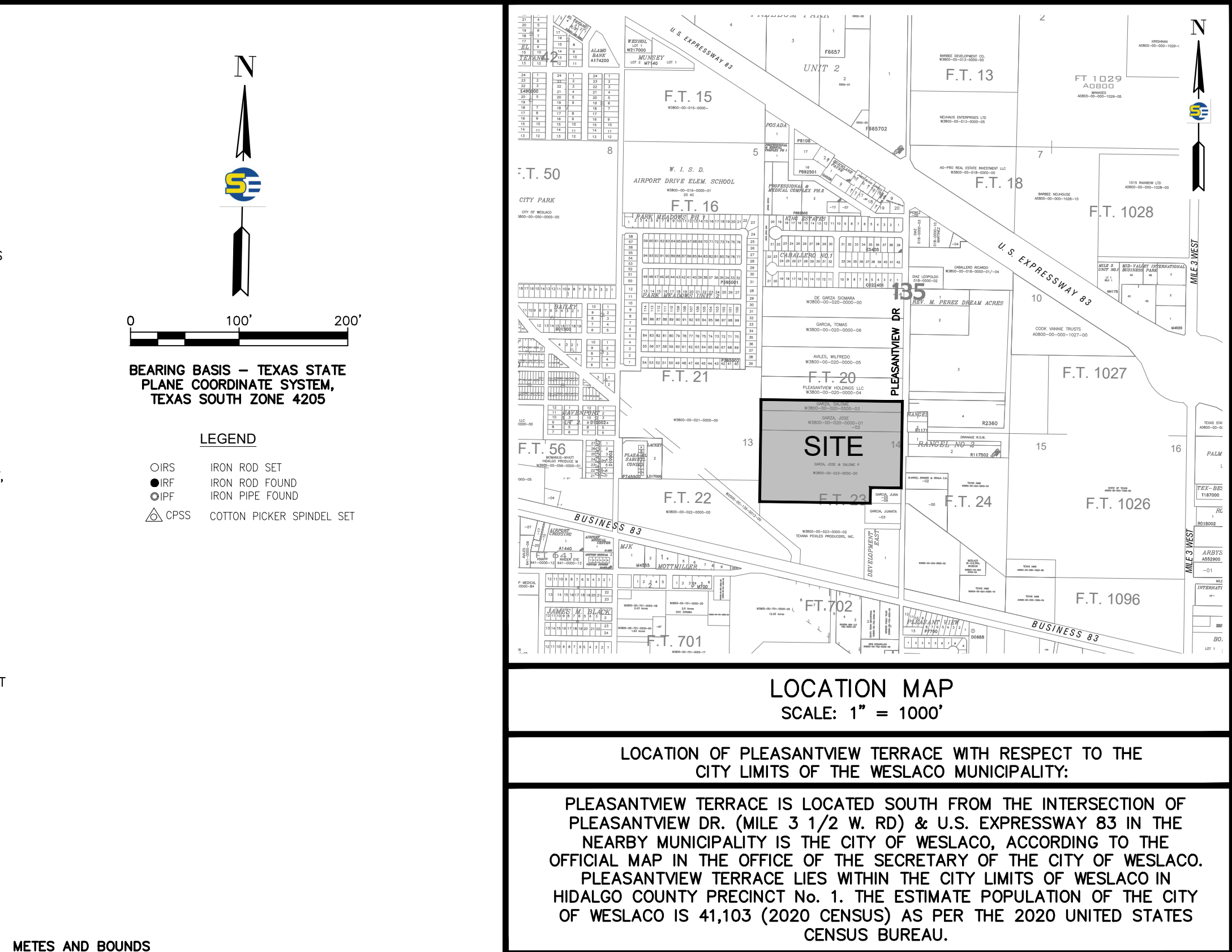
MANUEL CARRIZALES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
SURVEY FIRM NO. 10194417

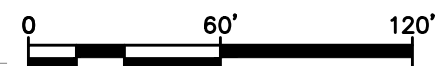
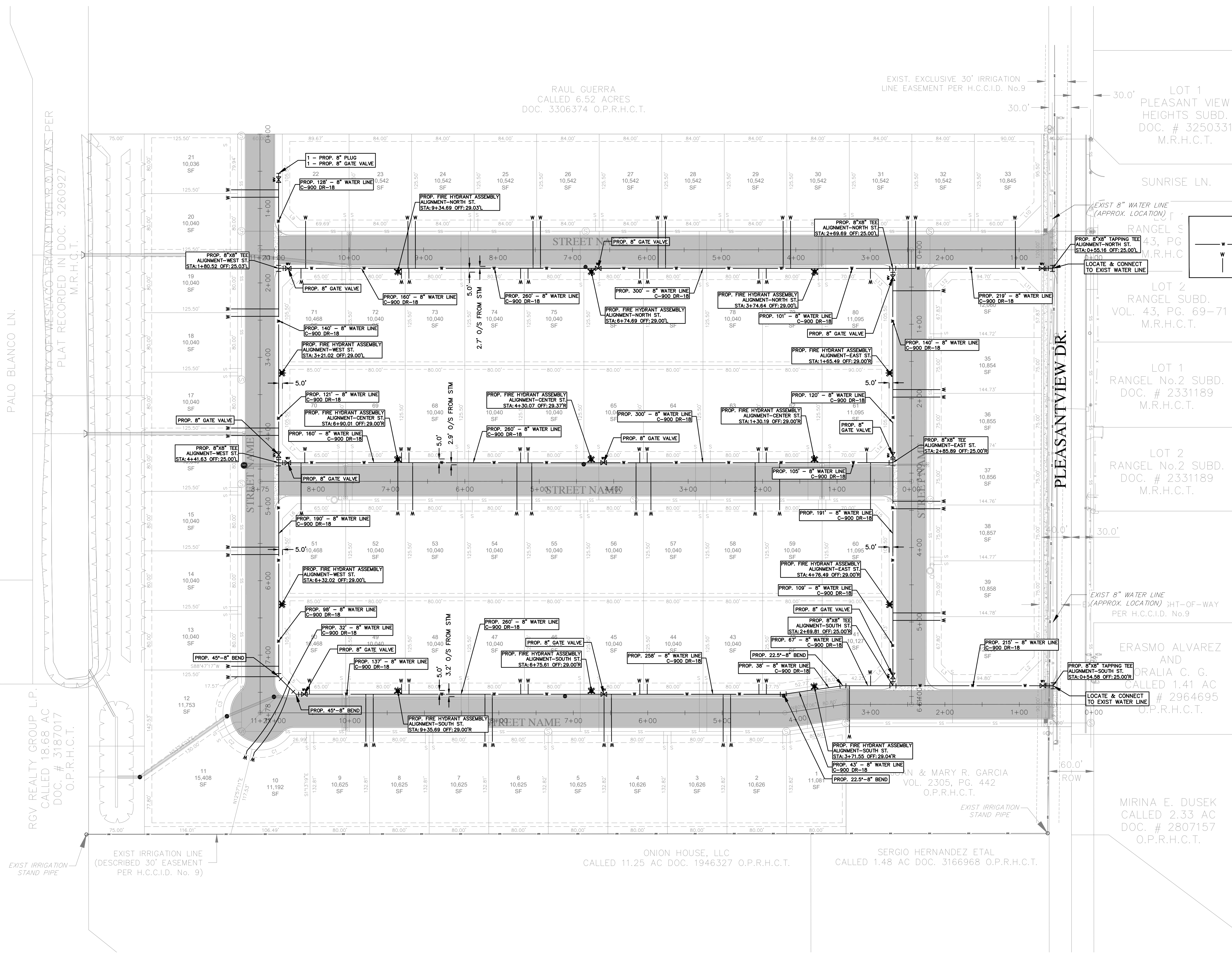
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ GENERAL MANAGER _____ DATE _____

BY: _____ DEPUTY _____





LEGEND

- W WATER LINE
- 2" SINGLE WATER SERVICE



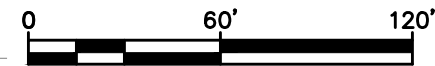
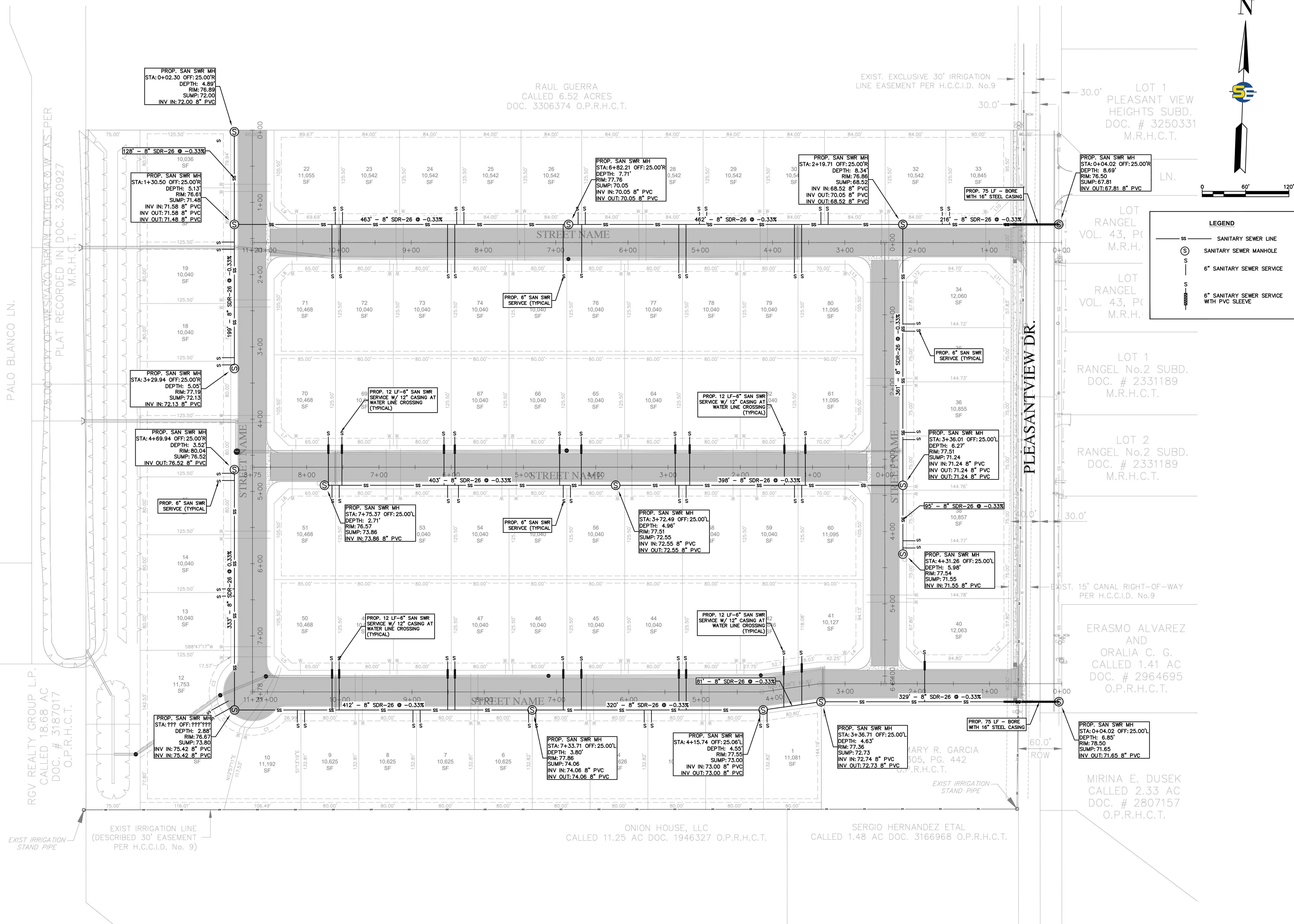
TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
135 PASO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403-1314

THIS DOCUMENT IS PRELIMINARY AND IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP ONLY UNDER THE AUTHORITY OF OMAR CANO, P.E. No. 120081 ON 1/13/2023

PROJECT No. #	REVISIONS:	DATE	APPROVED BY:
PROJECT TEAM			
DESIGN BY: O.C.			
DRAWN BY: J.L.G.			
CHECKED BY: O.C.			
APPROVED BY: O.C.			

PREPARED FOR:
RGV SUPERIOR DEVELOPMENT, LLC
3407 SAN FABIAN ST.
MISSION, TEXAS 78572

PLEASANTVIEW TERRACE
WATER DISTRIBUTION PLAN



LEGEND	
SS	SANITARY SEWER LINE
⊙	SANITARY SEWER MANHOLE
S	6" SANITARY SEWER SERVICE
---	6" SANITARY SEWER SERVICE WITH PVC SLEEVE

SUPREME ENGINEERING
TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
135 PASO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403-1314

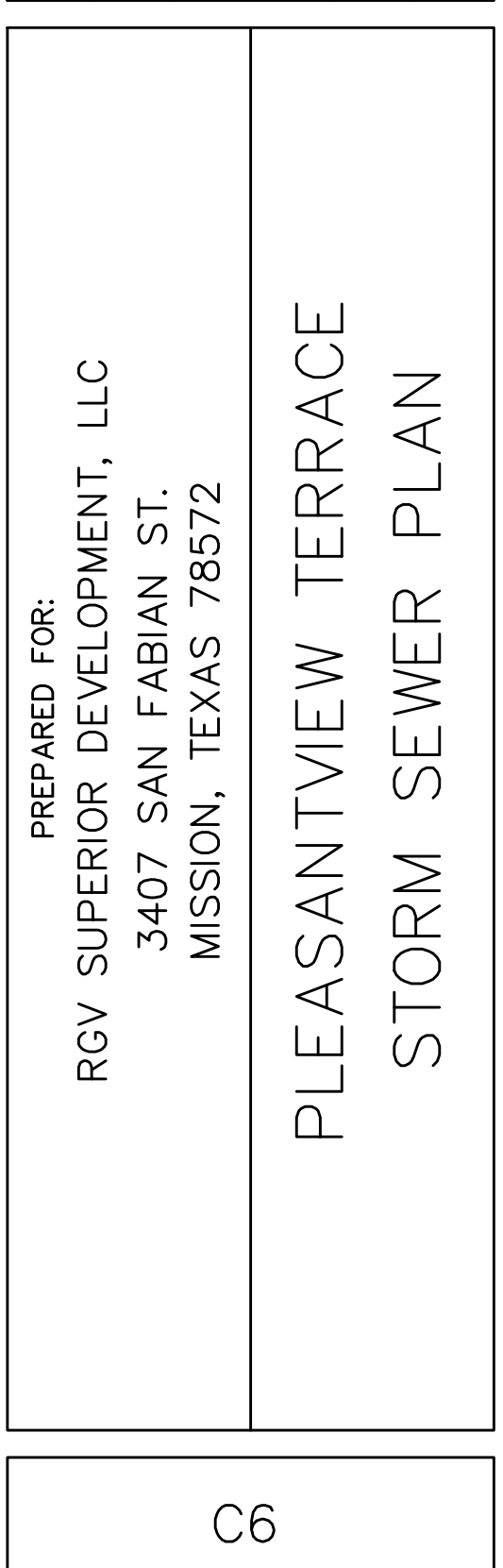
THIS DOCUMENT IS PRELIMINARY AND IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP ONLY UNDER THE AUTHORITY OF OMAR CANO, P.E. No. 120081 ON 1/13/2023

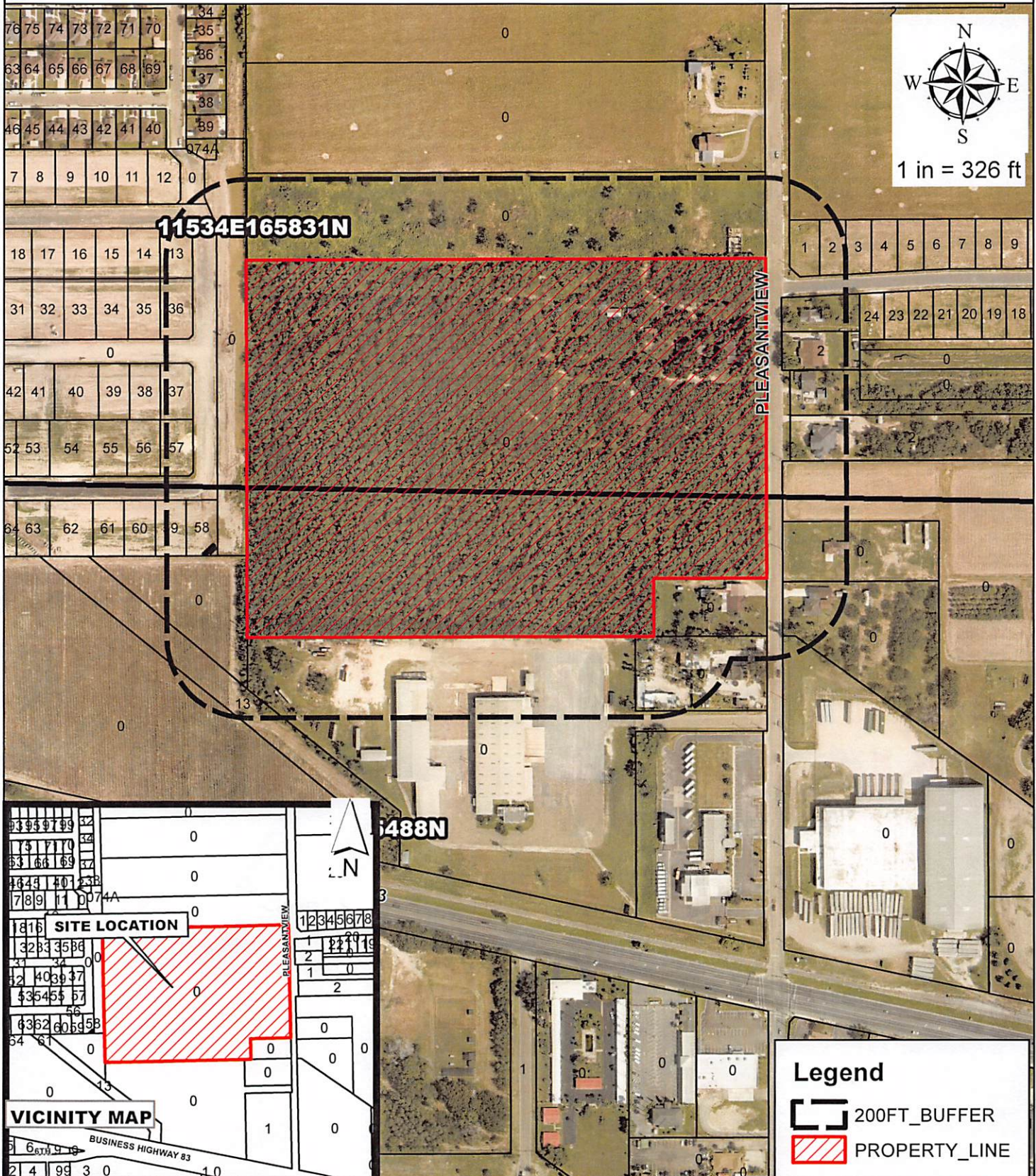
REVISIONS:	
PROJECT No. #	PROJECT TEAM
DESIGN BY: O.C.	
DRAWN BY: J.L.G.	
CHECKED BY: O.C.	
APPROVED BY: O.C.	
DATE:	APPROVED BY:

PREPARED FOR:
RGV SUPERIOR DEVELOPMENT, LLC
3407 SAN FABIAN ST.
MISSION, TEXAS 78572

PLEASANTVIEW TERRACE
SANITARY SEWER PLAN

C5





FEB 15, 2023

VILLARREAL GRACIELA 1502 VIDA DULCE WESLACO TX 78596	R1171-00-000-0001-00 RANGEL LOT 1 301 S PLEASANTVIEW DR	L: 29871 B: 7000
SALAZAR MARIO CESAR PO BOX 412 DONNA TX 78537	R1171-00-000-0002-00 RANGEL LOT 2 301 S PLEASANTVIEW DR	L: 31968 B: 111291
RGV SUPERIOR DEVELOPMENT LLC 3407 SAN FABIAN ST MISSION TX 78572	W3800-00-020-0000-01 WEST TRACT 4.45AC-S5.45AC FT 20 302 S PLEASANTVIEW DR	L: 200250 B: 0
GUERRA RAUL 621 TIERRA PROMETIDA WESLACO TX 78596	W3800-00-020-0000-04 WEST TRACT N215'-S494.80' FT 20 6.52 AC 216 S PLEASANTVIEW DR	L: 272745 B: 10756
RGV REALTY GROUP LP PO BOX 3266 MCALLEN TX 78502	W3800-00-022-0000-00 WEST TRACT 20.91AC EXC N626.75' FT 22 501 S AIRPORT DR	L: 0 B: 0
ONION HOUSE LLC PO BOX 170 WESLACO TX 78599	W3800-00-023-0000-02 WEST TRACT SW11.25AC BEING AN IRR GR 11.23AC NET 502 PLEASANT VIEW DR	L: 471660 B: 1065267
HERNANDEZ SERGIO ETAL 1112 TAMAULIPAS ST WESLACO TX 78596	W3800-00-023-0000-03 WEST TRACT-S185'-N845-E350 FT 23 NET 502 S PLEASANTVIEW DR	L: 110435 B: 138403
GARCIA JUAN & MARY R 500 S PLEASANTVIEW DR WESLACO TX 78596	W3800-00-023-0000-05 WEST TRACT -S144'-N660'-E302.5' FT 23 92AC NET 500 S PLEASANTVIEW DR	L: 82463 B: 97970
DUSEK MIRNA E 417 S PLEASANTVIEW DR WESLACO TX 78596	W3800-00-024-0000-00 WEST TRACT BNG AN IRR TR ' FT 24 2.33AC GR 2.25AC NET 417 PLEASANT VIEW DR	L: 49560 B: 80737
ALVAREZ ERASMO & ORALIA C G 807 S KANSAS WESLACO TX 78596	W3800-00-024-0000-02 WEST TRACT S150'-N525'-W408.9' FT 24 0AC NET 415 S PLEASANTVIEW DR	L: 106345 B: 32445
BOARD OF REGENTS OF TEXAS A & OFFICE OF GEN COUNSEL SYS 301 TARROW ST 6TH FL COLLEGE STATION TX 77840	W3800-00-024-0000-03 WEST TRACT BLK FT 24 SE 12.46-N21.21 0 E BUS 83	L: 822360 B: 0
CIL WAREHOUSE 1 & 2 LLC 6800 S INTERNATIONAL PKWY MCALLEN TX 78503	W3800-00-024-0000-05 WEST TRACT AN IRR TR T 24 8.25 AC GR 7.71 AC NET 501 PLEASANTVIEW	L: 381645 B: 1263318

FEB 15, 2023

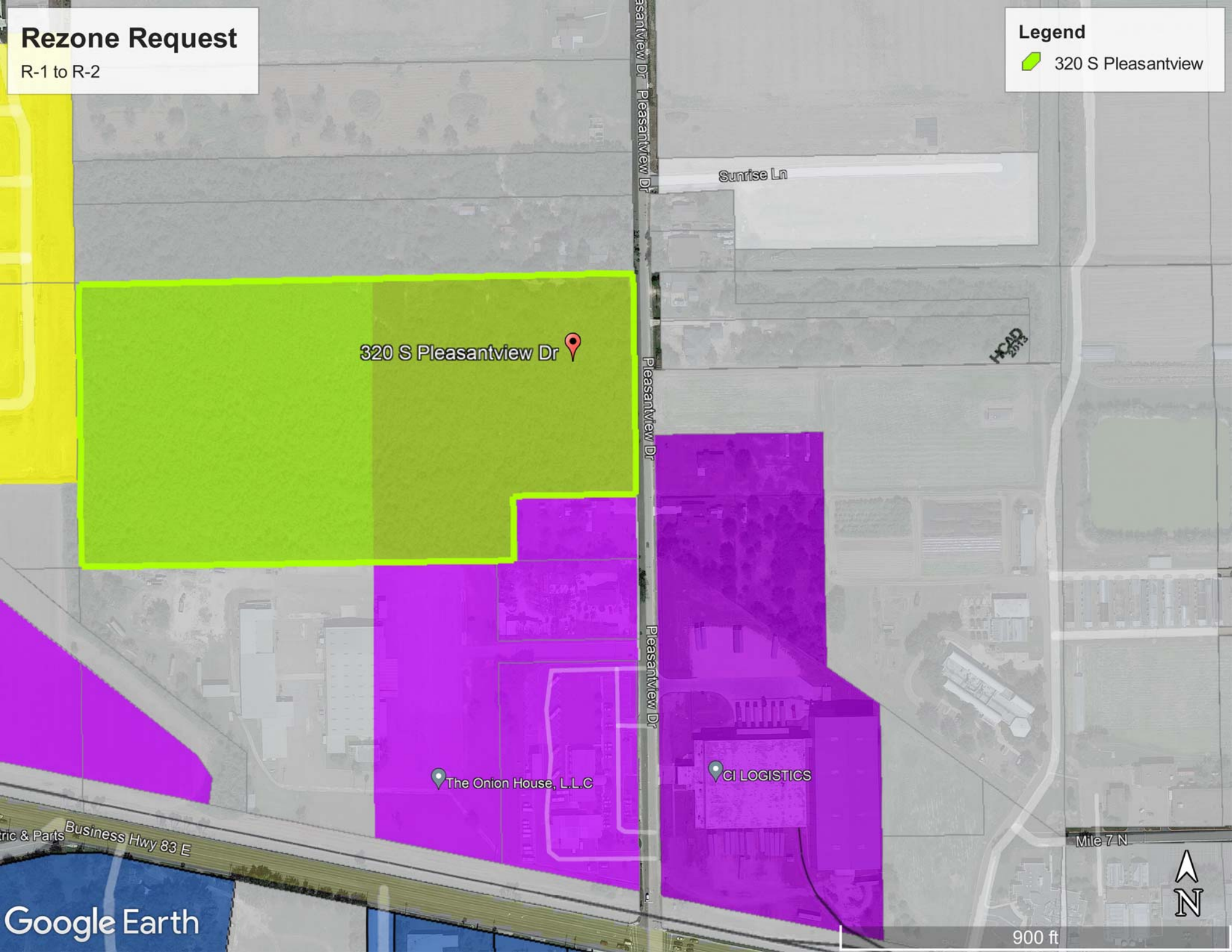
RANGEL TOMAS IV & MARIA L 307 S PLEASANT VIEW DR WESLACO TX 78596	R1175-02-000-0001-00 RANGEL NO. 2 LOT 1	L: 56359 B: 53400
RANGEL TOMAS IV 307 S PLEASANTVIEW DR WESLACO TX 78596	R1175-02-000-0002-00 RANGEL NO. 2 LOT 2	L: 107811 B: 180189
ROBERTS TYLER 2812 S MONTEVISTA DR BOISE ID 83706	A1445-00-000-0012-00 AIRPORT HEIGHTS LOT 12	L: 57615 B: 124648
JESMER INVESTMENTS LLC 3005 SAN RODRIGO MISSION TX 78572	A1445-00-000-0013-00 AIRPORT HEIGHTS LOT 13	L: 55590 B: 0
ROBERTS DILLON 5917 MIDSUMMER ST BOISE ID 83716	A1445-00-000-0036-00 AIRPORT HEIGHTS LOT 36	L: 67656 B: 41400
GONZALEZ CHRISTIAN 2108 STAUFFER ST WESLACO TX 78599	A1445-00-000-0037-00 AIRPORT HEIGHTS LOT 37	L: 62294 B: 0
MELWANI AMIT MITHU 2507 E 4TH ST AUSTIN TX 78702	A1445-00-000-0057-00 AIRPORT HEIGHTS LOT 57	L: 62708 B: 0
JIMENEZ ROLANDO & CLAUDIA 4900 WALNUT AVE MCALLEN TX 78501	A1445-00-000-0058-00 AIRPORT HEIGHTS LOT 58 0	L: 59171 B: 0
JIMENEZ ROLANDO & CLAUDIA 4900 WALNUT AVE MCALLEN TX 78501	A1445-00-000-0059-00 AIRPORT HEIGHTS LOT 59 0	L: 59171 B: 0
LAMAR DESIGNS LLC & EXCLUSIVE 1206 LINDBERG PALMHURST TX 78573	P7710-00-000-0001-00 PLEASANT VIEW HEIGHTS LOT 1	L: 30865 B: 0
LAMAR DESIGNS LLC 1206 LINDBERG PALMHURST TX 78573	P7710-00-000-0002-00 PLEASANT VIEW HEIGHTS LOT 2	L: 26927 B: 0
EXCLUSIVE PLATINUM HOME 1611 STONEGATE MISSION TX 78574	P7710-00-000-0003-00 PLEASANT VIEW HEIGHTS LOT 3	L: 26337 B: 0

Rezone Request

R-1 to R-2

Legend

 320 S Pleasantview



320 S Pleasantview Dr 

Sunrise Ln

HCAD
2012

 The Onion House, L.L.C

 CI LOGISTICS

Electric & Parts Business Hwy 83 E

Mile 7 N

Google Earth

900 ft



ORDINANCE NO. 2023-13

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 320 S PLEASANTVIEW DRIVE. ALSO BEING 27.498 ACRE OUT OF THE FOLLOWING TRACTS: NORTH 100 FEET OF THE SOUTH 280 FEET OF THE SOUTH 15 ACRES OF FARM TRACT 20, WEST AND ADAMS TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, TEXAS. FROM 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 a R-1 One-family dwelling district to R-2 Duplex and Apartment District located at 320 S Pleasantview Drive. Also being 27.498 acre out of the following tracts: North 100 feet of the South 280 feet of the South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 7th day of March 2023.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2023.

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: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6352	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of Maria Elva Alaniz on Ordinance 2023-15 to rezone 409 N Kansas also being Lot 16, Block 4, Gonzalez Addition Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-1 Neighborhood Business District. and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-15. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-2 Duplex and Apartment District to B-1 Neighborhood Business District. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on February 17, 2023. There are existing B-3 Central Business District zoned areas to the West and B-1 Neighborhood Business District zoned areas to the North and South.			
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 February 13, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone request at their regular meeting held March 1, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval based on surrounding land use.			
Attachments, if any: Rezone-409 N Kansas - Memo, 409 N Kansas -attachments, 490 N Kansas Ave - Aerial, O2023-15 rezone 409 N Kansas			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

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

RE: Rezone- 409 N Kansas

DATE: February 28, 2023

The property owner is proposed to construct a small office on the proposed property. There are existing B-3 Central Business District zoned areas to the West and B-1 Neighborhood Business District zoned areas to the North and South. City staff has already meet with the property owner and designer to provide feedback on what will be need for a permit and what requirements to expect. Staff has not received any petitions for or against the rezone request.

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

Thank you,

Rebekah de la Fuente, CFM

March
1st

Tuesday
By

22NE-000394-2023



APPLICATION FOR REZONING



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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 16 Block 4

Subdivision Name Gonzalez Addition Sub.

Street Address 409 N KANSAS

Existing Zoning R-2 Duplex and Apl Existing Land Use VACANT

Proposed Zoning _____ Proposed Land Use 2 story commercial Building

☒ \$305.00 non-refundable filing fee.

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

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

☒ City and school tax receipts attached.

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

APPLICANT

Name MARIA ELVA ALANIZ Phone 956-777-8422

Address 110 E Agostadero St Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: ndalanis@aol.com

OWNER

Name MARIA ELVA ALANIZ Phone 956-777-8422

Address 110 E Agostadero Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: _____

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

Signature _____ Date 2/6/23

Owner

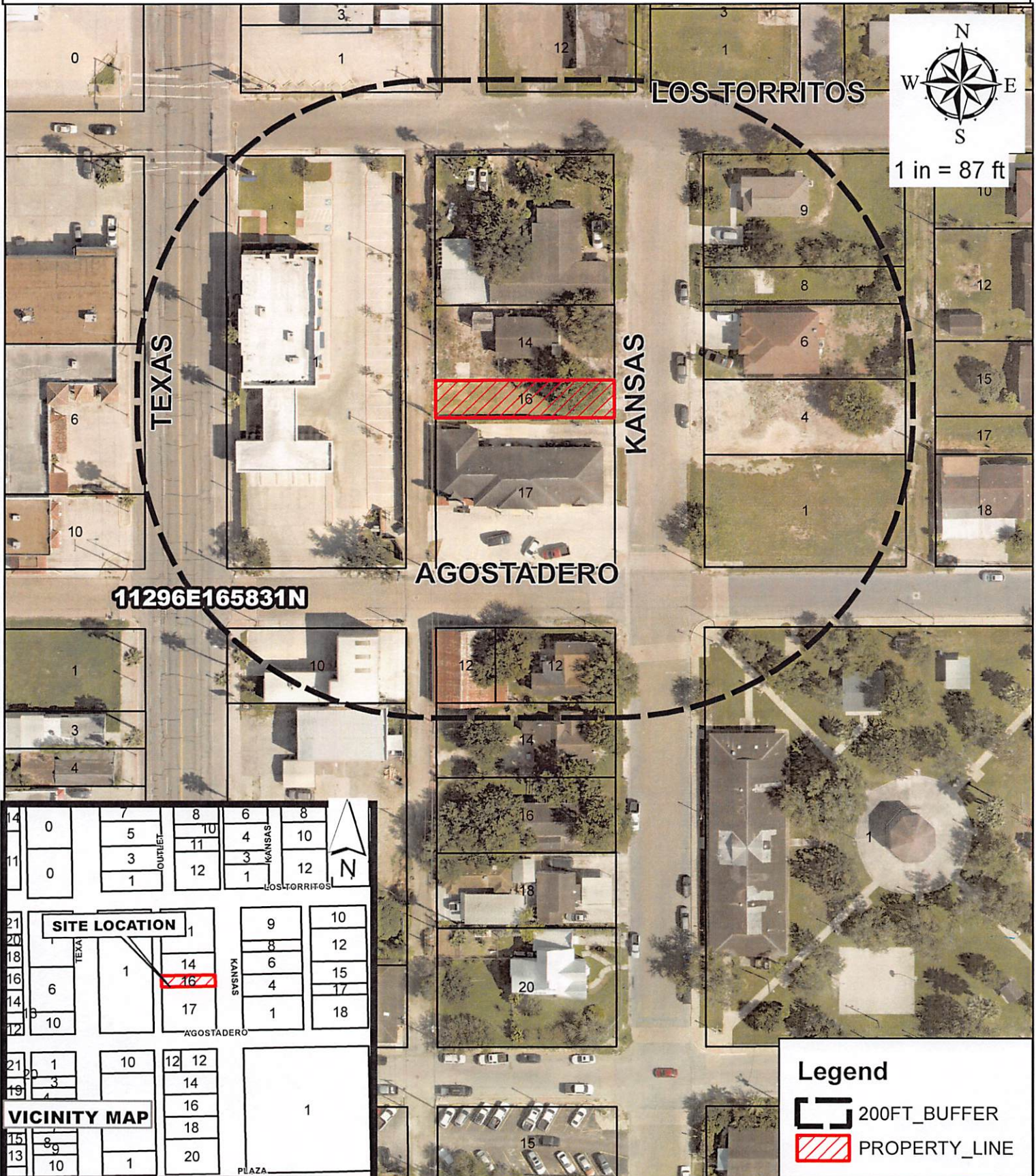
Signature _____ Date 2/6/23

Applicant

Signature _____ Date _____

Authorized Agent

Accepted By _____	CITY OF WESLACO 956-968-3181	ate Paid _____
Notice of Public Hearing 200' of Proposed Site	***** R E P R I N T R E C E I P T ***** REC#: 02992688 2/06/2023 4:21 PM OPER: SS TERM: 040	te _____
P & Z Notice of Public H	REF#: _____ PAID BY: _____	ite _____
City Commission Notice	ACCT #: XXXX-XXXX-XXXX-7422 AUTH #: 114819 TRAN #: 000000001621	ite _____
Presented to P & Z Com Approved _____ Disap	TYPE: PURCHASE TRAN: 800.0000 ENERGOV PAYMENT INV-00011375 305.00CR	ite _____
Presented to City Comn Approved _____ Disap	ALANIS, MARIA CAINVOICEFEE 300.00CR CAINVOICEFEE 5.00CR	ate _____
Ordinance No. _____	TENDERED: 305.00 CREDIT CARD APPLIED: 305.00- CHANGE: 0.00	



Maria Elva Alaniz
409 N Kansas Ave.
Gonzalez Add. Blk 7 Lot 16

Purpose for the Rezone Request

Existing zoning: R-2
 Existing land use: Vacant Land
 Prop Zone: B-1



FEB 15, 2023

RODRIGUEZ FRANCISCO ET UX 901 E UNIVERSITY DR EDINBURG TX 78539	G5600-00-003-0003-00 GONZALES ADDN LOTS 3 THRU 9 BLK 3 311 N TEXAS BLVD	L: 105000 B: 110580
GARCIA CHARLIE 2025 W MILE 11 N WESLACO TX 78599	G5600-00-003-0010-00 GONZALES ADDN LOTS 10 & 11 BLK 3 309 N TEXAS BLVD	L: 54900 B: 91533
MOLINA ESTELA 321 N KANSAS AVE WESLACO, TX 78596-5373	G5600-00-003-0012-00 GONZALES ADDN E80.25' LOTS 12 & 13 321 N KANSAS AVE	L: 14244 B: 21079
MOLINA EFRAIN & ESTELA 321 N KANSAS AVE WESLACO TX 78596	G5600-00-003-0012-01 GONZALES ADDN W39.75' LOTS 12 & 13 0 E AGOSTADERO ST	L: 9938 B: 10120
GARZA ISRAEL G Jr 315 N KANSAS AVE WESLACO TX 78596	G5600-00-003-0014-00 GONZALES ADDN LOTS 14 & 15 BLK 3 315 N KANSAS AVE	L: 21300 B: 29016
INTER NATIONAL BANK C/O CARLOS GARZA 1801 S 2ND ST SUITE 540 MCALLEN TX 78503	G5600-00-004-0001-00 GONZALES ADDN LOTS 1 THRU 10A BLK 4 0 N TEXAS	L: 231000 B: 619237
MORENO RUBEN PO BOX 512 WESLACO TX 78599	G5600-00-004-0011-00 GONZALES ADDN ALL LOTS 11 THRU 13 & 417 N KANSAS AVE	L: 42600 B: 97759
VANTAGE BANK TEXAS 1801 S 2ND STREET MCALLEN TX 78503	G5600-00-004-0014-00 GONZALES ADDN LOTS 14 & 15 BLK 4 413 N KANSAS AVE	L: 21300 B: 16903
ALANIS MARIA ELVA 110 E AGOSTADERO ST WESLACO TX 78596	G5600-00-004-0016-00 GONZALES ADDN LOT 16 BLK 4 409 N KANSAS AVE	L: 10650 B: 0
ALANIS MARIA ELVA 110 E AGOSTADERO STE A WESLACO TX 78596	G5600-00-004-0017-00 GONZALES ADDN LOTS 17 18 19 & 20 110 E ACOSTADERO ST	L: 60000 B: 187651
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	G5600-00-005-0001-00 GONZALES ADDN LOTS 1 THRU 3 BLK 5 402 N KANSAS AVE	L: 50625 B: 0
OCANA HIDALIA 403 DELIA AVE ALAMO TX 78516	G5600-00-005-0004-00 GONZALES ADDN LOTS 4 & 5 BLK 5 408 N KANSAS AVE	L: 23963 B: 0

City of Weslaco Code Enforcement Dept.

FEB 15, 2023

OCANA HIDALIA 403 DELIA AVE ALAMO TX 78516	G5600-00-005-0006-00 GONZALES ADDN LOTS 6 & 7 BLK 5 410 N KANSAS AVE	L: 23963 B: 120835
OCANA HIDALIA 403 DELIA AVE ALAMO TX 78516	G5600-00-005-0008-00 GONZALES ADDN LOT 8 BLK 5 414 N KANSAS AVE	L: 11981 B: 0
CAVAZOS JUAN JR 420 N KANSAS AVE WESLACO TX 78596	G5600-00-005-0009-00 GONZALES ADDN LOTS 9 10 & 10A BLK 5 420 N KANSAS AVE	L: 35944 B: 58502
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	G5600-00-006-0001-00 GONZALES ADDN LOTS 1 THRU 22 & ETWEEN LOTS 1 THRU 22 BLK 6 310 N KANSAS AVE	L: 392000 B: 6511
BORJAS JUAN G 1017 W 3RD ST WESLACO TX 78596	M6450-00-016-0001-00 L. D. MORGAN'S ADDN LOTS 1-2 BLK 16 501 N KANSAS AVE	L: 19525 B: 0
CUELLAR JOHN F 151 E TORRITOS WESLACO TX 78596	M6450-00-016-0012-00 L. D. MORGAN'S ADDN BLK 16 LOTS 12 13 151 E LOS TORRITOS ST	L: 42500 B: 44816
GONZALEZ SERGIO & GUDELIA REV PO BOX 706 SUGARLAND TX 77487	M6450-00-017-0001-00 L. D. MORGAN'S ADDN LOTS 1 & 2 BLK 17 500 N TEXAS BLVD	L: 42525 B: 12294
OLIVAREZ FAMILY PARTNERSHIP PO BOX 22 WESLACO TX 78599	T1700-00-001-0001-00 TENN-TEX LOTS 1 THRU 5 BLK 1 413 N TEXAS BLVD	L: 74375 B: 138042
OLIVAREZ FAMILY PARTNERSHIP PO BOX 22 WESLACO TX 78599	T1700-00-001-0006-00 TENN-TEX BLK 1 LTS 6 7 8 & 9 409 N TEXAS BLVD	L: 70000 B: 212975
OLIVAREZ FAMILY PTNRSH LP LTD PO BOX 22 WESLACO TX 78599	T1700-00-001-0010-00 TENN-TEX BLK 1 LTS 10-11 318 N TEXAS BLVD	L: 38888 B: 59144

Rezone Request

R-2 to B-1

Legend

490 N Kansas Ave

Bank Texas

409 N Kansas Ave

New Dimensions

Pro Dental Lab

E Agostadero St

E Agostadero St



100 ft

ORDINANCE NO. 2023-15

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 409 N KANSAS. ALSO BEING LOT 16, BLOCK 4, GONZALEZ ADDITION SUBDIVISION, WESLACO HIDALGO COUNTY, TEXAS. FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT. BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from a R-1 One-family dwelling district to B-1 Neighborhood Business District located 409 N Kansas. Also being Lot 16, Block 4, Gonzalez Addition 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 7th day of March 2023.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2023.

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: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6359	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for Milanos Estates Phase II Subdivision being a 27.65 acres out of Farm Tract 720 and 721, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 240 ft. North from the intersection of Mile 5 ½ West Road and Mile 6 ½ West Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed one-hundred and twenty-seven (127) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within Flood Zone "B". The applicant is requesting a variance for offsite drainage and has submitted letters of support from the irrigation and drainage district. The developer has requested a variance to allow for a 20' front and 10' rear setback.			
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 and the variance requests at their regular meeting held March 1, 2023			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the final plat and compliance with ordinance for the variance request.			
Attachments, if any: Milanos Estates Ph II subdivision-attachments, Milanos Estates PHASE II-Plats., Milano ph 2- Aerial, Milanos Estates Ph II- Memo			
Responsibilities upon Approval: Staff will advise the applicant.			



SUBDIVISION PLATTING APPLICATION

PIAT-000254-2022

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: MILANOS ESTATES PHASE II SUBDIVISION

Location: APPROX. 240 FEET NORTH FROM THE INTERSECTION OF MILE 5 1/2 WEST ROAD AND MILE 6 1/2 WEST ROAD

Legal Description: BEING A 27.65 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 27.65 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDED OF HIDALGO COUNTY, TEXAS.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: AGRICULTURE Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 127 Gross Acreage: 27.65

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: GARVIC PROPERTIES, LP Telephone: _____

Address: P.O. BOX 2604 Fax: _____

City: EDINBURG State: TX Zip: 78536 E-mail: _____

ENGINEER INFORMATION

Name: IVAN GARCIA P.E. R.P.L.S. Telephone: (956) 380-5152

Address: 921 S. 10TH AVE. Fax: (956) 380-5083

City: EDINBURG State: TX Zip: 78539 E-mail: RIDELTA2004@YAHOO.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: MAGIC VALLEY ELECTRIC COOP.

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$355.00 Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: GARVIC Properties, L.P.

Owner Signature: By: [Signature], VP GARVIC MGMT, INC
its sole general partner

Date: 6/24/22

is the authorized agent

Authorized Agent Signature: [Signature]

Date: 6/24/22

Authorized Agent Printed Name: Ivan Garcia

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

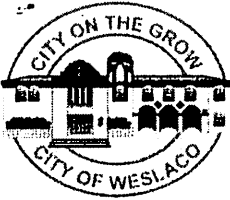
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000255-2022

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: MILANOS ESTATES PHASES 2

Location: APPROX. 15080 FEET SOUTH FROM THE INTERSECTION OF MILE 6 AND HOPPER ROAD

Legal Description: BEING A 28.27 ACRES TRACT OF OUT OF FARM TRACT 720 AND 721, WEST TRACT SUBDIVISION

HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Would like to reduce setbacks to the following: front to 20' or easement (whichever is greater) and rear to 10' or easement (whichever is greater)
so that the biggest mobile home available 76 feet long can fit within the lots, which is in compliance with Hidalgo County requirements.

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Off-site drainage

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☒ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: VICTOR J. DANIEC GARVIC Properties, LP Telephone: _____

Address: P.O. BOX 2604 Fax: _____

City: EDINBURG State: TX Zip: 78536 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: VICTOR J. DANIEC GARVIC Properties, L.P.

Owner Signature: By: J. J. UP GARVIC Mgmt, Inc Date: 6/8/22
its sole general partner

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

MILANOS ESTATES PHASE II SUBDIVISION DRAINAGE REPORT

Prepared By:
Ivan Garcia P.E., R.P.L.S.

Date:
April 11, 2022



[Signature] 4/11/22

INDEX SHEET

1. COVER SHEET
2. INDEX SHEET
3. DRAINAGE REPORT
4. PROJECT LOCATION MAP
5. HYDRAULIC CALCULATIONS
6. "C" VALUES FOR METHOD
7. RAINFALL INTENSITY FOR HIDALGO COUNTY
8. FLOOD PLAIN
9. SOIL SURVEY
10. PRELIMINARY PLAT AND UTILITY & DRAINAGE LAYOUT



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

DRAINAGE REPORT
Milanos Estates Phase II Subdivision
Master Plan
City of Weslaco ETJ
Hidalgo County, TEXAS

Milanos Estates Phase II Subdivision is proposed 127 lot Residential Subdivision, same being a 27.64 acres tract of land out of Farm Tracts 720 and 721, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. These lots will be used for single-family homes.

The subdivision is in zone "B" of the flood insurance rate, 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, according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0525 B dated: January 2, 1981.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 7.1% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Additionally, it consists of 1.4% of Mercedes Clay (39), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is high, permeability is very low to moderately low and the water capacity is moderate. This soil is classified as Group (D). Additionally, it consists of 91.5% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to moderately high and the water capacity is moderate. This soil is classified as Group (C). Please see the attached tables for the engineering, physical and chemical properties of these soils.

This area has been identified by Hidalgo County as having flooding issues, that will need to be addressed in order to allow this site to be developed. After careful evaluation of the existing topography and features of the site, it was determined that the existing ponding issues within the southern area of the property are caused because of the lack of an outfall or connection to the existing ditch. It is assumed that this was done on purpose with the intent of capturing as much water as possible for irrigation of the lands which are used for farming. The average existing natural ground elevation of the site along the south side of the property is 74.50, which is only 1 foot below the existing average top of ditch elevation of 75.50. The average existing centerline elevation of Mile 6 ½ West Road (Milanos/Hopper Road) at the intersection between the said drain ditch and Mile 6 ½ West Road (Milanos/Hopper Road) is also 75.50, which is the lowest point along the profile of Mile 6 ½ West Road (Milanos/Hopper Road) for this specific area between E Mile 5 North Road and W 18th Street. This small difference in elevation and the lack of an outfall/connection into the existing drain ditch along the south side of the site is enough for water to potentially pond as shown on the pictures provided to us by Hidalgo County. There are not any low areas within the site and all runoff naturally sheet flows overland in a southwesterly direction.

In addition, the site appears to be at the farthest upstream end of the existing drainage system. A connection will be made as part of this development to allow the water to drain into the existing ditch, and the potential ponding issue will most likely be completely eliminated without any risk of water backing up into the site. The existing ditch flows from east to west, and the terrain elevation also drops naturally to the west.



Finally, and in order to mitigate any potential risk of flooding for any future structures within the lots, the following general note will be added to the subdivision plat: minimum finished floor elevation shall be 6" above the center line of Mile 6 ½ West Road or 18" above top of curb in front of the center-point of the lot, whichever is greater.

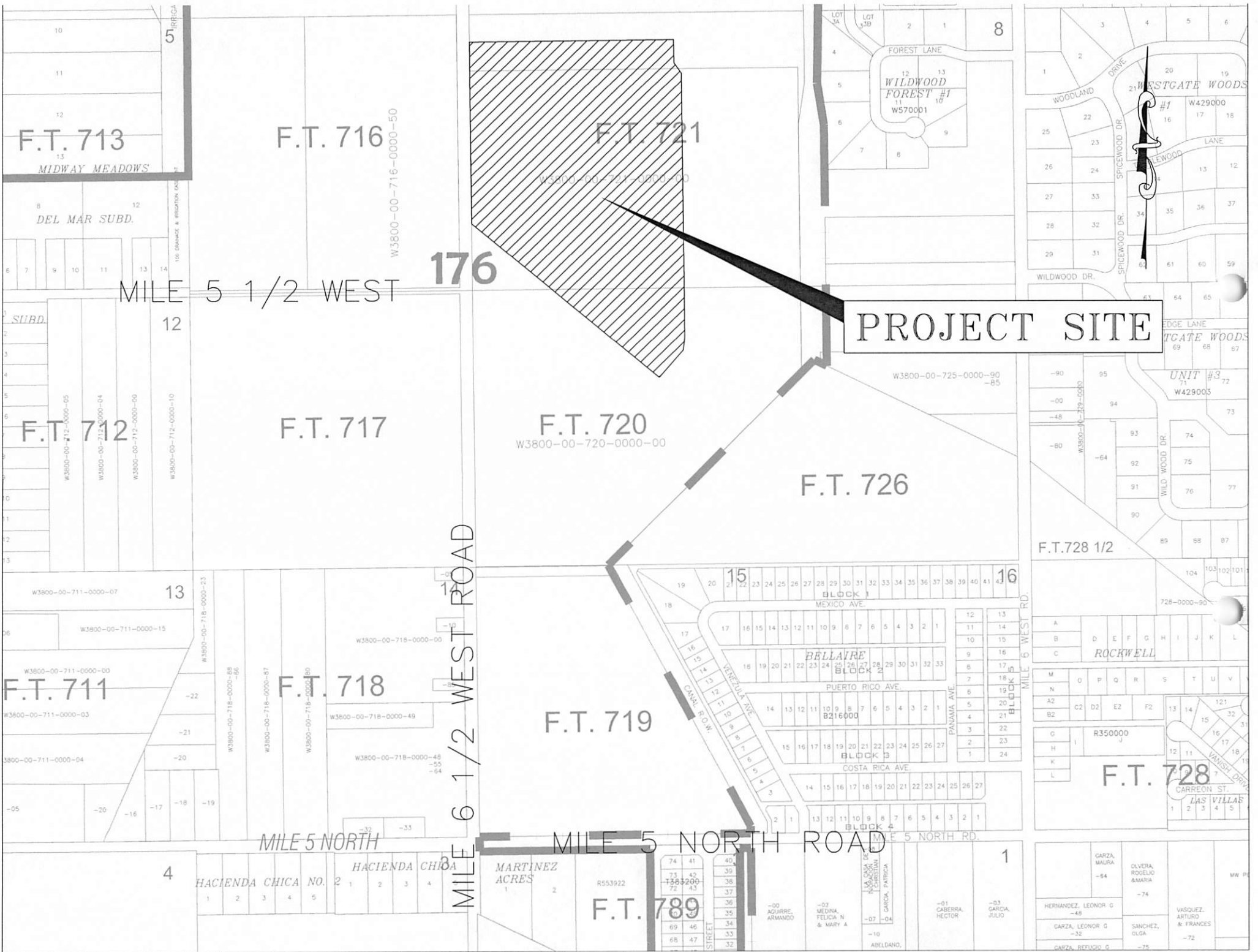
Existing runoff sheet flows overland in a southerly direction to follow the existing drainage patterns of the area in an southerly direction with outfall to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1) south of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre.

All runoff and detention for this subdivision were already accounted for in the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report approved August 12, 2020 (attached). The required detention volume for Phase I is 104,544 CF or 2.40 AC-FT as per the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report.

Linear detention will be provided for Phases I, II, II, and IV by improving the existing 39EXTA drain ditch section as required during the construction of Phase II as per the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report. Storm waters will be collected by an on-site collection system and routed to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1) south of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre.



Ivan Garcia 4/11/22



F.T. 713
MIDWAY MEADOWS

F.T. 716

W3800-00-716-0000-50

176

F.T. 721

W3800-00-721-0000-50

PROJECT SITE

F.T. 712

F.T. 717

F.T. 720
W3800-00-720-0000-00

F.T. 726

F.T. 711

F.T. 718

F.T. 719

F.T. 728 1/2

F.T. 728

F.T. 789

MILE 5 1/2 WEST

MILE 6 1/2 WEST ROAD

MILE 5 NORTH

MILE 6 NORTH ROAD

HACIENDA CHICA NO. 2

MARTINEZ ACRES

W570001

GARZA, MAURA
OLIVERA, ROGELIO & MARIA
HERNANDEZ, LEONOR G
GARCIA, LEONOR G
GARCIA, REFUGIO G
VASQUEZ, ARTURO & FRANCES
SANchez, OLGA
-74
-48
-32
-76
-72

Soil Map—Hidalgo County, Texas



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 20, Sep 13, 2021

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	2.1	7.1%
39	Mercedes clay, 0 to 1 percent slopes	0.4	1.4%
52	Raymondville clay loam, 0 to 1 percent slopes	27.3	91.5%
Totals for Area of Interest		29.9	100.0%

Component Legend

This report presents general information about the map units and map unit components in the selected area. It shows map unit symbols and names and the components in each map unit. It also shows the percent of the components in the map units, the kind of component, and the slope range of each component.

Report—Component Legend

Component Legend—Hidalgo County, Texas							
Map unit symbol and name	Map unit acres	Pct. of map unit	Component name	Component kind	Pct. slope		
					Low	RV	High
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	133,968						
		85	Hidalgo	Series	0.0	0.5	1.0
39—Mercedes clay, 0 to 1 percent slopes	9,471						
		85	Mercedes	Series	0.0	0.5	1.0
52—Raymondville clay loam, 0 to 1 percent slopes	37,287						
		85	Raymondville	Series	0.0	0.5	1.0

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

Map Unit Description

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 in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the 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, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or 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*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given 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.

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

Report—Map Unit Description

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxxv

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent

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

Racombes

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

Willacy

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

39—Mercedes clay, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dblk
Elevation: 10 to 150 feet
Mean annual precipitation: 24 to 34 inches
Mean annual air temperature: 73 to 75 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Mercedes

Setting

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

Typical profile

H1 - 0 to 19 inches: clay
H2 - 19 to 57 inches: clay
H3 - 57 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Gypsum, maximum content: 10 percent
Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 12.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: D
Ecological site: R083DY015TX - Saline Clay
Hydric soil rating: No

Minor Components

Unnamed

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

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam

H2 - 15 to 43 inches: clay loam

H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

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

Sodium adsorption ratio, maximum: 8.0

Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 20, Sep 13, 2021

Chemical Soil Properties

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

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

Cation-exchange capacity is the total amount of extractable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. Soils having a low cation-exchange capacity hold fewer cations and may require more frequent applications of fertilizer than soils having a high cation-exchange capacity. The ability to retain cations reduces the hazard of ground-water pollution.

Effective cation-exchange capacity refers to the sum of extractable cations plus aluminum expressed in terms of milliequivalents per 100 grams of soil. It is determined for soils that have pH of less than 5.5.

Soil reaction is a measure of acidity or alkalinity. It is important in selecting crops and other plants, in evaluating soil amendments for fertility and stabilization, and in determining the risk of corrosion.

Calcium carbonate equivalent is the percent of carbonates, by weight, in the fraction of the soil less than 2 millimeters in size. The availability of plant nutrients is influenced by the amount of carbonates in the soil.

Gypsum is expressed as a percent, by weight, of hydrated calcium sulfates in the fraction of the soil less than 20 millimeters in size. Gypsum is partially soluble in water. Soils that have a high content of gypsum may collapse if the gypsum is removed by percolating water.

Salinity is a measure of soluble salts in the soil at saturation. It is expressed as the electrical conductivity of the saturation extract, in millimhos per centimeter at 25 degrees C. Estimates are based on field and laboratory measurements at representative sites of nonirrigated soils. The salinity of irrigated soils is affected by the quality of the irrigation water and by the frequency of water application. Hence, the salinity of soils in individual fields can differ greatly from the value given in the table. Salinity affects the suitability of a soil for crop production, the stability of soil if used as construction material, and the potential of the soil to corrode metal and concrete.

Sodium adsorption ratio (SAR) is a measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration. Soils that have SAR values of 13 or more may be characterized by an increased dispersion of organic matter and clay particles, reduced saturated hydraulic conductivity and aeration, and a general degradation of soil structure.

Report—Chemical Soil Properties

Chemical Soil Properties—Hidalgo County, Texas								
Map symbol and soil name	Depth	Cation-exchange capacity	Effective cation-exchange capacity	Soil reaction	Calcium carbonate	Gypsum	Salinity	Sodium adsorption ratio
	<i>In</i>	<i>meq/100g</i>	<i>meq/100g</i>	<i>pH</i>	<i>Pct</i>	<i>Pct</i>	<i>mmhos/cm</i>	
28—Hidalgo sandy clay loam, 0 to 1 percent slopes								
Hidalgo	0-17	10-18	—	7.9-8.4	1-5	0	0.0-2.0	0-4
	17-28	10-20	—	7.9-8.4	2-15	0	0.0-3.0	2-5
	28-38	10-20	—	7.9-8.4	10-35	0	0.0-4.0	2-6
	38-80	10-20	—	7.9-8.4	10-35	0	0.0-4.0	4-10
39—Mercedes clay, 0 to 1 percent slopes								
Mercedes	0-19	35-55	—	7.9-8.4	2-5	0-5	0.0-4.0	2-4
	19-57	40-55	—	7.9-8.4	2-5	0-5	4.0-8.0	4-8
	57-65	35-55	—	7.9-8.4	2-5	0-10	4.0-16.0	5-12
52—Raymondville clay loam, 0 to 1 percent slopes								
Raymondville	0-15	25-40	—	7.9-8.4	1-5	0	0.0-4.0	0-2
	15-43	25-40	—	7.9-8.4	5-10	0	0.0-4.0	0-2
	43-65	25-40	—	7.9-8.4	5-10	0	0.0-4.0	0-8

Data Source Information

Soil Survey Area: Hidalgo County, Texas
 Survey Area Data: Version 20, Sep 13, 2021



Engineering Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

References:

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

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

Report—Engineering Properties

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

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
39—Mercedes clay, 0 to 1 percent slopes														
Mercedes	85	D	0-19	Clay	CH	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	55-66-76	32-41-49
			19-57	Clay	CH	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	50-63-76	32-41-49
			57-65	Clay	CH, CL	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	48-62-76	32-41-49

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	85	C	0-15	Clay loam	CL	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-98-1 00	51-68- 85	37-44 -50	18-24-3 0
			15-43	Clay, clay loam	CH, CL	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100 -100	95-98-1 00	95-98-1 00	75-85- 95	38-47 -55	19-27-3 5
			43-65	Clay, clay loam	CH, CL	A-7-6	0- 0- 0	0- 0- 0	100-100 -100	85-93-1 00	80-90-1 00	75-85- 95	40-47 -53	20-25-3 0

Data Source Information

Soil Survey Area: Hidalgo County, Texas
 Survey Area Data: Version 20, Sep 13, 2021



Physical Soil Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Reference:

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

Report—Physical Soil Properties

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

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	<i>In</i>	<i>Pct</i>	<i>Pct</i>	<i>Pct</i>	<i>g/cc</i>	<i>micro m/sec</i>	<i>In/In</i>	<i>Pct</i>	<i>Pct</i>					
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50 -1.65	4.00-9.00-14.00	0.10-0.13-0.18	1.5- 2.7- 5.0	1.0- 1.5- 2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			
39—Mercedes clay, 0 to 1 percent slopes														
Mercedes	0-19	-22-	-28-	40-50- 60	1.35-1.45 -1.55	0.01-0.21-0.42	0.12-0.15-0.18	9.0-17.0-25.0	1.0- 2.0- 3.0	.17	.17	5	4	86
	19-57	-18-	-29-	45-53- 60	1.35-1.48 -1.60	0.01-0.21-0.42	0.09-0.12-0.15	9.0-17.0-25.0	0.1- 0.6- 1.0	.24	.24			
	57-65	-22-	-28-	40-50- 60	1.40-1.55 -1.70	0.01-0.21-0.42	0.06-0.13-0.20	9.0-17.0-25.0	0.1- 0.6- 1.0	.24	.24			

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	<i>In</i>	<i>Pct</i>	<i>Pct</i>	<i>Pct</i>	<i>g/cc</i>	<i>micro m/sec</i>	<i>ln/ln</i>	<i>Pct</i>	<i>Pct</i>					
52— Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	0-15	-31-	-33-	32-37- 42	1.20-1.33 -1.45	1.40-2.70-4.00	0.12-0.15-0. 18	6.0- 7.5- 8.9	1.0- 2.0- 3.0	.28	.28	5	4	86
	15-43	-30-	-32-	35-38- 50	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.5- 0.8- 1.0	.28	.28			
	43-65	-30-	-30-	35-40- 45	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.1- 0.3- 0.5	.28	.28			

Data Source Information

Soil Survey Area: Hidalgo County, Texas
 Survey Area Data: Version 20, Sep 13, 2021



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



CONNA QUADRANGLE
TARRANT COUNTY, TEXAS
7.5-MINUTE SERIES



Produced by the United States Geological Survey

This map was prepared by the United States Geological Survey from the best available data. It is not a legal document. The data were obtained from the U.S. Geological Survey, the U.S. Census Bureau, and other sources. The map is not a legal document. The data were obtained from the U.S. Geological Survey, the U.S. Census Bureau, and other sources.

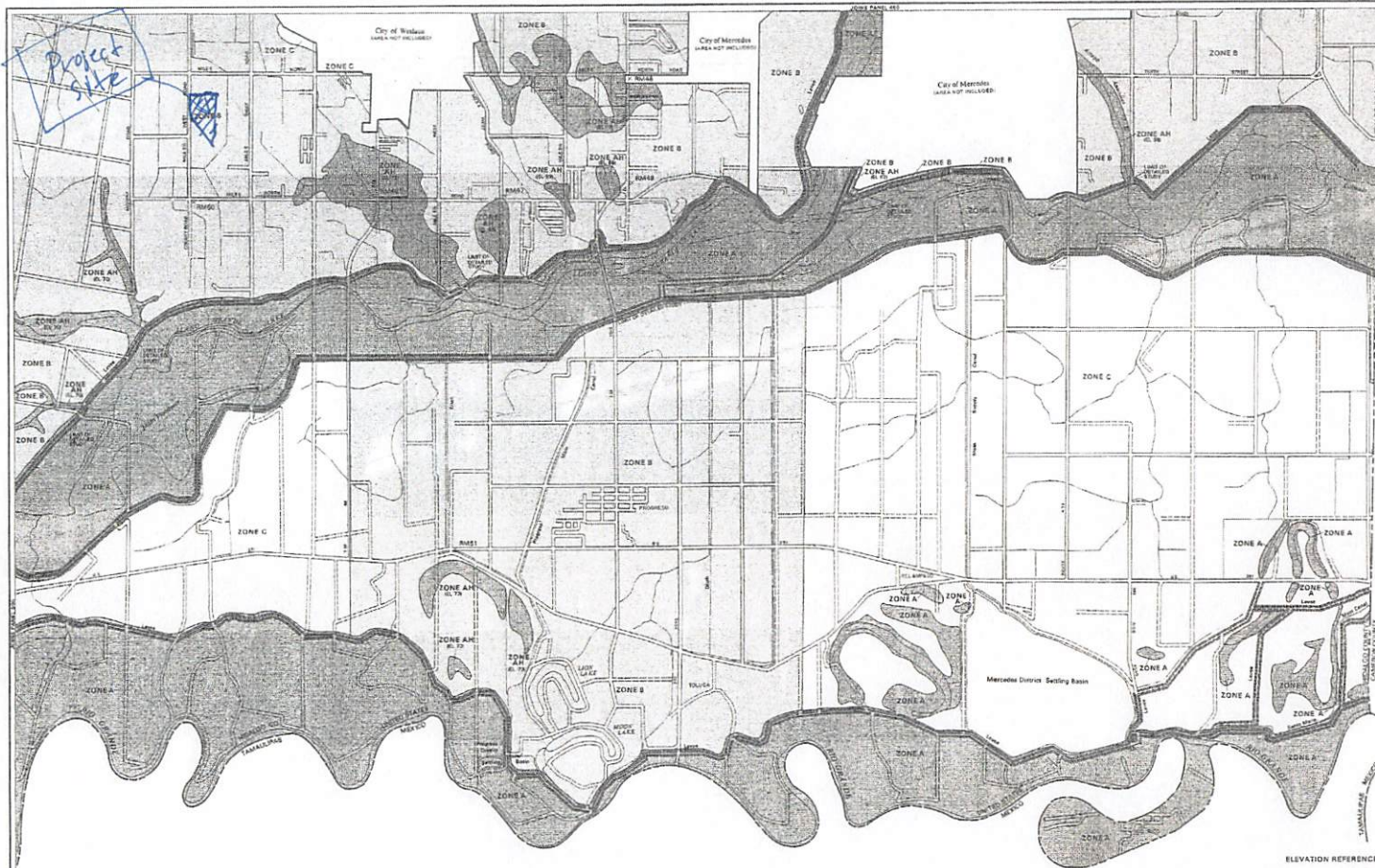
SCALE 1:24,000



NOTE: ELEVATION
Contours
Spot Elevation
Water Body
Transportation

DONNA, TX
3019





ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM 45	68.82	A monument on the northeast corner of the intersection of Farm Road 88 and State R. Road 1.
RM 47	67.24	A monument on the corner of the intersection of State R. Road 1 and State R. Road 2.
RM 48	67.40	A monument on the corner of the intersection of State R. Road 1 and State R. Road 3.
RM 49	66.42	A monument on the corner of the intersection of State R. Road 1 and State R. Road 4.
RM 50	74.53	A monument on the corner of the intersection of State R. Road 1 and State R. Road 5.
RM 51	75.01	A monument on the corner of the intersection of State R. Road 1 and State R. Road 6.

KEY TO MAP

Shaded (Flood Hazard) **ZONE B**

Zone Description: Zone B is the area of the flood hazard which is subject to the highest flood hazard.

Zone B is the area of the flood hazard which is subject to the highest flood hazard.

Zone B is the area of the flood hazard which is subject to the highest flood hazard.

EXPLANATION OF ZONE DESIGNATIONS

Zone A - Area of the flood hazard which is subject to the lowest flood hazard.

Zone B - Area of the flood hazard which is subject to the highest flood hazard.

Zone C - Area of the flood hazard which is subject to the highest flood hazard.

Zone D - Area of the flood hazard which is subject to the highest flood hazard.

Zone E - Area of the flood hazard which is subject to the highest flood hazard.

Zone F - Area of the flood hazard which is subject to the highest flood hazard.

Zone G - Area of the flood hazard which is subject to the highest flood hazard.

Zone H - Area of the flood hazard which is subject to the highest flood hazard.

Zone I - Area of the flood hazard which is subject to the highest flood hazard.

Zone J - Area of the flood hazard which is subject to the highest flood hazard.

Zone K - Area of the flood hazard which is subject to the highest flood hazard.

Zone L - Area of the flood hazard which is subject to the highest flood hazard.

Zone M - Area of the flood hazard which is subject to the highest flood hazard.

Zone N - Area of the flood hazard which is subject to the highest flood hazard.

Zone O - Area of the flood hazard which is subject to the highest flood hazard.

Zone P - Area of the flood hazard which is subject to the highest flood hazard.

Zone Q - Area of the flood hazard which is subject to the highest flood hazard.

Zone R - Area of the flood hazard which is subject to the highest flood hazard.

Zone S - Area of the flood hazard which is subject to the highest flood hazard.

Zone T - Area of the flood hazard which is subject to the highest flood hazard.

Zone U - Area of the flood hazard which is subject to the highest flood hazard.

Zone V - Area of the flood hazard which is subject to the highest flood hazard.

Zone W - Area of the flood hazard which is subject to the highest flood hazard.

Zone X - Area of the flood hazard which is subject to the highest flood hazard.

Zone Y - Area of the flood hazard which is subject to the highest flood hazard.

Zone Z - Area of the flood hazard which is subject to the highest flood hazard.

NOTES TO USER

This map is the Flood Insurance Rate Map (FIRM) for the community of Hidalgo County, Texas. It is a map of the flood hazard which is subject to the highest flood hazard.

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This map is the Flood Insurance Rate Map (FIRM) for the community of Hidalgo County, Texas. It is a map of the flood hazard which is subject to the highest flood hazard.

ADDITIONAL INFORMATION

DATE: 1981

FLOOD INSURANCE RATE MAP EFFECTIVE

JANUARY 2, 1981

NOTE: IN THE FLOOD INSURANCE RATE MAP EFFECTIVE

DATE: 1981

APPROVED BY ALL

DATE: 1981

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS

(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY PANEL NUMBER

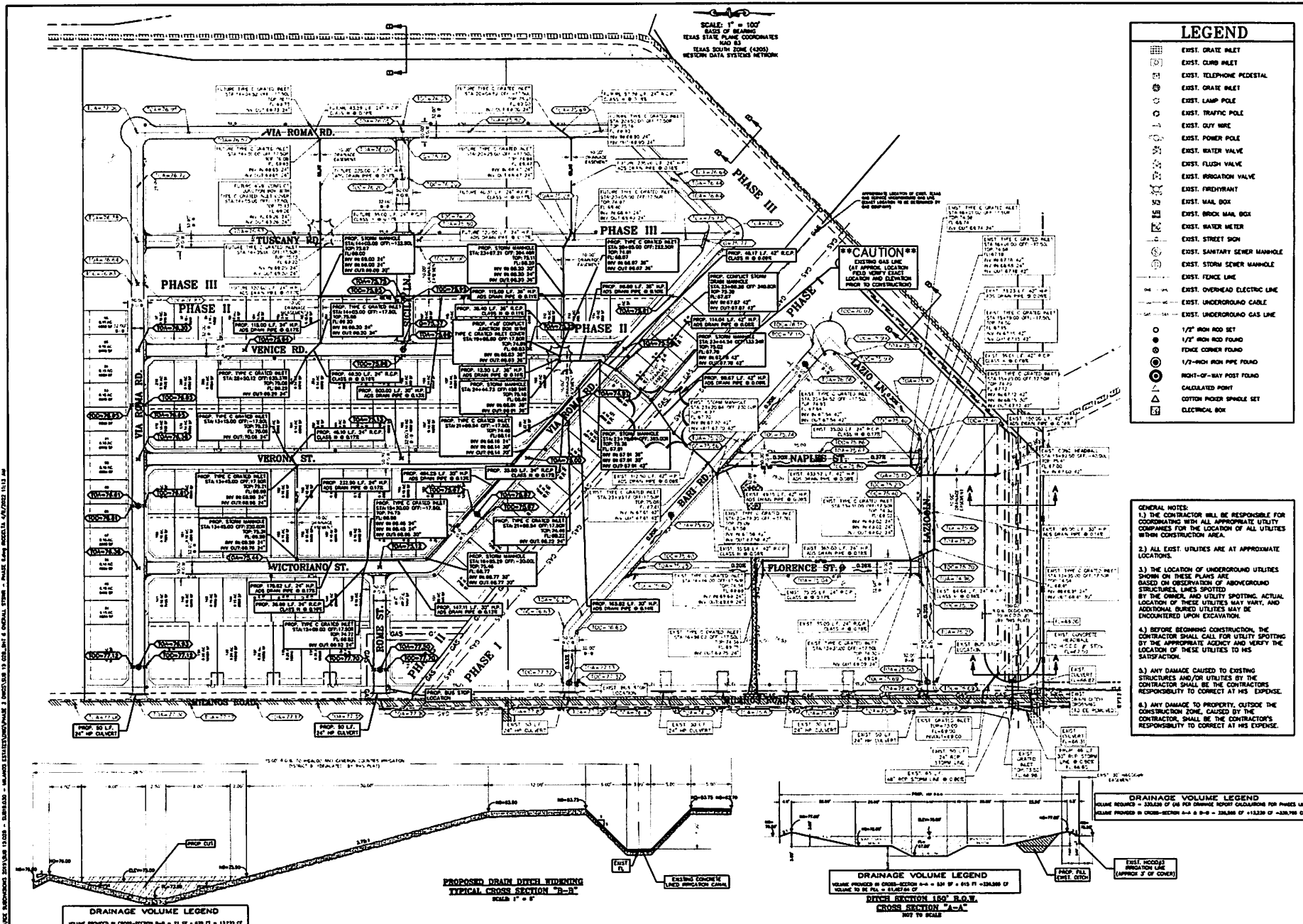
40034 0525 B

EFFECTIVE DATE:

JANUARY 2, 1981

Federal emergency management agency

Federal emergency administration

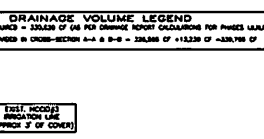


SCALE: 1" = 100'
 BASE OF MAPS
 TEXAS STATE PLANE COORDINATES
 1400 E
 TEXAS SOUTH ZONE (4300)
 WESTERN DATA SYSTEMS METHOD

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PIEDISTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FRICTION
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

- GENERAL NOTES:**
- 1) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
 - 2) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
 - 3) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
 - 4) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
 - 5) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 - 6) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.



RIO DELTA ENGINEERING

FIRM REGISTRATION NO. P-7828
 SURVEY FIRM NO. 10194027
 92° S. 10TH AVENUE EDINBURG, TEXAS 78549
 956-360-5152 (FAX) 956-300-5005

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THE ENGINEER. IT IS NOT TO BE USED FOR CONSTRUCTION, DESIGN OR FOR ANY OTHER PURPOSES.

PRELIMINARY

OVERALL PAVING AND DRAINAGE LAYOUT

MILANOS ESTATES PHASE II SUBDIVISION

HIDALGO COUNTY

DATE: 11-15-2023
 DRAWN BY: J. GARCIA
 CHECKED BY: J. GARCIA
 APPROVED BY: J. GARCIA
 SCALE: 1" = 50'
 DATE: APRIL 8, 2022
 DATE: AUG 19, 2022

SHT 6

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

(956) 565-2411

(956) 565-0521 Fax

E-Mail

hccid9@hotmail.com



Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 06/28/2022

IVAN GARCIA
RIO DELTA ENGINEERING
921 SOUTH 10TH AVE
EDINBURG, TEXAS, 78539

RE: **MILANOS ESTATES PH 2** Subd. Drainage and Detention

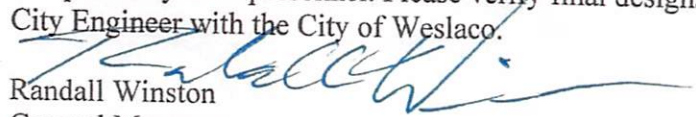
Good Morning Mr. Garcia:

I have received your revised cross section and calculations dated 04/18/2021 for the **MILANOS ESTATES PH2** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

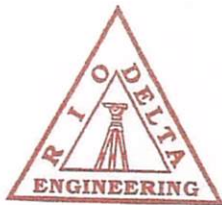
HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch.
2. The outfall control structure (currently being a culvert at Milanos Road) will not be changed and added as a Plat note so it can control and limit the flow from this development
3. Discharge Permit will be required.
4. Canal R.O.W. will not include any form of detention and be noted on the Plat.

The maintenance of this section is within the City Limits of Weslaco and will be completed by their personnel. Please verify final designs with Mr. Albert Adana, P.E. City Engineer with the City of Weslaco.


Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



RIO DELTA ENGINEERING
CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

DRAINAGE REPORT
Milanos Estates Subdivision Phases I, II, III, and IV
Master Plan
City of Weslaco ETJ
Hidalgo County, TEXAS

Milanos Estates Phase I, II, III, and IV Master Plan is proposed 379 lot Residential Subdivision, same being a total of 96.95 Acres comprised of the following:

- 1) Phases I, II, and III - 76.95 Acres Tract (328 proposed lots), being all of the south 38.49 acres, more or less, of Farm Tract 721, and all of Farm Tract 720 containing 38.47 Acres, more or less, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas.
- 2) Phase IV - 20.00 Acres Tract (51 proposed lots), being the east 20.00 acres of Farm Tract 717, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas.

These lots will be used for single-family homes.

The subdivision is in zone "B" of the flood insurance rate, 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, according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0525 B dated: January 2, 1981.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 16.2 % of Hidalgo fine sandy loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Additionally, it consists of 17.9% of Mercedes Clay (39), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is high, permeability is very low to moderately low and the water capacity is moderate. This soil is classified as Group (D). Additionally, it consists of 64.4% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to moderately high and the water capacity is moderate. This soil is classified as Group (C). Please see the attached tables for the engineering, physical and chemical properties of these soils.

This area has been identified by Hidalgo County as having flooding issues, that will need to be addressed in order to allow this site to be developed. After careful evaluation of the existing topography and features of the site, it was determined that the existing ponding issues within the southern area of the property are caused because of the lack of an outfall or connection to the existing ditch. It is assumed that this was done on purpose with the intent of capturing as much water as possible for irrigation of the lands which are used for farming. The average existing natural ground elevation of the site along the south side of the property is 74.50, which is only 1 foot below the existing average top of ditch elevation of 75.50. The average existing centerline elevation of Mile 6 ½ West Road (Milanos/Hopper Road) at the intersection between the said drain ditch and Mile 6 ½ West Road (Milanos/Hopper Road) is also 75.50, which is the lowest point along the profile of Mile 6 ½ West Road (Milanos/Hopper Road) for this specific area between E Mile 5 North Road and W 18th Street. This small difference in elevation and the lack of an outfall/connection into the existing drain ditch along the south side of the site is enough for water to potentially pond as shown on the pictures provided to us by Hidalgo

County. There are not any low areas within the site and all runoff naturally sheet flows overland in a southwesterly direction.

In addition, the site appears to be at the farthest upstream end of the existing drainage system. A connection will be made as part of this development to allow the water to drain into the existing ditch, and the potential ponding issue will most likely be completely eliminated without any risk of water backing up into the site. The existing ditch flows from east to west, and the terrain elevation also drops naturally to the west to an elevation below 74.00 by the time it gets to the southwest corner of the proposed Phase IV which will ensure that no ponding will occur above that elevation.

Finally, and in order to mitigate any potential risk of flooding for any future structures within the lots, the following general note will be added to the subdivision plat: minimum finished floor elevation shall be 6" above the center line of Mile 6 ½ West Road or 18" above top of curb in front of the center-point of the lot, whichever is greater.

Existing runoff sheet flows overland in a southerly direction to follow the existing drainage patterns of the area in an southerly direction with outfall to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1) along the south boundary of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre. Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 20.95 CFS of storm runoff for all 4 phases of this development. We have also used the Rational Method to determine that the improved site will generate an estimated 84.34 CFS of runoff 50-yr rainfall event for all 4 phases of this development. The improved site will have an approximate increase of 63.39 cfs of storm runoff.

In accordance with the City of Weslaco and County's drainage requirements, we have calculated that approximately a total of 330,712 CF or 7.59 AC-FT, will need to be detained for the complete development of Phases I, II, III, and IV of the subdivision for a 50-yr rainfall event. The pro-rated detention volume required for phases I, II, and III is 3,778 CF or 0.087 AC-FT per acre developed as per the following table:

Phase	Area	Detention Required (AC-FT)
I	26.43	2.29
II	27.64	2.40
III	22.88	1.98

The required detention volume for phase IV is 39,994 CF or 0.92 AC-FT.

Linear detention will be provided for Phases I, II, II, and IV by improving the existing 39EXTA drain ditch section as required during the construction of Phase I. Storm waters will be collected by an on-site collection system and routed to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1) along the south boundary of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre. Tables and calculations, are attached.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>Hector Garcia</u>	<u>4/15/21</u>
H.C.D.D. NO. 1	DATE



STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**

City: **WESLACO ETJ**

State: **TEXAS**

County: **HIDALGO**

Total Area: **76.95** GROSS Acres

Total lots: **328**

Area already developed: **0.00** Acres

Area unimproved: **68.83** NET Acres

Existing Run off: **23.42** cfs

Future Run off: **62.91** cfs

Future Run off: **70.73** cfs

*10 year storm

*25 year storm

*50 year storm

Total on site detention required: **290,718** cft

6.674 Ac-ft

*50 year storm

*References for calculations and procedure: 1) TxDOT Hydraulic Design Manual
Revised March 2009

2) FHWA, Urban Drainage Design Manual HEC-22
Revised September 2009



[Handwritten Signature] 7/15/2020

I. EXISTING RUN OFF (10 YEAR STORM)

*Rational Method

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**

City: **WESLACO ETJ**
 State: **TEXAS**
 Highest elevation= **68.83** Acres Net
 Lowest elevation= **78.00** ft
 Watercourse length, L= **75.00** ft
 Slope, S_p = **2500.00** %
 Slope, S_p = **0.12** %

Average flow velocity, V = **0.24** ft/sec

$$V = K_u k S_p^{0.5}$$

K_u = 3.28
 k = 0.213

*From Table 3-2 - Intercept Coefficients
 *For short grass pasture

Time of concentration, t_c = **172.16** min (calculated)
172.16 min (used)

$$t_c = L/60V$$

Intensity, i = **1.52** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration
 *Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients
 *For a recurrence interval of 10 years

e = **0.778**
 b = **87**
 d = **9.2**

Area already developed = **0.00** SQFT
0.00 ACRES *No area developed

Existing Run off Coefficient: **0**

Area unimproved = **2,998,235** SQFT
68.83 NET ACRES

Existing Run off Coefficient: **0.20** *For Unimproved areas
 *From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.20**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q = **23.42** CFS

$$Q = C i A$$

II. FUTURE RUN OFF (25 YEAR STORM)

*Rational Method

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**

City: **WESLACO ETJ**
 State: **TEXAS**
 Highest elevation= **68.83** Acres Net
 Lowest elevation= **78.00** ft
 Watercourse length, L= **2500.00** ft
 Slope, S_p = **0.12** %

Average flow velocity, V = **0.35** ft/sec

$$V = K_u k S_p^{0.5}$$

K_u = 3.28
 k = 0.305

*From Table 3-2 - Intercept Coefficients
 *For nearly bare and untilled (overland flow)

Time of concentration, t_c =

$$t_c = L / 60V$$

120.23 min (calculated)
120.23 min (used)

Intensity, i = **2.31** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration
 *Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients
 *For a recurrence interval of 25 years

e = **0.771**
 b = **98.00**
 d = **9.20**

Area to be developed = **492,000** SQFT *1500 SF avg homes

11.29 ACRES
 Future Run off Coefficient: **0.75** *MIN FOR ROOFS
 *From Table 3-3 - Run off Coefficients

Area to be developed = **246,000** SQFT * 750 SF avg driveway and sidewalks area

5.65 ACRES
 Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
 *From Table 3-3 - Run off Coefficients

Area to be developed = **1,869,835** SQFT *Remaining green areas

42.93 ACRES
 Future Run off Coefficient: **0.20** *For Unimproved areas
 *From Table 3-3 - Run off Coefficients

Area to be developed = **390,400** SQFT 32' B-B STREET SECTION

8.96 ACRES
 Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
 *From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.35**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q = **62.91** CFS

$$Q = C i A$$

III. STORAGE CALCULATIONS (50 YEAR STORM)

*Rational Method

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**

City: **WESLACO ETJ**
 State: **TEXAS**
 Highest elevation= **68.83** Acres Net
 Lowest elevation= **78.00** ft
 Watercourse length, L= **75.00** ft
 Slope, S_o = **2500.00** %
 Slope, S_o = **0.12** %

Average flow velocity, V= **0.35** ft/sec

$$V = K_u k S_p^{0.5}$$

K_u=3.28
 k= 0.305

*From Table 3-2 - Intercept Coefficients
 *For nearly bare and untilled (overland flow)

Time of concentration, t_c= **120.23** min (calculated)
120.23 min (used)

$$t_c = L/60V$$

Intensity, I= **2.59** min

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration
 *Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients
 *For a recurrence interval of 50 years

e= **0.749**
 b= **99.0**
 d= **9.2**

Area to be developed= **492,000** SQFT *1500 SF avg homes
11.29 ACRES
 Future Run off Coefficient: **0.75** *MIN FOR ROOFS
 *From Table 3-3 - Run off Coefficients

Area to be developed= **246,000** SQFT * 750 SF avg driveway and sidewalks area
5.65 ACRES
 Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
 *From Table 3-3 - Run off Coefficients

Area to be developed= **1,869,835** SQFT *Remaining green areas
42.93 ACRES
 Future Run off Coefficient: **0.20** *For Unimproved areas
 *From Table 3-3 - Run off Coefficients

Area to be developed= **390,400** SQFT 32' B-B STREET SECTION
8.96 ACRES
 Future Run off Coefficient: **0.7** *MIN FOR ASPHALTIC/CONCRETE SURFACE
 *From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w= **0.35**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q= **70.73** CFS

$$Q = C i A$$

IV. STORM WATER DETENTION CALCULATIONS

*Rational Method

Duration (min)	Intensity (in/hr)	Q in (cfs)	Vol in (cft)	Q out (cfs)	V out (cft)	Storage (cft)
5	13.57	331.16	99,347	23.42	7,026	92,320
10	10.83	264.18	158,509	23.42	14,053	144,457
15	9.10	222.14	199,922	23.42	21,079	178,843
20	7.91	192.99	231,583	23.42	28,105	203,477
25	7.03	171.44	257,159	23.42	35,131	222,028
30	6.34	154.78	278,611	23.42	42,158	236,453
35	5.80	141.47	297,094	23.42	49,184	247,910
40	5.35	130.56	313,347	23.42	56,210	257,137
45	4.98	121.43	327,865	23.42	63,236	264,628
50	4.66	113.67	340,995	23.42	70,263	270,733
55	4.38	106.97	352,993	23.42	77,289	275,704
60	4.14	101.12	364,049	23.42	84,315	279,733
65	3.93	95.98	374,307	23.42	91,341	282,966
70	3.75	91.40	383,884	23.42	98,368	285,517
75	3.58	87.30	392,871	23.42	105,394	287,477
80	3.43	83.61	401,342	23.42	112,420	288,921
85	3.29	80.27	409,357	23.42	119,447	289,911
90	3.16	77.22	416,968	23.42	126,473	290,495
95	3.05	74.42	424,217	23.42	133,499	290,718
100	2.94	71.86	431,140	23.42	140,525	290,615
105	2.85	69.49	437,769	23.42	147,552	290,217
110	2.76	67.29	444,129	23.42	154,578	289,551
115	2.67	65.25	450,244	23.42	161,604	288,640
120	2.60	63.35	456,135	23.42	168,630	287,504
125	2.52	61.58	461,818	23.42	175,657	286,161
130	2.45	59.91	467,310	23.42	182,683	284,627
135	2.39	58.35	472,625	23.42	189,709	282,915
140	2.33	56.88	477,774	23.42	196,735	281,039
145	2.27	55.49	482,770	23.42	203,762	279,008
150	2.22	54.18	487,622	23.42	210,788	276,834
155	2.17	52.94	492,340	23.42	217,814	274,525

Total on site detention required= **290,718** cft
6.674 acres-ft

Duration: Duration in minutes

Intensity: Intensity for respective duration (10-year event)

Q in: Developed conditions peak discharge ($C_{dev} \times i_{50} \times \text{Area}$)

Vol in: Developed conditions run off volume ($Q_{in} \times \text{Duration} \times 60$)

Q out: Pre-developed peak discharge ($C_{pre} \times i_{10} \times \text{Area}$)

V out: (duration $\times$ Qout $\times$ 60)

Storage: Required storage (Vin - Vout)

Table 3-1. Rainfall Intensity-Duration-Frequency Coefficients for Hidalgo County

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (in)	0.831	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	9.2	9.2	9.2	9.6

Reference: TxDOT Hydraulic Design Manual, (2009)

Table 3-2. Intercept Coefficients for Velocity vs. Slope Relationship

Land Cover/Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.162
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

Table 3-3. Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.60 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Sese, 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

February 7, 2023

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

RE: Rio Delta Engineering – Milanos Estates Phase II Subdivision

This letter is in response to a request from the Engineer of record for Milanos Estates Phase II Subdivision, Ivan Garcia, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco ETJ and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

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

Sincerely,
Hidalgo County Drainage District No. 1

Yvette Barrera, PE, CFM
Assistant General Manager

XC: Raul E. Sese, PE, CFM – District General Manager, HCDD1
Omar Anzaldúa, PE, CFM – Assistant General Manager, HCDD1
Isaac Gonzalez, EIT
Alexis Lozano, EIT
Gilberto Aguirre, EIT
Esther Mireles

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

(956) 565-2411

(956) 565-0521 Fax

E-Mail

hccid9@hotmail.com



Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 06/28/2022

IVAN GARCIA
RIO DELTA ENGINEERING
921 SOUTH 10TH AVE
EDINBURG, TEXAS, 78539

RE: **MILANOS ESTATES PH 2** Subd. Drainage and Detention

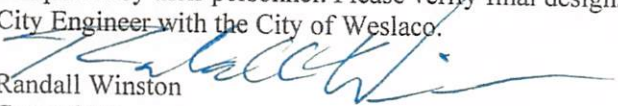
Good Morning Mr. Garcia:

I have received your revised cross section and calculations dated 04/18/2021 for the **MILANOS ESTATES PH2** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

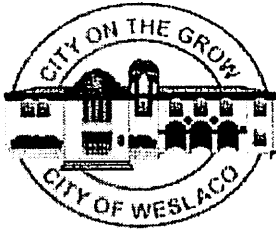
HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch.
2. The outfall control structure (currently being a culvert at Milanos Road) will not be changed and added as a Plat note so it can control and limit the flow from this development
3. Discharge Permit will be required.
4. Canal R.O.W. will not include any form of detention and be noted on the Plat.

The maintenance of this section is within the City Limits of Weslaco and will be completed by their personnel. Please verify final designs with Mr. Albert Adana, P.E. City Engineer with the City of Weslaco.


Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



**City of Weslaco
Engineering Division**

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

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: MILANOS ESTATES PHASE II SUBDIVISION
Location: APPROX. 240 FEET NORTH FROM THE INTERSECTION OF MILE 5 1/2 WEST ROAD AND MILE 6 1/2 WEST ROAD
Applicant: VICTOR J. DANIEC ☒ Owner ☐ Agent
Address: P.O. BOX 2604 Phone Number: _____

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	SINGLE-FAMILY DETACHED HOUSING	27.65	N/A	132	104.77	136.56	241.33

Comments: _____
Prepared by: IVAN GARCIA P.E., R.P.L.S. 4-8-2022 Date:
Address: 921 S. 10TH AVE EDINBURG TX. 778539 Phone Number: 956 - 380 - 5152

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

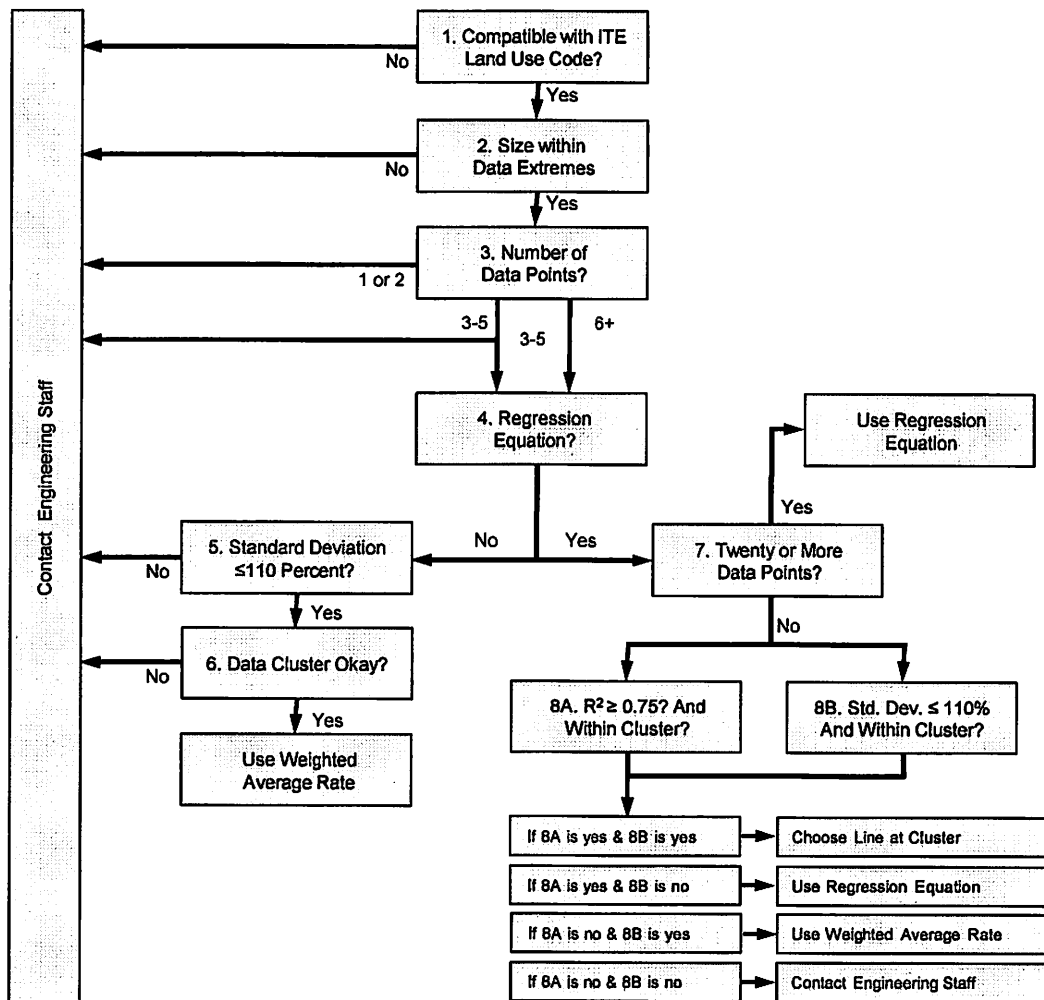
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

Single-Family Detached Housing (210)

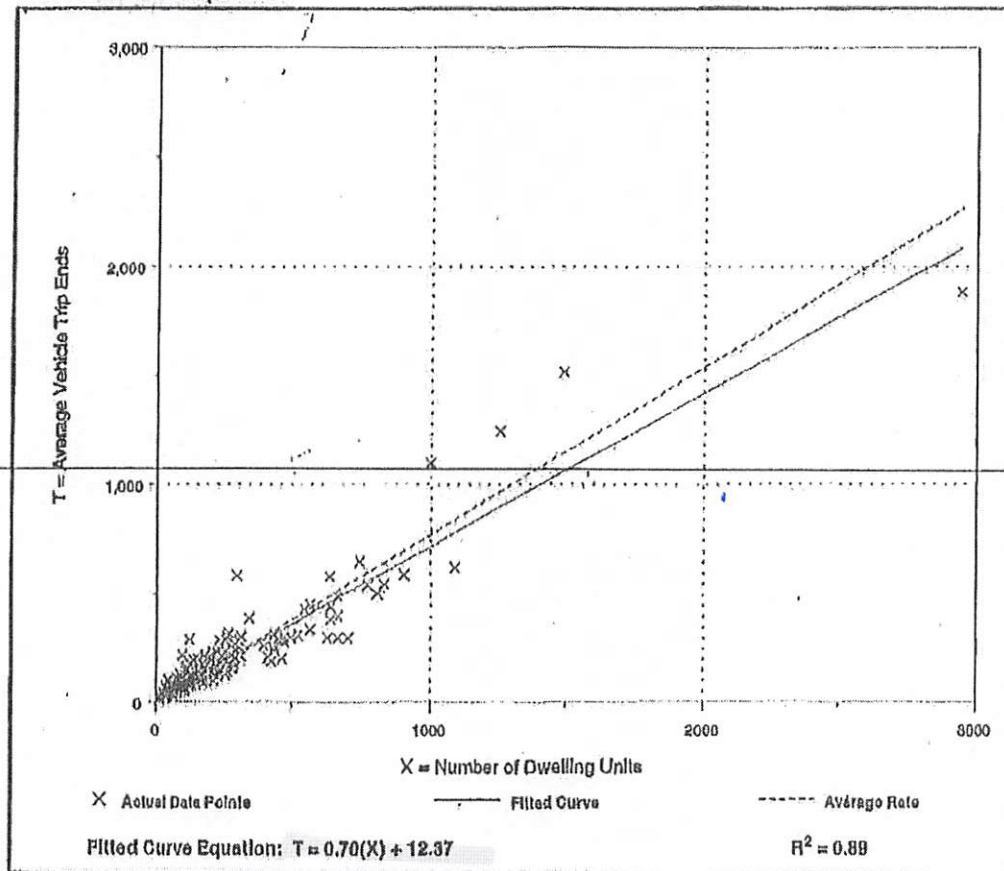
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 341
Avg. Number of Dwelling Units: 181
Directional Distribution: 26% entering, 74% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.38 - 2.27	0.91

Data Plot and Equation



$$T = 0.70(X) + 12.37$$

$$T = 0.70(139) + 12.37$$

$$T = 104.77$$

Single-Family Detached Housing (210)

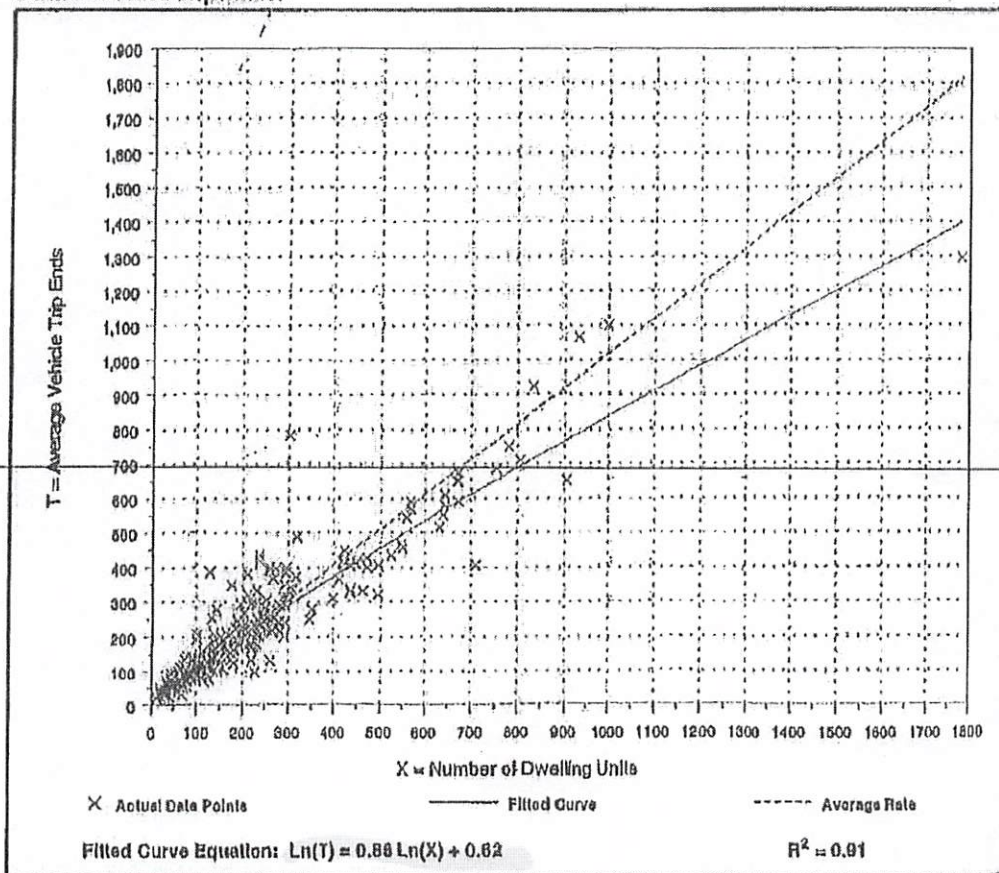
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 360
Avg. Number of Dwelling Units: 174
Directional Distribution: 64% entering, 36% exiting

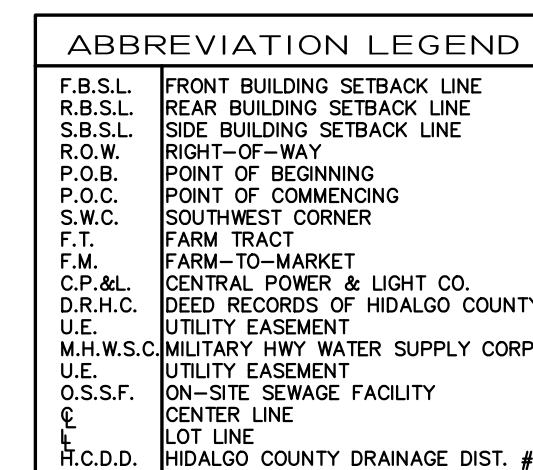
Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	1.08

Data Plot and Equation



$$\begin{aligned} \ln(T) &= 0.88 \ln(X) + 0.62 \\ \ln(T) &= 0.88 \ln(132) + 0.62 \\ \ln(T) &= 4.9168 \\ T &= e^{4.9168} = 136.549 \end{aligned}$$



THENCE N 1°12'22" W ALONG THE WEST LINE OF THE SAID FARM TRACT 721, SAME BEING ALONG THE CENTERLINE OF MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD), A DISTANCE OF 814.87 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 28.27 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.37 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD).

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	AS SHOWN
DATE:	MAY 26, 2022
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO.	SHT 1

NAME		ADDRESS		PHONE & FAX
OWNER(S): GARVIC PROPERTIES LP		P.O. BOX 2604	EDINBURG, TX. 78536	(956) 821-7108
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

MILANOS ESTATES PHASE II SUBDIVISION

BEING A 28.27 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS – COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, **VICTOR J. DANIEC, ON BEHALF OF GARVIC PROPERTIES LP (OWNED)**, AS OWNER OF THE 26.43 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MILANOS ESTATES PHASE II SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

VICTOR J. DANIEC, PRESIDENT
GARVIC MGMT, INC
IT'S SOLE GENERAL PARTNER
P.O. BOX 2604
EDINBURG, TX, 78536

DATE: _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MILANOS ESTATES PHASE II SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ____ DAY OF _____, 2022.

HIDALGO COUNTY JUDGE _____ DATE: _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE: _____

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **VICTOR J. DANIEC** PROVED TO ME THROUGH HIS/HER 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 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 _____, 2022

_____, NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS – CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **MILANOS ESTATES PHASE II SUBDIVISION** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR _____ DATE: _____ ATTEST: CITY SECRETARY _____ DATE: _____

I, THE UNDERSIGN 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 SUBDIVISIONS REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT # 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 H.C.C.I.D. #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. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION, AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. H.C.C.I.D. #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.

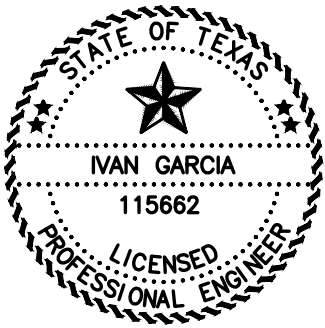
_____, GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9 DATE: _____

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.

IVAN GARCIA P.E. R.P.L.S.
REG. PROFESSIONAL ENGINEER NO. 115662

DATE: _____



STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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 WESLACO AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

DATE: _____



NAME	ADDRESS	PHONE & FAX
OWNER(S): GARVIC PROPERTIES LP	P.O. BOX 2604 EDINBURG, TX. 78536	
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

GENERAL NOTES:

1. FEMA FLOOD ZONE STATEMENT:

THE SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0525 B MAP REVISED: JANUARY 2, 1981.

2. SETBACKS:
FRONT: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 6" ABOVE THE CENTER LINE OF MILE 6 1/2 WEST ROAD, OR 18" ABOVE THE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT, WHICHEVER IS GREATER AS PER THE TABLE BELOW. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

LOT	FINISHED FLOOR ELEVATION (FT)	LOT	FINISHED FLOOR ELEVATION (FT)	LOT	FINISHED FLOOR ELEVATION (FT)
83	77.56	127	78.00	171	77.70
84	77.97	128	78.00	172	77.70
85	77.97	129	78.00	173	77.70
86	77.97	130	78.00	174	77.70
87	77.97	131	78.00	175	77.70
88	78.21	132	78.00	176	77.70
89	78.21	133	78.02	177	77.70
90	77.92	134	77.85	178	77.70
91	77.92	135	77.85	179	77.85
92	78.26	136	77.85	180	77.85
93	78.26	137	77.67	181	77.85
94	77.92	138	77.67	182	77.85
95	77.92	139	77.67	183	77.85
96	77.92	140	77.67	184	77.85
97	77.70	141	77.67	185	77.85
98	77.70	142	77.67	186	77.85
99	77.70	143	77.67	187	78.00
100	77.70	144	76.69	188	78.00
101	77.85	145	76.69	189	78.00
102	77.85	146	76.69	190	78.00
103	77.85	147	76.69	191	78.00
104	77.85	148	76.69	192	78.00
105	77.85	149	77.06	193	78.00
106	77.85	150	77.70	194	78.00
107	78.00	151	77.70	195	78.00
108	78.00	152	77.70	196	78.00
109	78.00	153	77.70	197	78.00
110	78.00	154	77.85	198	78.00
111	78.00	155	77.85	199	78.00
112	78.00	156	77.85	200	78.00
113	78.00	157	77.85	201	78.00
114	78.00	158	77.85	202	78.00
115	78.00	159	77.85	203	77.85
116	78.00	160	78.00	204	77.85
117	78.00	161	78.00	205	77.85
118	78.00	162	78.00	206	77.85
119	78.00	163	78.00	207	77.85
120	78.00	164	78.00	208	77.85
121	78.00	165	77.85	209	77.85
122	78.00	166	77.85	210	77.70
123	78.00	167	77.85		
124	78.00	168	77.85		
125	78.00	169	77.85		
126	78.00	170	77.85		

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->B.M. NO. 1-- , ELEV. **77.93** N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF MILE 6 1/2 WEST ROAD AND MILE 5 1/2 WEST ROAD. GPS POINT, GRID COORDINATES N **18572470.7400**, E **1143604.3180**.
-->B.M. NO. 2-- , ELEV. **78.26** N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND ON THE CENTERLINE OF MILE 6 1/2 WEST ROAD AT THE SOUTHWEST CORNER OF THIS TRACT. GPS POINT, GRID COORDINATES N **18572750.9000**, E **1143632.3540**.

6. 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 **104,544** CUBIC FEET (**2.40** 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 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 GRATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

7. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

8. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER CERTIFIES THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

10. THE DEVELOPER SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.

11. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

12. 5.00 FEET SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

13. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL 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.

14. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.

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

16. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

17. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 6 1/2 WEST ROAD (AKA MILANOS ROAD) ON TO LOTS 3 THROUGH 10. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 3 THROUGH 10 TO PROVIDE INGRESS AND EGRESS FROM MILE 6 1/2 WEST ROAD (AKA MIALNOS ROAD).

18. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

19. 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)

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



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

ON: _____ AT _____ AM/PM

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

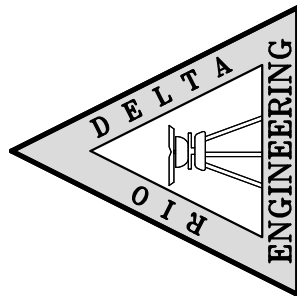
BY: _____ DEPUTY

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION	
SHEET 1: HEADING, INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.	CHECKED: IVAN GARCIA P.E. R.P.L.S.
SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.I.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	DRAWN: OSCAR ALARCON JR.
SHEET 3: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.	SCALE: AS SHOWN
SHEET 4: WATER LAYOUT; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	DATE: MAY 26, 2022
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	PROJECT: SUB 19 028
SHEET 6: PAVING & DRAINAGE DETAIL SHEET	REVISIONS:
SHEET 7: WATER & SANITARY SEWER DETAIL SHEET	PAGE NO. SHT 2

RIO DELTA ENGINEERING

FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027

921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
FINAL

PLAT SHEET NOTES
MILANOS ESTATES PHASE II SUBDIVISION
HIDALGO COUNTY

PROJECT :
ENGINEER: IVAN GARCIA P.E. R.P.L.S.

SURVEYOR: IVAN GARCIA P.E. R.P.L.S.

CHECKED: IVAN GARCIA P.E. R.P.L.S.

DRAWN: OSCAR ALARCON JR.

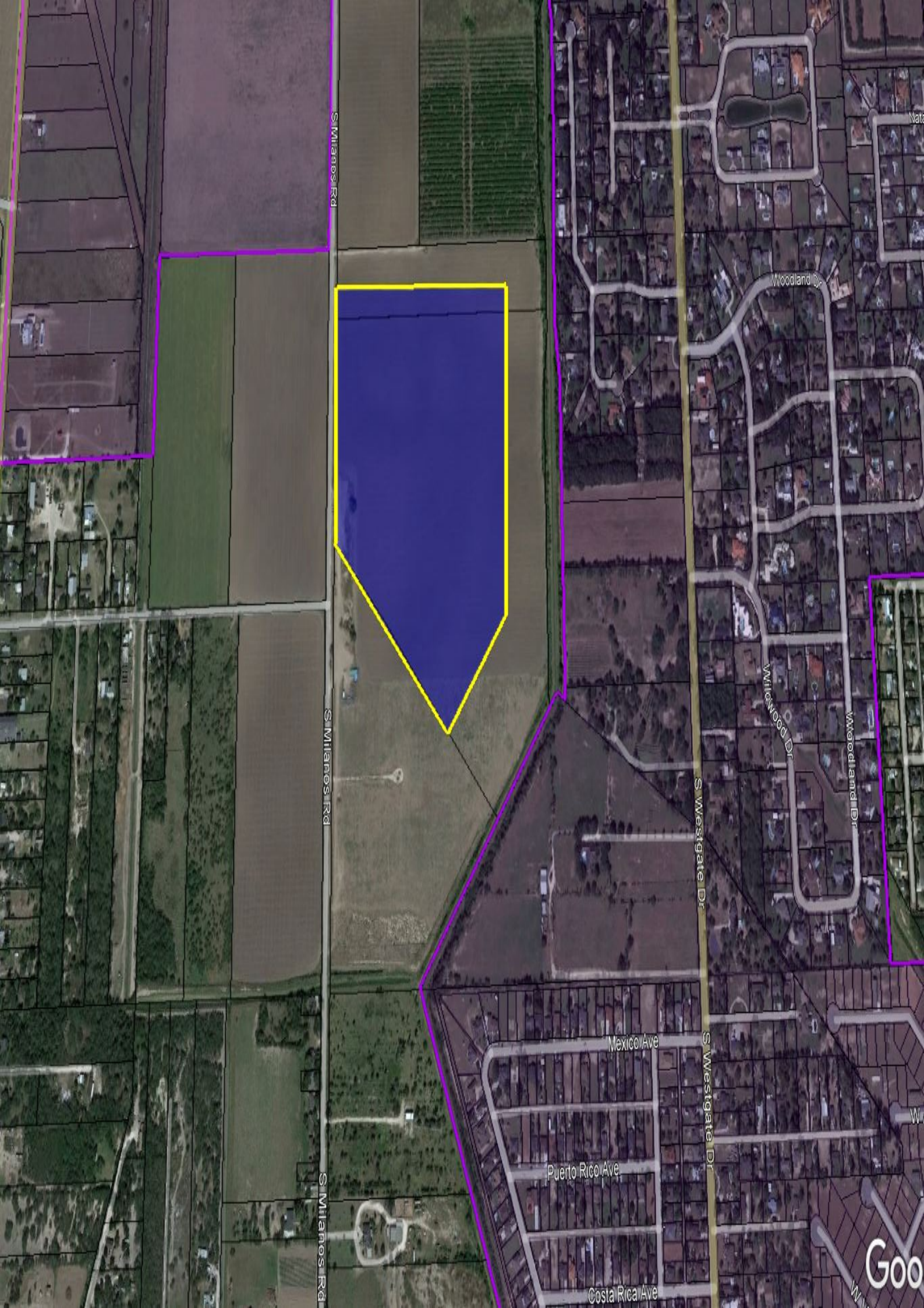
SCALE: AS SHOWN

DATE: MAY 26, 2022

PROJECT: SUB 19 028

REVISIONS:

PAGE NO. SHT 2



S Milanes Rd

S Milanes Rd

S Milanes Rd

S Westgate Dr

S Westgate Dr

Woodland Dr

Willowood Dr

Woodland Dr

Mexico Ave

Puerto Rico Ave

Costa Rica Ave

Google

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

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

RE: Milanos Estates Ph II- Final Plat

DATE: February 28, 2023

The proposed use for the 127-lot subdivision is for single family type use and is located outside the city limits of Weslaco. The developer has requested two variances at this time. The subdivision will be provided with water and sanitary sewer by the City of Weslaco. The developer has requested a variance to allow for off-site drainage and has obtained their letters of support. The developer has requested a variance to allow for a 20' front and 10' rear setback. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6361	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration on the variance request to section 26-38 Perimeter Sidewalk Requirement for Mid Valley Estates Subdivision 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.)			
Background: The proposed development is currently located inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco and sewer by the City of Weslaco. The proposed development will be Multi-Family and Residential. The developer is requesting a variance to waive the requirement for the construction of the sidewalk along Milanos and Mile 6 North Road.			
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 sidewalk variance request only for Milanos Road at their regular meeting held March 1, 2023			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments:			
Staff Recommendation: Staff recommends compliance with the ordinance for the variance request.			
Attachments, if any: Mid Valley Estates- Memo, Mid Valley Estates subd -application, Mid Valley Estates- aerial, Mid-Valley Estates Plat 05.11.22			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

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

RE: Mid Valley Estates- Final Plat

DATE: February 28, 2023

The proposed development is currently located inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco and sewer by the City of Weslaco. The proposed development will be Multi-Family and Residential. The developer is requesting a variance to waive the requirement for the construction of the sidewalk along Milanos and Mile 6 North Road which is approximately 2,640 feet.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000392-2023

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Mid Valley Estates Subdivision

Location: Weslaco, TX

Legal Description: Being 40.00 acres of land and being all of Farm Tract 715 out of the West Tract

Subdivision, as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

ASHTI would like to ask for a variance to construct sidewalks along 18th Street & Milano Road. Since both Streets do not have curb & gutter streets, the sidewalks would possibly be installed on the roadside drainage swales along both roads.

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Affordable Homes of South Texas, Inc. Telephone: 956-687-6263

Address: 1420 Erie Avenue Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: rcalvillo@ahsti.org

Application fees

☒ \$50.00 Application fee per variance, plus a \$5.00 processing fee

AUTHORIZATION AND ACKNOWLEDGEMENTS

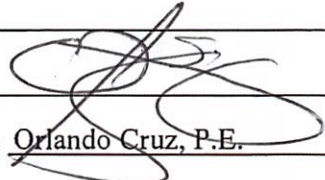
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: Robert Calvillo

Owner Signature:  Date: 1/31/23

Cruz-Hogan Consultants, Inc. is the authorized agent

Authorized Agent Signature:  Date: 2/1/23

Authorized Agent Printed Name: Orlando Cruz, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

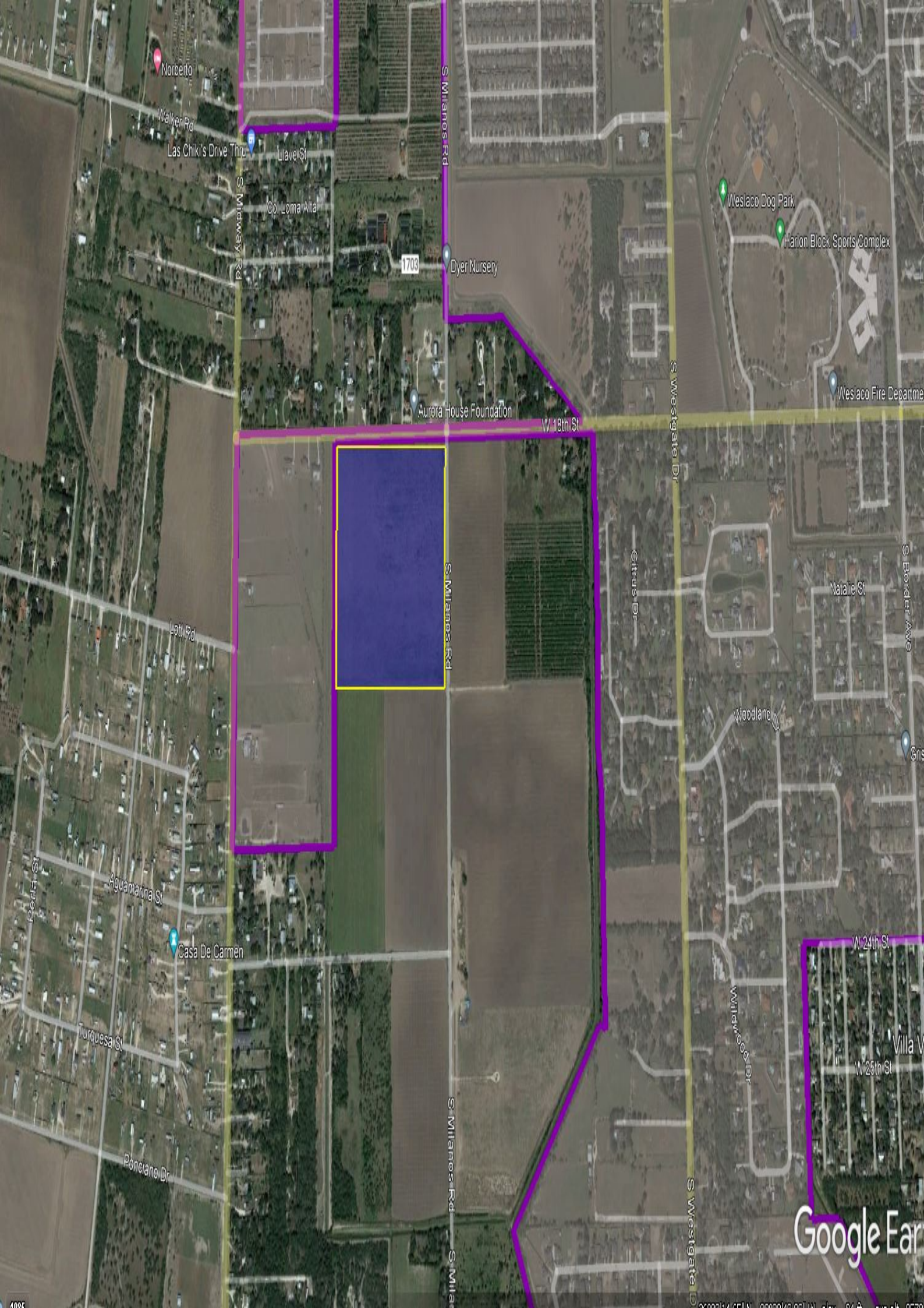
CITY OF WESLACO
956-968-3181

REC#: 02992524 2/06/2023 2:13 PM
OPER: SS TERM: 040
REF#: 72573
PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT
INV-00011364 55.00CR
AFFORDABLE HOMES OF SOUTH TEX
CAINVOICEFEE 50.00CR
CAINVOICEFEE 5.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-

CHANGE: _____ 0.00



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

Gris

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

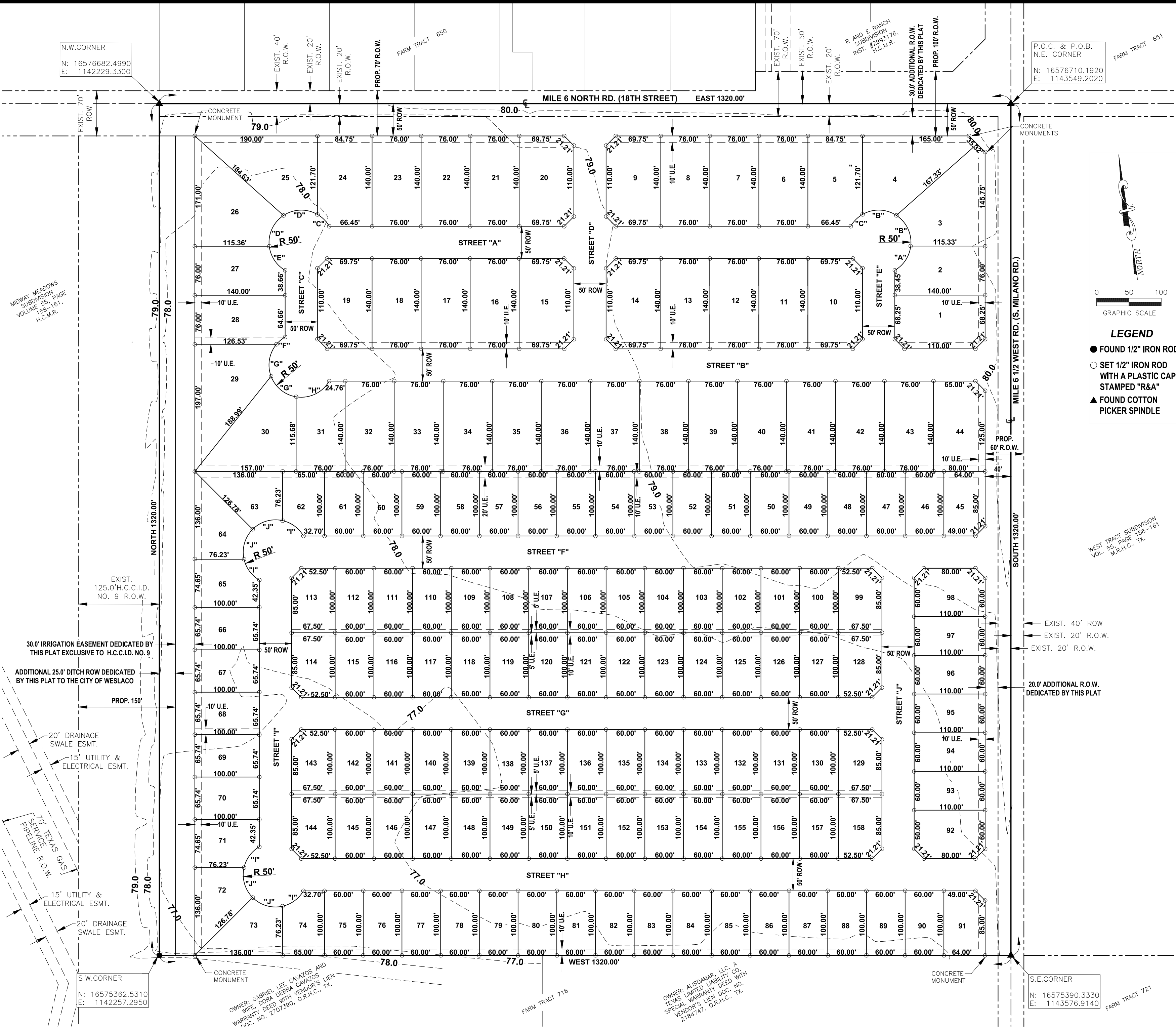
STATE OF TEXAS
COUNTY OF HIDALGO

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:

1. THIS SUBDIVISION IS IN FLOOD ZONE "B"

ZONE "B" (AREAS OF MINIMAL FLOOD) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEARS FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE FLOOD. (MEDIUM SHADING)

COMMUNITY-PANEL NUMBER: 480334 0525 B
EFFECTIVE DATE: JANUARY 2, 1981

2. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 79' OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

3. LOTS 1-44 ARE FOR MULTI-FAMILY RESIDENTIAL AND LOTS 45-158 ARE FOR SINGLE FAMILY RESIDENTIAL.

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.
REAR.....10.00 FEET	SIDE.....5.00 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.

5. BENCH MARK: CPS FOUND FOR THE NORTHWEST CORNER OF FARM TRACT 715;ELEV. = 80.11 (NAVD 88)

6. DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 164,632 CUBIC FEET (3.28 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCUMULATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

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

8. U.E. DENOTES UTILITY EASEMENT.

9. E.E. DENOTES ELECTRICAL EASEMENT.

10. A 5 FT WIDE SIDEWALK IS REQUIRED ALONG MILE 6 NORTH ROAD (18TH STREET) & MILE 6 1/2 WEST ROAD (S MILANO RD.) DURING CONSTRUCTION OF SUBDIVISION.

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

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

13. STREET LIGHTS TO BE INSTALLED BY DEVELOPER, AS PER CITY ORDINANCE. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

14. LANDSCAPING TO BE PROVIDED, AS PER CITY ORDINANCE.

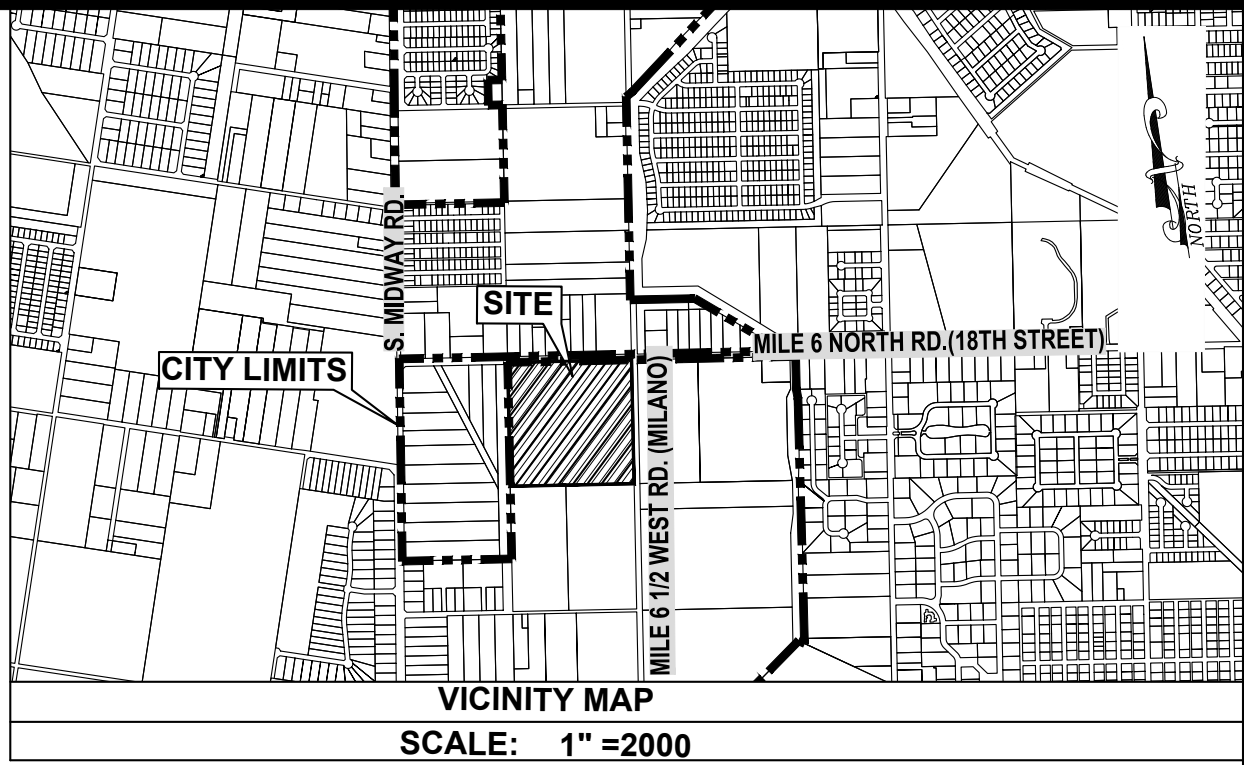
15. SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMITS.

16. NO ACCESS TO 18TH STREET FROM LOTS 4-9, AND 20-25.

17. NO ACCESS TO MILANO ROAD FROM LOTS 1-3, 44, 45, AND 91-98.

18. NO LOT FRONTAGE OR ACCESS TO STREET "B" FROM LOTS 10-19.

19. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.



METES & BOUNDS

BEING 40.00 ACRES OF LAND AND BEING ALL OF FARM TRACT 715 OUT OF THE WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 40.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF SAID FARM TRACT 715 FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH, 1320.00 FEET WITH EAST LINE OF SAID FARM TRACT 715, THE WEST LINE OF FARM TRACT 722 AND THE CENTERLINE OF MILE 6 1/2 WEST ROAD TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF SAID FARM TRACT 722, THE SOUTHEAST CORNER OF SAID FARM TRACT 715 AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, WITH THE SOUTH LINE OF SAID FARM TRACT 715 AND THE NORTH LINE OF FARM TRACT 716, AT A DISTANCE OF 20.00 FEET PASS A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE WEST RIGHT-OF-WAY LINE OF SAID MILE 6 1/2 WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID FARM TRACT 716, THE SOUTHWEST CORNER OF SAID FARM TRACT 715 AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, WITH THE WEST LINE OF SAID FARM TRACT 715, THE EAST LINE OF MIDWAY MEADOWS SUBDIVISION, AS PER MAP RECORDED IN VOLUME 55, PAGES 158-161 OF THE HIDALGO COUNTY MAP RECORDS, AND THE EAST LINE OF A HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY, AT A DISTANCE OF 1300.00 FEET PASS A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 6 NORTH ROAD (18TH STREET), AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF SAID MIDWAY MEADOWS SUBDIVISION, THE NORTHWEST CORNER OF SAID FARM TRACT 715, AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, 1320.00 FEET, WITH THE NORTH LINE OF SAID FARM TRACT 715, THE SOUTH LINE OF FARM TRACT 650 AND THE CENTERLINE OF SAID MILE 6 NORTH ROAD TO THE POINT OF BEGINNING AND CONTAINING 40.00 ACRES OF LAND MORE OR LESS.

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
"A"	53°23'47.0"	50.00'	25.15'	46.60'	44.93'
"B"	63°18'6.48"	50.00'	30.82'	55.24'	52.47'
"C"	29°59'45.6"	50.00'	13.40'	26.18'	25.88'
"D"	63°25'25.7"	50.00'	30.89'	55.35'	52.56'
"E"	53°08'55.3"	50.00'	25.01'	46.38'	44.74'
"F"	2016°22.1"	50.00'	8.94'	17.69'	17.60'
"G"	60°18'49.7"	50.00'	29.05'	50.63'	50.24'
"H"	69°08'57.8"	50.00'	34.43'	60.30'	56.71'
"I"	47°17'27.6"	50.00'	21.89'	41.27'	40.11'
"J"	57°42'32.4"	50.00'	27.55'	50.36'	48.26'

IRREGULAR LOT AREAS		
MULTI-FAMILY LOT AREAS		
LOT #	SQ. FT.	ACRE
1	11,433	0.262
3	10,015	0.230
4	14,566	0.334
5&24	11,668	0.268
9&10	11,640	0.267
14&15	11,640	0.267
19&20	11,640	0.267
25	14,642	0.336
26	14,235	0.327
27	10,019	0.230
28	10,557	0.242
29	14,541	0.334
30	13,600	0.312
31	9,677	0.222
44	11,088	0.255
SINGLE-FAMILY LOT AREAS		
45&91	6,288	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



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6363	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve Ordinance 2023-16 for the Voluntary Annexation of Ranchettes on 18th St Subdivision being a 12.16 acres of land out of a 14.82 acre tract of land out of Farm Tract 706, West Tract Subdivision, Hidalgo County, Texas located approximately 500 ft. West from the intersection of 18th Street and Pleasantview Dr. and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-16. 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 by City of Weslaco, and sewer by OSSF. The proposed development will be single 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 held March 1, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the petition of voluntary annexation.			
Attachments, if any: Ranchettes on 18th - Memo, Ranchettes on 18th st -application, Ranchettes on 18th - Aerial, 13.92 Acre Metes and Bounds, O2023-16 - Voluntary Annexation Ranchettes on 18th			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

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

RE: Ranchettes on 18th – Voluntary Annexation

DATE: February 28, 2023

The proposed subdivision will be for eight (8)- lot subdivision will be for Single family homes and is located just outside the City of Weslaco city limits 18th Street just east of Country Sunshine RV Park. This subdivision is being serviced with water by City of Weslaco and is proposing sanitary sewer by OSSF. The development is contiguous to the existing city limits line.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR VOLUNTARY ANNEXATION

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Ranchetes on 18Th. St.

Location: 18Th & Pleasantview Dr.

Legal Description: Lot 14, Block 136, F.T. 706

 Petition for annexation signed and notarized by property owners.

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

 x Survey and metes and bounds.

 City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: Cynthia O'Brien Telephone: (917) 838-7222

Address: 23 Park Ave 2C

Fax: _____

City: New York State: NY Zip: 10016 E-mail: cobrien@spgswis.com

ENGINEER INFORMATION

Name: SWG Engineering LLC Telephone: (956) 968-2194

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

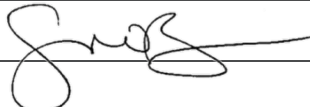
City: Weslaco State: Tx Zip: 78956 E-mail: jreyes@siglerwinstongreenwood.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

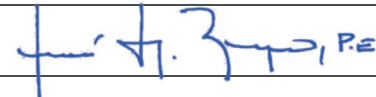
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: Cynthia O'Brien

Owner Signature:  Date: 02/20/2023

_____ is the authorized agent

Authorized Agent Signature:  Date: 2/20/2023

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

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

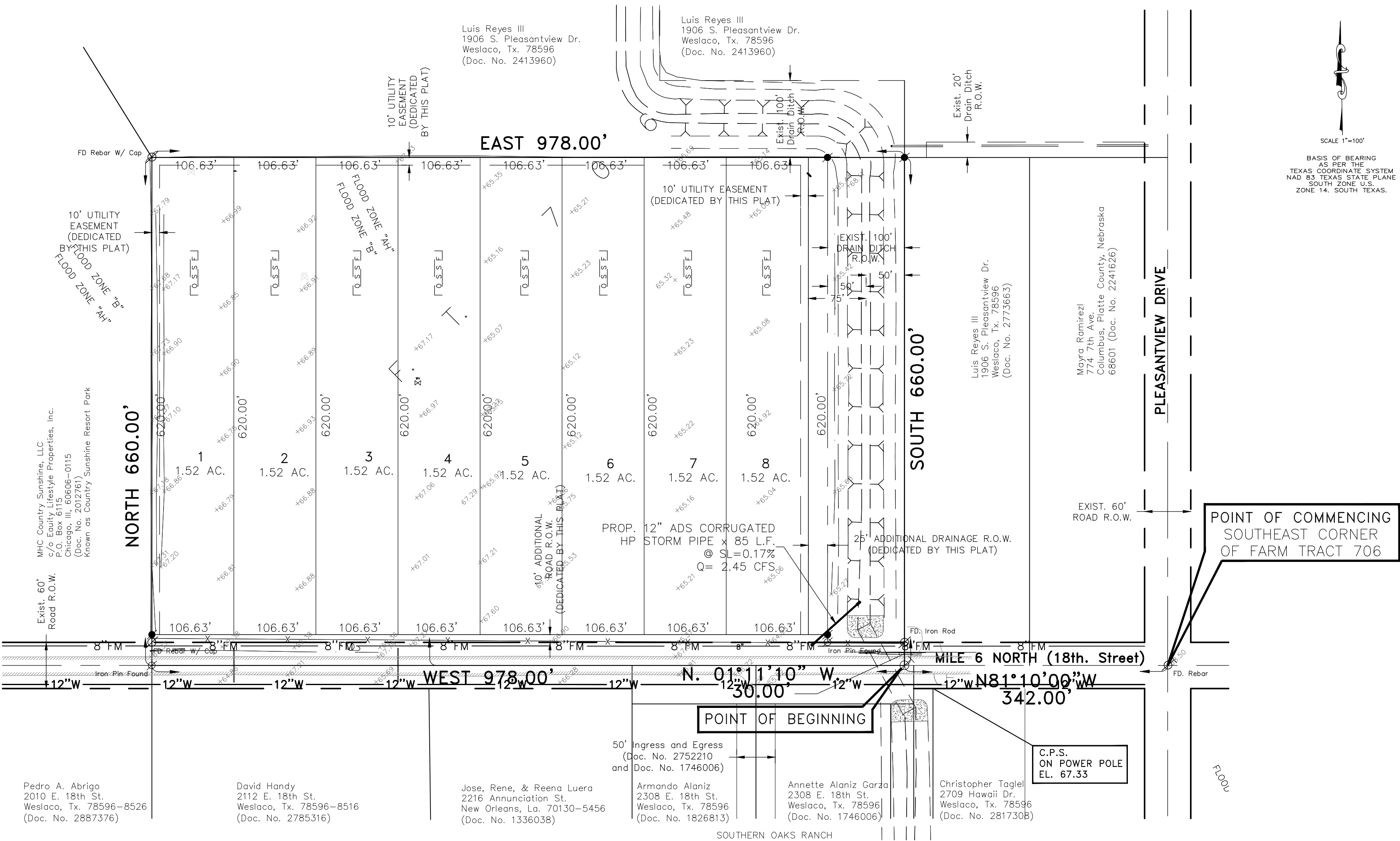
Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

FILE PATH: C:\USERS\ANDY\DROPBOX (SWG ENGINEERING, LLC)\SWG PROJECTS\FOLDER\PROJECTS\21-119 LUIS REYES SUBDIVISION\DRAWING\WORKING DRAWING FILE\8 LOTS SUBDIVISION\PLAT-1-RANCHETTE-8 LOTS SUBD.DWG PLOT DATE:2/21/2022



GENERAL PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "b" AND "AH"(SHADED)

ZONE "b" AREA 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 ON SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING) COMMUNITY-PANEL NO. 480334 0525B, EFFECTIVE DATE: JANUARY 2, 1981

ZONE "AH" SHADED 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. COMMUNITY-PANEL NO. 480334 0525B, EFFECTIVE, DATE: JANUARY 2, 1981
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM SETBACK SHALL BE AS FOLLOWS:
FRONT: 50.00 FEET ON MILE 6 NORTH (18TH STREET)
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCH MARK NOTE:
- NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 15.
- NO BUILDING OR FENCES SHALL BE BUILT OVER ANY EASEMENTS, EXCEPT AS SHOWN.
- LOT CORNERS HAVE BEEN SET WITH 1/2" REBARS.

ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE RANCHETTES ON 18TH STREET SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

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

SURVEYOR'S AND ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE RANCHETTES ON 18TH STREET SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

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

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	Luis Reyes, III	1906 S. Pleasantview Dr.	Weslaco, Tx. 78596	(956) 778-0140	
ENGINEER:	Jose G. Reyes, Jr.	611 Bill Summers Int'l Blvd.	Weslaco, Tx. 78596	(956) 968-2194	956-968-8300
SURVEYOR:	Joe B. Winston, Jr.	611 Bill Summers Int'l Blvd.	Weslaco, Tx. 78596	(956) 968-2194	956-968-8300

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHETTES ON 18TH STREET SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2021.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHETTES ON 18TH STREET SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2021

RAMON GARCIA _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____

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

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

BY: _____ DEPUTY

STATE OF TEXAS:
COUNTY OF HIDALGO:

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "RANCHETTES ON 18TH STREET" TO THE CITY OF WESLACO, TEXAS, AND THOSE WHOSE NAME ARE SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE SURFACE USE OF THE STREETS ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF SAID CITY OF WESLACO, EMPLOYEES OF THE UTILITIES COMPANIES UNDER FRANCHISE OF SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

LUIS REYES, III _____ DATE _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

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

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHETTES ON 18TH STREET WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

MAYOR OF CITY OF WESLACO _____ DATE _____

SECRETARY OF THE CITY OF WESLACO _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

PLANNING AND ZONING COMMISSION CHAIR

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

PLANNING AND ZONING CHAIR _____ DATE _____

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

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

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HEREBY 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

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

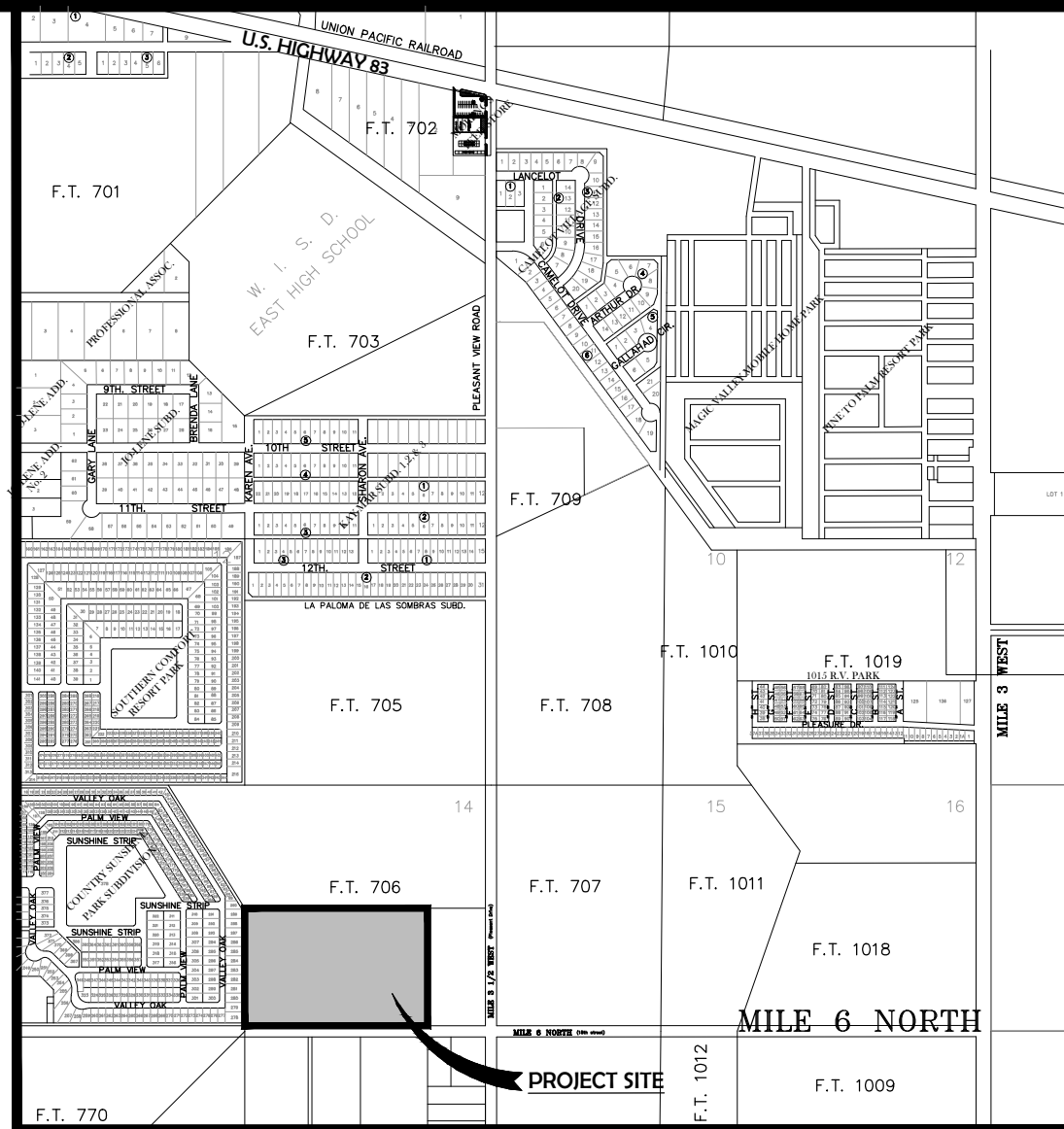
DATED THIS _____ DAY OF _____, 2021.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT OF WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OR STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- H.C.C.I.D. NO. 9 WILL NOT BE RESPONSIBLE FOR DRAINAGE/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION AS WELL H.C.C.I.D. NO. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.
- H.C.C.I.D. NO. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR 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 AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

INDEX TO SHEET RANCHETTES ON 18TH STREET SUBDIVISION

1	LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOT DIMENSIONS AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION CERTIFICATION, AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.S. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.C.I.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, RIGHT OF WAY CERTIFICATION, H.C.C.I.D. CERTIFICATION AND REVISION NOTES.
2	WATER IMPROVEMENTS AND SANITARY SEWER (OSSF) MAP, SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) REVISION NOTES, TYPICAL DRAINAGE CROSS SECTION.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY. According to the Official Map in the office of the Secretary of the City of Weslaco RANCHETTES ON 18TH STREET SUBDIVISION, is located in Precinct No. 1 and Approximately 2509 ft. North from the intersection of Mile 6 North (18th Street) and Pleasantview Dr. and it is outside the city limits, and lies within the city's five-mile ETJ under Local Government Code 212.001. The city of Weslaco Population approximately 42,481 and counting.

LEGEND

- P.O.B. POINT OF BEGINNING
- B.M. BENCH MARK
- R.O.W. RIGHT OF WAY
- H.C.O.R. HIDALGO COUNTY ORIGINAL RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- W.D. WARRANTY DEED
- NAWSC. NORTH ALAMO WATER SUPPLY CORP.
- SET CONCRETE MONUMENT WITH ELEVATION(CM-0)
- SET 3/8" REBAR
- SET 1/2" REBAR FOUND
- SET OPS (COTTON PICKER SPINDLE)
- EASEMENT LINE
- PROPERTY LINE
- R.O.W. LINE
- CENTERLINE

METES AND BOUNDS DESCRIPTION

BEING THE 12.16 ACRES OF LAND OUT OF A CALL GROSS 14.82 ACRE TRACT OF LAND OUT OF FARM TRACT 706, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS TO-WIT:

SAVE AND EXCEPT THAT CERTAIN 1.45 ACRE TRACT CONVEYED TO THE CITY OF WESLACO, A TEXAS HOME RULED MUNICIPAL CORPORATION BY WARRANTY DEED DATED OCTOBER 15, 2020, FILED DECEMBER 23, 2020 UNDER DOCUMENT NO. 3178336, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

COMMENCING AT A FOUND OPS (COTTON PICKER SPINDLE) FOR THE SOUTHEAST CORNER OF FARM TRACT 706, SAID CORNER BEING AT THE INTERSECTION OF THE CENTERLINE OF PLEASANTVIEW DRIVE AND 18TH STREET, THENCE ALONG SAID CENTERLINE OF 18TH STREET, SOUTH 88°48'50" WEST 342.00 FT TO A FOUND OPS (COTTON PICKER SPINDLE), FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, WEST (SOUTH 88°48'09" WEST MEASURED) ALONG SAID CENTERLINE OF 18TH STREET AT A DISTANCE OF 978.00 FT. TO A FOUND IRON PIN FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH (NORTH 01°11'51" WEST MEASURED) ALONG THE WEST BOUNDARY LINE OF THIS TRACT AT A DISTANCE OF 40.00 FT. PASS A SET 1/2"-INCH REBAR ON THE PROPOSED 10 FT. ADDITIONAL NORTH RIGHT OF WAY LINE OF MILE 6 NORTH (18TH STREET) AND CONTINUING FOR A TOTAL DISTANCE OF 660.00 FT. TO A SET 1/2"-INCH REBAR FOR THE NORTH WEST CORNER OF THIS TRACT OF LAND;

THENCE, EAST (NORTH 88°48'09" EAST MEASURED) AT A DISTANCE OF 878 FT. PASS A SET 1/2" INCH REBAR AND CONTINUE FOR A TOTAL DISTANCE OF 978.00 FT. FOR THE NORTH EAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH (SOUTH 01°11'51" EAST MEASURED) ALONG THE EAST BOUNDARY OF THIS TRACT AT A DISTANCE OF 40.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 12.82 ACRES, OF WHICH 1.45 ACRES LIES WITHIN THE EXISTING DRAINAGE EASEMENT, AND OF WHICH 0.88 ACRES LIES WITHIN THE EXISTING RIGHT OF WAY OF MILE 6 NORTH (18TH STREET), LEAVING AN NET OF 12.50 ACRES OF LAND, MORE OR LESS.

RANCHETTES ON 18TH STREET SUBDIVISION

BEING THE 12.16 ACRES OF LAND OUT OF A CALL GROSS 14.82 ACRE TRACT OF LAND OUT OF FARM TRACT 706, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY

PRELIMINARY
FOR REVIEW ONLY



SWG ENGINEERING, LLC
WESLACO, TEXAS

TEXAS FIRM REGISTRATION NO. F-592
TEXAS FIRM REGISTRATION NO. F-10006000

SINCE 1945
COPYRIGHT 2021

DATE OF PREPARATION
JULY, 2021

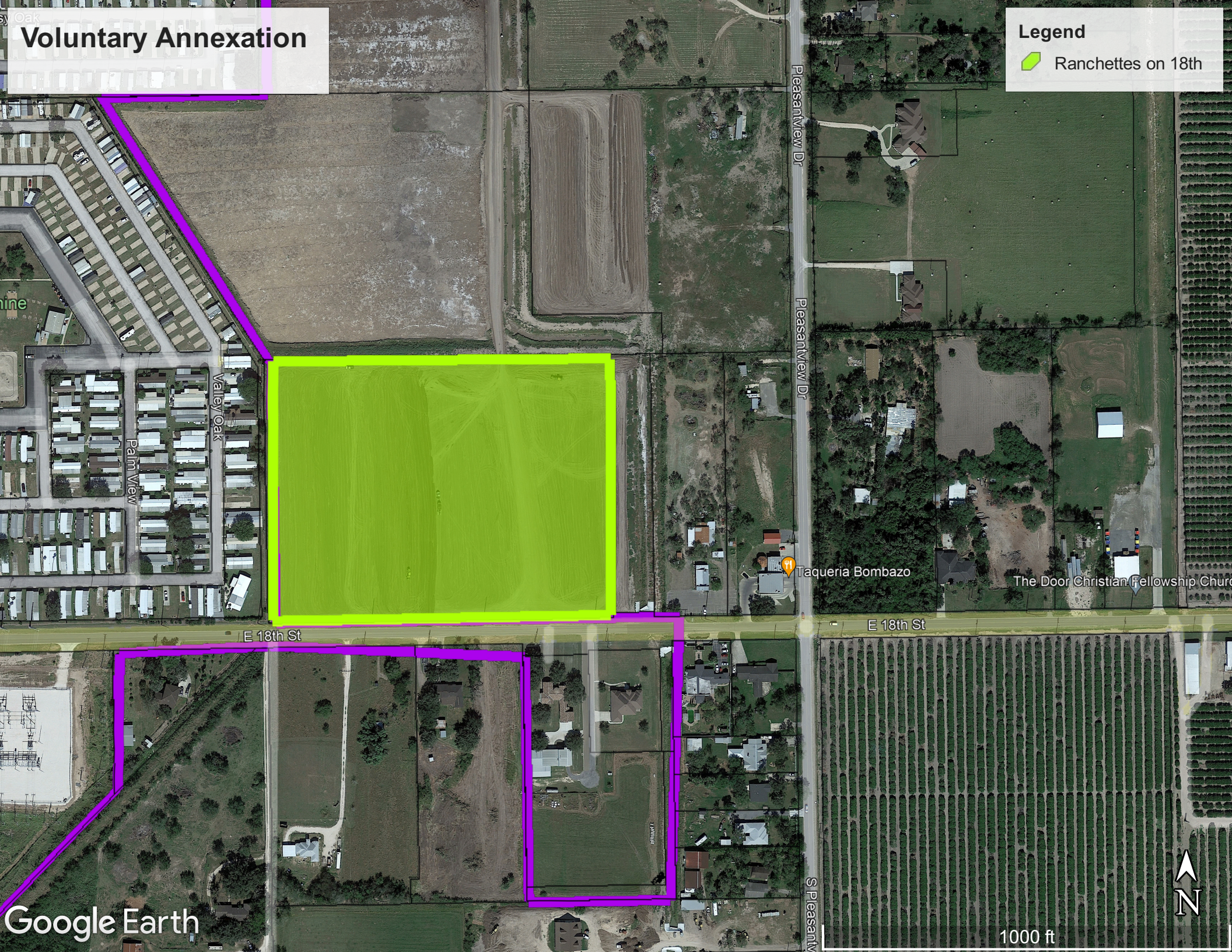
21-119

SHEET NO. 1

Voluntary Annexation

Legend

 Ranchettes on 18th



Randy C. Winston, P.E., President
Christian Winston, Board Secretary

**SIGLER, WINSTON, GREENWOOD
& ASSOC.**
SWG ENGINEERING, LLC
611 Bill Summers Intl Blvd
Weslaco, TX 78596
O 956.968.2194 F 956.968.8300
Firm Registration No. F-592

Joe B. Winston, Jr., P.E., Exec. VP
Jose G. Reyes, P.E., Associate VP

METES AND BOUNDS

BEING THE 13.92 ACRES OF LAND OUT OF A CALL GROSS 14.82 ACRE TRACT OF LAND OUT OF FARM TRACT 706, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS TO-WIT:

SAVE AND EXCEPT THAT CERTAIN 1.45 ACRE TRACT CONVEYED TO THE CITY OF WESLACO, A TEXAS HOME RULED MUNICIPAL CORPORATION BY WARRANTY DEED DATED OCTOBER 15, 2020, FILED DECEMBER 23, 2020 UNDER DOCUMENT NO. 3178336, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

COMMENCING AT A FOUND FD IRON ROD (FOUND IRON ROD) FOR THE SOUTHEAST CORNER OF FARM TRACT 706, SAID CORNER BEING AT THE INTERSECTION OF THE CENTERLINE OF PLEASANTVIEW DRIVE AND 18TH STREET, THENCE ALONG SAID CENTERLINE OF 18TH STREET, SOUTH 88°48'10" WEST 342.00 FT TO A FOUND FD IRON ROD (FOUND IRON ROD), FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, WEST (SOUTH 88°48'10" WEST MEASURED) ALONG SAID CENTERLINE OF 18TH STREET AT A DISTANCE OF 978.00 FT. TO A FOUND IRON PIN FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH (NORTH 01°11'51" WEST MEASURED) ALONG THE WEST BOUNDARY LINE OF THIS TRACT AT A DISTANCE OF 40.00 FT. PASS A SET 1/2"-INCH REBAR ON THE PROPOSED 10 FT. ADDITIONAL NORTH RIGHT OF WAY LINE OF MILE 6 NORTH (18TH STREET) AND CONTINUING FOR A TOTAL DISTANCE OF 660.00 FT. TO A SET 1/2"-INCH REBAR FOR THE NORTH WEST CORNER OF THIS TRACT OF LAND;

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(This document was prepared under 22 TAC S663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implies or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.)

SWG Project No. 21-119

ORDINANCE NO. 2023-16

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 13.92 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

BEING THE 13.92 ACRES OF LAND OUT OF A CALL GROSS 14.82 ACRE TRACT OF LAND OUT OF FARM TRACT 706, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS TO-WIT:

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CORNER OF THIS TRACT OF LAND;

THENCE, WEST (SOUTH 88°48'10" WEST MEASURED) ALONG SAID CENTERLINE OF 18TH STREET AT A DISTANCE OF 978.00 FT. TO A FOUND IRON PIN FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH (NORTH 01°11'51" WEST MEASURED) ALONG THE WEST BOUNDARY LINE OF THIS TRACT AT A DISTANCE OF 40.00 FT. PASS A SET 1/2"-INCH REBAR ON THE PROPOSED 10 FT. ADDITIONAL NORTH RIGHT OF WAY LINE OF MILE 6 NORTH (18TH STREET) AND CONTINUING FOR A TOTAL DISTANCE OF 660.00 FT. TO A SET 1/2"-INCH REBAR FOR THE NORTH WEST CORNER OF THIS TRACT OF LAND;

THENCE, EAST (NORTH 88°48'10" EAST MEASURED) AT A DISTANCE OF 878 FT. PASS A SET 1/2" INCH REBAR AND CONTINUE FOR A TOTAL DISTANCE OF 978.00 FT. FOR THE NORTH EAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH (SOUTH 01°11'51" EAST MEASURED) ALONG THE EAST BOUNDARY OF THIS TRACT AT A DISTANCE OF 660.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 14.82 ACRES, OF WHICH 1.45 ACRES LIES WITHIN THE EXISTING DRAINAGE EASEMENT, AND OF WHICH 0.90 ACRES LIES WITHIN THE EXISTING RIGHT OF WAY OF MILE 6 NORTH (18TH STREET), LEAVING AN NET OF 13.92 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 7th day of March, 2023.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2023.

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: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2022-5968	
From:			
Subject: Discussion and consideration to approve retainage payment for the Weslaco Mid Valley Airport Corporate Hangar Project for an amount not to exceed \$173,716.64 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)			
Background: Staff is recommending approval for the retainage payment in an amount of \$173,716.64 for the Weslaco Mid Valley Airport Corporate Hangar Project. Once approved, the project will be closed.			
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 ANDREW MUNOZ Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Hangar Ret App #014			
Responsibilities upon Approval: Execute payment application.			

AIA® Document G702® – 1992

Application and Certificate for Payment

TO OWNER: City of Weslaco 255 S. Kansas Ave. Weslaco, Texas 78596	PROJECT: City of Weslaco - Hangars Weslaco, Texas	APPLICATION NO: 014 - Retainage PERIOD TO: November 02, 2022 CONTRACT FOR: General Construction CONTRACT DATE: May 06, 2021 PROJECT NOS: Half & Associates / Tri-gen Construction LLC /	Distribution to: OWNER: ☒ ARCHITECT: ☒ CONTRACTOR: ☒ FIELD: ☐ OTHER: ☐
FROM Tri-Gen Construction, L.L.C. CONTRACTOR: 2900 N Texas Blvd Ste 201 Weslaco, TX 78599	VIA ARCHITECT: Halff and Associates 5000 W Military Hwy #100 McAllen, as 78503		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$1,769,500.00
2. NET CHANGE BY CHANGE ORDERS	-\$32,333.59
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$1,737,166.41
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$1,737,166.41
5. RETAINAGE:	
a. 0 % of Completed Work (Column D + E on G703)	\$0.00
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$0.00
6. TOTAL EARNED LESS RETAINAGE	\$1,737,166.41
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$1,563,449.77
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$173,716.64
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	-\$32,333.59	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	-\$32,333.59	\$0.00
NET CHANGES by Change Order		-\$32,333.59

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [Signature]

State of: Texas

County of: Hidalgo

Subscribed and sworn to before
me this 2 day of November 2022

Date: November 02, 2022



Notary Public: Constance D Bearden

My Commission expires: April 18, 2024

[Signature: Constance D Bearden]

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$173,716.64

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: [Signature]

Date: 11/2/22

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA® Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

Retainage #014

November 02, 2022

November 02, 2022

Half & Associates

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G÷C)		
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	PP Bonds	35,549.00	35,549.00	0.00	0.00	35,549.00	100.00%	0.00	3,554.90
	Project Manager	19,750.00	19,750.00	0.00	0.00	19,750.00	100.00%	0.00	1,975.00
	Supervision	19,750.00	19,750.00	0.00	0.00	19,750.00	100.00%	0.00	1,975.00
	Liability Insurance	1,875.00	1,875.00	0.00	0.00	1,875.00	100.00%	0.00	187.50
	Builders Risk Insurance	1,575.00	1,575.00	0.00	0.00	1,575.00	100.00%	0.00	157.50
	Trash and Haul off	4,900.00	4,900.00	0.00	0.00	4,900.00	100.00%	0.00	490.00
	Rental Equipment	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00%	0.00	250.00
	Temp Toilets	500.00	500.00	0.00	0.00	500.00	100.00%	0.00	50.00
	Pre-Pour Survey	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00%	0.00	250.00
	Project Signage	2,850.00	2,850.00	0.00	0.00	2,850.00	100.00%	0.00	285.00
	Structural Engineering	7,350.00	7,350.00	0.00	0.00	7,350.00	100.00%	0.00	735.00
	Site Demolition	5,610.28	5,610.28	0.00	0.00	5,610.28	100.00%	0.00	561.03
	Building Pad Dirtwork	45,000.00	45,000.00	0.00	0.00	45,000.00	100.00%	0.00	4,500.00
	12" Asphalt Base	92,638.00	92,638.00	0.00	0.00	92,638.00	100.00%	0.00	9,263.80
	8" limework	33,578.00	33,578.00	0.00	0.00	33,578.00	100.00%	0.00	3,357.80
	4" Hotmix	155,838.00	155,838.00	0.00	0.00	155,838.00	100.00%	0.00	15,583.80
	Grate/Inlets	7,560.00	7,560.00	0.00	0.00	7,560.00	100.00%	0.00	756.00
	18" RCP	6,650.00	6,650.00	0.00	0.00	6,650.00	100.00%	0.00	665.00
	Sewer Lines (Utility)	5,656.00	5,656.00	0.00	0.00	5,656.00	100.00%	0.00	565.60
	Exterior Cleanouts	1,485.00	1,485.00	0.00	0.00	1,485.00	100.00%	0.00	148.50
	Water Line (Utility)	5,939.00	5,939.00	0.00	0.00	5,939.00	100.00%	0.00	593.90
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Fencing	1,525.00	1,525.00	0.00	0.00	1,525.00	100.00%	0.00	152.50
	Sawcuts	1,566.90	1,566.90	0.00	0.00	1,566.90	100.00%	0.00	156.69
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Pad Material	83,149.00	83,149.00	0.00	0.00	83,149.00	100.00%	0.00	8,314.90
	Concrete Pad Rebar	45,004.87	45,004.87	0.00	0.00	45,004.87	100.00%	0.00	4,500.49
	Concrete Pad Labor	29,099.00	29,099.00	0.00	0.00	29,099.00	100.00%	0.00	2,909.90
	Concrete Pump	3,200.88	3,200.88	0.00	0.00	3,200.88	100.00%	0.00	320.09
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Erosion Control	5,049.00	5,049.00	0.00	0.00	5,049.00	100.00%	0.00	504.90
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Metal Studs Material	6,480.00	6,480.00	0.00	0.00	6,480.00	100.00%	0.00	648.00
	Metal Studs Labor	6,480.00	6,480.00	0.00	0.00	6,480.00	100.00%	0.00	648.00
	Gyp Material	9,885.74	9,885.74	0.00	0.00	9,885.74	100.00%	0.00	988.57
	Gyp Labor	6,377.79	6,377.79	0.00	0.00	6,377.79	100.00%	0.00	637.78
	TFTP	28,641.60	28,641.60	0.00	0.00	28,641.60	100.00%	0.00	2,864.16
	Nails and Screws	984.00	984.00	0.00	0.00	984.00	100.00%	0.00	98.40
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Reflectors	665.00	665.00	0.00	0.00	665.00	100.00%	0.00	66.50
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	PEMB Install	78,616.54	78,616.54	0.00	0.00	78,616.54	100.00%	0.00	7,861.65
	PEMB Equipment Rental	26,205.52	26,205.52	0.00	0.00	26,205.52	100.00%	0.00	2,620.55
	Building Framing Materials	360,189.00	360,189.00	0.00	0.00	360,189.00	100.00%	0.00	36,018.90
	Bifold Doors	78,000.00	78,000.00	0.00	0.00	78,000.00	100.00%	0.00	7,800.00
	Roof/Wall Panels	93,983.00	93,983.00	0.00	0.00	93,983.00	100.00%	0.00	9,398.30
	Liner panels	22,680.00	22,680.00	0.00	0.00	22,680.00	100.00%	0.00	2,268.00
	Insulation	16,660.73	16,660.73	0.00	0.00	16,660.73	100.00%	0.00	1,666.07
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Plumbing	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Plumbing Materials	17,200.00	17,200.00	0.00	0.00	17,200.00	100.00%	0.00	1,720.00
	Plumbing Labor	12,800.00	12,800.00	0.00	0.00	12,800.00	100.00%	0.00	1,280.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Louvers	8,250.00	8,250.00	0.00	0.00	8,250.00	100.00%	0.00	825.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Electrical	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Electrical Materials	55,365.00	55,365.00	0.00	0.00	55,365.00	100.00%	0.00	5,536.50
	Electrical Labor	39,875.00	39,875.00	0.00	0.00	39,875.00	100.00%	0.00	3,987.50
	Electrical Fixtures and Gear	44,145.00	44,145.00	0.00	0.00	44,145.00	100.00%	0.00	4,414.50
	Electrical Rental Equipment	4,817.00	4,817.00	0.00	0.00	4,817.00	100.00%	0.00	481.70
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Contractors Overhead	36,000.00	36,000.00	0.00	0.00	36,000.00	100.00%	0.00	3,600.00
	Contractors Profit	103,316.56	103,316.56	0.00	0.00	103,316.56	100.00%	0.00	10,331.66
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	5% Allowance	84,234.59	84,234.59	0.00	0.00	84,234.59	100.00%	0.00	8,423.45
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Change Order #1	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Electrical	34,770.00	34,770.00	0.00	0.00	34,770.00	100.00%	0.00	3,477.00
	Engineering	1,850.00	1,850.00	0.00	0.00	1,850.00	100.00%	0.00	185.00
	Pier/Base Drilling, Rebar and Concrete	3,825.00	3,825.00	0.00	0.00	3,825.00	100.00%	0.00	382.50
	Bond Increase	783.00	783.00	0.00	0.00	783.00	100.00%	0.00	78.30
	GC Markup/OHP	2,173.00	2,173.00	0.00	0.00	2,173.00	100.00%	0.00	217.30
	CO #003 (Beam)	8,500.00	8,500.00	0.00	0.00	8,500.00	100.00%	0.00	850.00
	CO #004 Credit Allowance	-84,234.59	-84,234.59	0.00	0.00	-84,234.59	100.00%	0.00	-8,423.45
	GRAND TOTAL	\$1,737,166.41	\$1,737,166.41	\$0.00	\$0.00	\$1,737,166.41	100.00%	\$0.00	\$173,716.64



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6340	
From:			
Subject: Discussion and consideration on the petition, acquisition and purchase of Class A Municipal Water Rights from Hidalgo and Cameron Counties Irrigation District No. 9 and authorize the Mayor to execute any related documents. Possible Action. (Staffed by Asst. City Manager.)			
Background: Under Subchapter O of the Texas Water Code, municipalities, as they grow, can petition the local water district(s) annually to convert irrigation water rights, that fall within the city's water CCN, to Municipal Class A Water Rights. The city has not in recent years petitioned the Irrigation District and has had to cover the expenses of paying a higher user rate since the city exceeds its acreage feet of water rights and or has lost its ability to petition for the conversion of water rights as the State limits petition years. Under our recent petition, the Irrigation District has determined 103.3 Irrigatable Acres or 128.79 Acre Feet is eligible for conversion. Based on the annually adopted water rate, the cost for the conversion is \$266,501.00 with \$2,500 in attorney fees. This is an unbudgeted item and will require a mid-year budget amendment from the City's General Fund.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA ANDREW MUNOZ Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Weslaco 2022 Response Letter, Petition Letter			
Responsibilities upon Approval: Execute agreement and process payment			

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9general @hccid9.org



RANDALL WINSTON
General Manager

DEBRA MIZE PENA
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

01/31/2023

Ref: City of Weslaco
2022 Water Rights Petition

Law Office of Juan E. Gonzalez
3110 E. Bus 83
Weslaco, Texas 78596

Dear Mr. Gonzalez,

Please accept this letter as a formal response to your request of the conversion of water rights petition of plated subdivisions.

The Board met on January 24th, 2023 and approved the request subject to the following items:

1. Correct RGRWA values for the request period of \$3,043,10 for Year 2022. See attached spreadsheet.
2. Correct Acreage that will meet the qualifications.

We have reviewed the attachment and have determined the correct acreage requested. Based on excluded subdivisions is 103.03 Irrigatable Acres or 128.79 Ac-Ft municipal. We have included a spreadsheet showing which subdivisions meet the requirements. Based on the petition and the Water Rights Value, the water rights purchase is \$266,501.00. Administrative and attorney's fees are estimated at \$2,500.00.

Please let us know when you would like to discuss this request further.

HCCID#9

Weslaco Request for Water Rights
2022 Subdivision Water Rights Petition Received 12/30/2022

Name	County	Recorded	Document #	Excluded	Sub Acres	Comments	Municipal Ratio	Municipal water right AF	COW Request Letter Date	COW Request received EMAIL	COW Request Received USPS	CMV Cost per AF RGRWA 2022	Water Right Market Value	Water Right Cost 68% Per AF (Statutory)	Water Right Cost @ 68%
Airport Heights	HIDALGO	9/8/2021	3260927	6/8/2021	27.08		1.25	33.85			12/22/2022	\$ 3,043.10	\$103,008.94	\$2,069.31	\$70,046.08
Azteca Commercial Westgate 1	HIDALGO	4/23/2021	3216386	1/28/2021	0.79		1.25	0.99			12/22/2022	\$ 3,043.10	\$3,005.06	\$2,069.31	\$2,043.44
Chavez De Los Santos	HIDALGO	6/20/2022	3353795	11/9/2021	6.36		1.25	7.95			12/22/2022	\$ 3,043.10	\$24,192.65	\$2,069.31	\$16,451.00
Eli Plaza	HIDALGO	8/25/2020	3142029	5/28/2020	0.70		1.25	0.88			12/22/2022	\$ 3,043.10	\$2,662.71	\$2,069.31	\$1,810.64
Mid Valley Airport	HIDALGO	7/20/2022	3363527	12/18/2020	18.90		1.25	23.63			12/22/2022	\$ 3,043.10	\$71,893.24	\$2,069.31	\$48,887.40
Mira Vista Phase II	HIDALGO	3/31/2021	3207990	5/1/2020	13.49		1.25	16.86			12/22/2022	\$ 3,043.10	\$51,314.27	\$2,069.31	\$34,893.71
Pecan Grove Phase III	HIDALGO	7/13/2022	3360925	8/3/2021	4.73		1.25	5.91			12/22/2022	\$ 3,043.10	\$17,992.33	\$2,069.31	\$12,234.78
Pleasant View Estates	HIDALGO	7/15/2022	3361729	11/18/2021	10.98		1.25	13.73			12/22/2022	\$ 3,043.10	\$41,766.55	\$2,069.31	\$28,401.25
Verona	HIDALGO	5/18/2022	3343681	N/A	20.00	WITHIN DISTRICT / TO BE EXCLUDED	1.25	25.00			12/22/2022	\$ 3,043.10	\$76,077.50	\$2,069.31	\$51,732.70
					103.03			128.79					\$ 391,913.24		\$ 266,501.00

CoO Date of Transaction	Certificate No.	Seller	Acre Feet	Type	Class	Acre Feet Municipal	Total Sales Price	Certificate No.	Buyer	ADJ they Combined	Date Approved by Commission
FY - 2020											
8/5/2019	0423-000	M.L. Rhodes, LTD.	250	Irrigation	B	100.0000	\$ 315,000.00	0423-000	Agua Special Utility District	0423-000	1/9/2020
10/10/2019	0809-015	Shields Brothers, Inc.	600	Irrigation	A	300.0000	\$ 960,000.00	0809-015	North Alamo Water Supply Corporation	0240-000	3/13/2020
11/20/2019	0834-000	CCID No. 10	400	Irrigation	A	200.0000	\$ 600,000.00	0834-005	Olmito Water Supply Corporation	0841-009	3/26/2021
12/13/2019	0832-000	HCWC&ID No. 18	1250	Irrigation/Mining	B	500.0000	\$ 1,500,000.00	0832-009	Aqua Special Utility District	0832-009	3/9/2020
2020 Water Rights Petition Price						1,000.00	\$ 3,060,000.00	\$ 3,060.00			
FY - 2021											
5/7/2020	0809-007	The Alvaro Restrepo and Ana C. Posada Diaz Family LTD.	125	Irrigation	A	62.5000	N/A	0809-007	North Alamo Water Supply Corporation	0240-000	4/23/2021
8/20/2020	0420-014	John Randall Russell	106.233	Irrigation	B	42.4932	N/A	0420-014	North Alamo Water Supply Corporation	0240-000	3/25/2021
8/20/2020	0420-018	L.J & J. Family Limited Partnership	221.642	Irrigation	B	88.6568	N/A	0420-018	North Alamo Water Supply Corporation	0240-000	3/25/2021
FY - 2021											
9/25/2020	0571-000	KNK Farms, LLC	246.0000	Irrigation	B	98.4000	N/A	0571-001	Agua Special Utility District	0571-001	12/22/2020
12/28/2020	0809-002	Engelman ID	344.5500	Irrigation	A	172.2750	Subchapter O	0809-017	North Alamo Water Supply Corporation	0240-000	2/4/2022
12/30/2020	366-001	Dos Republicas Coal Partnership	667.5900	Mining	B	267.0360	\$ 600,831.00	0366-001	Public Utilities Board of the City of Brownsville	0865-003	11/1/2021
12/30/2020	530-003	Dos Republicas Coal Partnership	126.0120	Irrigation	B	50.4048	\$ 113,409.00	0530-003	Public Utilities Board of the City of Brownsville	0865-003	11/1/2021
N/A	A804-000	Santa Cruz ID	128.4200	Irrigation	A	64.2100	N/A	0804-005	Santa Cruz ID	NA	2/12/2020
2021 Water Rights Petition Price						1,000.00	\$ 3,060,000.00	\$ 3,060.00			
5/4/2021	0812-007	H&CCID#9	1084.1400	Irrigation	A	542.0700	Subchapter O	0812-015	North Alamo Water Supply Corporation	240-000	12/9/2021
5/25/2021	2751-000	Hapo Holdings, LLC	254.0000	Irrigation	B	101.6000	\$ 304,000.00	2751-000	City of Laredo	3997-000	7/26/2021
FY - 2022											
12/1/2021	0401-000	Martha S. Dean, Gerald Christopher Doffing, James N. Doffing, Peter Charles Doffing, Richard Doffing and Joanne C. Germer	625	Irrigation	B	250.0000	\$ 787,500.00	0401-000	North Alamo Water Supply Corporation	0401-000	2/22/2022
2022 Water Rights Petition Price						851.6000	\$ 2,591,500.00	\$ 3,043.10			
Indicates water rights transactions to be included in the calculation.											
Average of the "last" 3 sales values to be included in water rights value for specific year designated.											



LAW OFFICE OF
JUAN E. GONZALEZ

3110 E. Bus. 83, Weslaco, Texas 78596
TEL: (956) 447-5585
Fax: (956) 447-8637
email: juanegonzalez@jeglaw.net

December 30, 2022

Hidalgo Cameron County
Irrigation District # 9
2304 North FM 491
Mercedes, Texas 78570

Re: City of Weslaco
Petition to Convert Water Use

Dear Sir/Madam:

Please be advised that I represent the City of Weslaco as general counsel. The City of Weslaco is a municipal water supplier and is authorized to require recorded plats of subdivided lands as those terms are defined under the Texas Water Code.

At this time, the City has authorized and is hereby petitioning your District to convert the proportionate irrigation water right to the Rio Grande from irrigation use to municipal use with municipal priority of allocation under Commission rules, for the use and benefit of the City of Weslaco pursuant to Section 49.503 of the Texas Water Code.

I am attaching a list of all developments approved by the City of Weslaco that the City supplies water to or has the right to supply potable water within the last two (2) years as allowed by Section 49.503 (c). This list is attached as Exhibit "A" and incorporated by reference. If you need more specific information advise me as soon as possible at the address or email listed on my letterhead.

We are requesting that you consider this petition no later than January 31, 2023 as required under the Texas Water Code

If you have any question or need additional information feel free to contact me by phone or in writing.

Sincerely,



Juan E. Gonzalez

Exhibit A

	Development	# of Lots	Acreage	Within		
				City Limits	ETJ	Water CCN
2021-2022	Re- plat Lowes	4	2.64	X		CITY
	Shops at North Bridge	9	10.657	X		CITY
	Plaza de Paz	1	3	X		CITY
	Pablo Pena Jr. No.2	7	5.57	X		CITY
	Sayyed Commercial	1	3.96		X	NAWSC
	Lucy Laffite	2	10.415	X		CITY
	Hérons Landing	71	29.29	X		NAWSC
	J&P Estates	4	4	X		CITY
	San Gabriel Ph II	53	10.01	X		CITY
	San Gabriel	31	9.98	X		CITY
	Villas San Miguel	30	20		X	NAWSC
	District North Weslaco Ph II	54	39.688		X	NAWSC
	Mid Valley Estates	202	40	X		CITY-BUYOUT
	The Groves	17	13.9		X	NAWSC
	Milanos Estates PH II	132	27.65		X	CITY
	International Heights	55	20.293		X	CITY
	Mi Fortuna	8	4.52	X		CITY
	Nanez	2	5		X	NAWSC
	Gilberto	6	4.56	X		NAWSC
	Mi Linda Phase II	68	14.19		X	CITY
	Slenna	52	31.06		X	NAWSC
	Altamura Phase I	40	28.42		X	NAWSC
	Altamura Phase II	32	21.23		X	NAWSC
	Weslaco Village Apartments	1	6.6729	X		CITY
	WesFar Ph II	1	6.812	X		CITY
	The Coves	60	18.48	X		CITY-BUYOUT
	Rock Ridge Estates	2	15.092	X		CITY
	Moreland Apartments	31	12.83	X		CITY
	Pike Terrace	105	36.092	X		NAWSC
	Mi Linda Phase I	54	23.05		X	CITY
	Dominion	65	20	X		NAWSC
	Chelsea Park Villas	16	6.83	X		CITY
2020-2021	A&J	1	1.47	X		CITY
	Mid Valley Airport	3	18.9	X		CITY
	Azteca Commercial Westgate 1	1	0.79	X		CITY
	Sugar Sweet	2	19.49	X		CITY
	Freedom Storage	1	4	X		CITY
	Saltillo Plaza	1	0.69	X		CITY
	Weslaco Public Services	3	9.03	X		CITY
	South Point	7	12.34	X		CITY
	AEP Substation	1	5		X	N/A
	White Rose	2	4.64	X		CITY
	Weslaco Industrial Park	20	146.09	X		NAWSC
	Greener Pastures Phase II	14	3.94		X	CITY
	Vaquero Estates	270	86.96		X	NAWSC

Tejas Cuatro Phase III	64	21.21	X		NAWSC
Pleasantview Heights	24	20.33	X		CITY
The Woods	1	0.75		X	NAWSC
MMN#1	7	5		X	NAWSC
Emily Villarreal	3	4		X	CITY
Gonzalez-Vasquez	2	2.24		X	NAWSC
Viridian	30	19.6		X	NAWSC
Stone Oaks	54	35.2		X	NAWSC
3-R Ranch	2	2.06		X	NAWSC
Bridge Crossing Phase II	64	16.27	X		CITY
Highland Manor Phase II	18	12.46		X	NAWSC
North Park Place Phase II	36	10.59	X		NAWSC
Amber Estates	30	19.72		X	NAWSC
Pecan Grove Phase III	15	4.73	X		CITY
The District North	59	39.91		X	NAWSC
Pleasant View Estates	51	10.98		X	CITY
Chavez de los Santos	2	6.36		X	NAWSC
Texas Heights	181	40	X		CITY/NAWSC
Petra Garza	2	1	X		CITY
Pastor Estates Replat	2	2.73		X	NAWSC
Kingdom Estates	44	26.2		X	NAWSC
Sugarcane Estates	33	5.96	X		NAWSC
Villas San Miguel	30	20		X	NAWSC
Moreland Apartments	7	2.1	X		CITY
Verona	52	20	X		CITY
Airport Heights	74	27.08	X		CITY
Mira Vista Phase II	41	13.49		X	CITY
Domain	20	1	X		CITY
Pleasantview Village	30	8.55	X		CITY
Ten Fifteen	32	10.33	X		CITY
2019-2020 Mid Valley Pediatric & Allergy Ce	2	1.04	X		CITY
Lt C-1R Blk C Pecan Grove Phase	1	1.448	X		CITY
Eli Plaza	1	0.7	X		CITY
Professional & Medical Complex	2	5.474	X		CITY
Harbor Freight	2	4.015	X		CITY
Saltillo Phase	1	0.95	X		CITY
Vallejo	2	0.466	X		CITY
Serrano	1	0.689	X		CITY
Moonlight Glow	2	4		X	NAWSC
San Jacinto Phase II	48	13.49		X	NAWSC
Milanos Estates Phase I	83	26.43		X	CITY
Highland Manor	11	8.25		X	NAWSC
Rana Minor	1	0.5	X		CITY

Weslaco Request for Water Rights
Subdivision Water Rights Petition Received 12/30/2022

Name	Description	County	Recorded	Document #	Excluded	Sub Acres	Comments	CMV Cost per AF RGRWA 1-2019	Water Right Market Value	Water Right Cost 68% Per AF (Statutory)
Airport Heights		HIDALGO	9/8/2021	3260927	6/8/2021	27.08				
Azteca Commercial Westgate 1		HIDALGO	4/23/2021	3216386	1/28/2021	0.79				
Chavez De Los Santos		HIDALGO	6/20/2022	3353795	11/9/2021	6.36				
Eli Plaza		HIDALGO	8/25/2020	3142029	5/28/2020	0.70				
Mid Valley Airport		HIDALGO	7/20/2022	3363527	12/18/2020	18.90				
Mira Vista Phase II		HIDALGO	3/31/2021	3207990	5/1/2020	13.49				
Pecan Grove Phase III		HIDALGO	7/13/2022	3360925	8/3/2021	4.73				
Pleasant View Estates		HIDALGO	7/15/2022	3361729	11/18/2021	10.98				
Verona		HIDALGO	5/18/2022	3343681	N/A	20.00	WITHIN DISTRICT / TO BE EXCLUDED			

103.03

DOES NOT MEET REQUIREMENTS / NOT RECORDED

3-R Ranch		HIDALGO	X	X	11/21/1995	X	NOT RECORDED
A & J		HIDALGO	10/7/2022	3387082	4/17/1954	X	PROPERTY NOT ASSESSED
AEP Substation		HIDALGO	X	X	X	X	WITHIN DISTRICT/TO BE EXCLUDED/ NOT RECORDED
Altamura Phase I		HIDALGO	X	X	X	X	NOT RECORDED
Altamura Phase II		HIDALGO	X	X	X	X	NOT RECORDED
Amber Estates		HIDALGO	10/15/2021	3273299	4/26/2021	X	CLAIMED BY NAWSC
Bridge Crossing Phase II		HIDALGO	X	X	06/29/1894	X	PROPERTY NOT ASSESSED
Chelsea Park Villas		HIDALGO	X	X	X	X	NOT RECORDED
District North Weslaco Ph II		HIDALGO	X	X	X	X	NOT RECORDED
Domain		HIDALGO	10/28/2021	3277259	12/31/1971	X	PROPERTY NOT ASSESSED
Dominion		HIDALGO	X	X	X	X	NOT RECORDED
Emily Villarreal		HIDALGO	8/31/2021	3258862	8/20/2002	X	PROPERTY NOT ASSESSED
Freedom Storage		HIDALGO	3/17/2021	3203161	12/17/1974	X	PROPERTY NOT ASSESSED
Gilberto		HIDALGO	X	X	X	X	NOT RECORDED
Gonzalez-Vasquez		HIDALGO	X	X	X	X	NOT RECORDED
Greener Pastures Phase II		HIDALGO	X	X	X	X	NOT RECORDED
Harbor Freight		HIDALGO	4/28/2020	3108226	12/17/1984	X	PROPERTY NOT ASSESSED
Herons Landing		HIDALGO	X	X	X	X	NOT RECORDED
Highland Manor		HIDALGO	2/1/2021	3189108	2/4/2020	X	CLAIMED BY NAWSC
Highland Manor Phase II		HIDALGO	7/25/2022	3364518	2/4/2020	X	CLAIMED BY NAWSC
Interation Heights		HIDALGO	X	X	X	X	NOT RECORDED
J & P Landing		HIDALGO	X	X	X	X	NOT RECORDED
Kingdom Estates		HIDALGO	6/30/2022	3357380	9/29/2021	X	CLAIMED BY NAWSC
Lt C-1R Bldg C Pecan Groves Phase		HIDALGO	10/14/2020	PG 175	6/1/2004	X	PROPERTY NOT ASSESSED
Lucy Laffite		HIDALGO	X	X	X	X	NOT RECORDED
Mi Fortuna		HIDALGO	X	X	X	X	NOT RECORDED
Mi Linda Phase I		HIDALGO	X	X	X	X	NOT RECORDED
Mi Linda Phase II		HIDALGO	X	X	X	X	NOT RECORDED
Mid Valley Estates		HIDALGO	X	X	X	X	NOT RECORDED
Mid Valley Pediatric & Allergy		HIDALGO	2/3/2020	3085419	1/17/1980	X	PROPERTY NOT ASSESSED
Milanos Estates Ph II		HIDALGO	X	X	X	X	NOT RECORDED
Milanos Estates Phase I		HIDALGO	X	X	X	X	NOT RECORDED
MMN#1		HIDALGO	8/29/2022	3375485	11/6/2001	X	PROPERTY NOT ASSESSED
Moonlight Glow		HIDALGO	X	X	X	X	NOT RECORDED
Moreland Apartments		HIDALGO	X	X	X	X	NOT RECORDED
Moreland Apartments		HIDALGO	X	X	X	X	NOT RECORDED
Nanet		HIDALGO	X	X	X	X	NOT RECORDED
North Park Place Phase II		HIDALGO	6/23/2022	3355104	3/1/2005	X	PROPERTY NOT ASSESSED
Pablo Pena Jr. No. 2		HIDALGO	X	X	X	X	NOT RECORDED
Pastor Estates Replat		HIDALGO	X	X	4/15/2003	X	PROPERTY NOT ASSESSED
Petra Garza		HIDALGO	X	X	3/19/1992	X	PROPERTY NOT ASSESSED
Pike Terrace		HIDALGO	X	X	X	X	NOT RECORDED
Plaza de Paz		HIDALGO	X	X	X	X	NOT RECORDED
Pleasantview Heights		HIDALGO	8/4/2021	3250331	7/15/2008	X	PROPERTY NOT ASSESSED
Pleasantview Village		HIDALGO	7/25/2022	3364803	10/18/2005	X	PROPERTY NOT ASSESSED
Professional & Medical Complex		HIDALGO	9/15/2020	3147888	6/29/1984	X	PROPERTY NOT ASSESSED
Rana Minor		HIDALGO	9/16/2020	3148492	4/17/1954	X	PROPERTY NOT ASSESSED
Re-Pat Lowes		HIDALGO	5/3/2022	3338362	7/21/2009	X	PROPERTY NOT ASSESSED
Rock Ridge Estates		HIDALGO	X	X	X	X	NOT RECORDED
Saltillo Plaza		HIDALGO	X	X	X	X	NOT RECORDED
San Gabriel		HIDALGO	X	X	X	X	NOT RECORDED
San Gabriel Ph II		HIDALGO	X	X	X	X	NOT RECORDED
San Jacinto Phase II		HIDALGO	X	X	X	X	ESTATES NO. NEEDED
Sayyed Commercial		HIDALGO	X	X	X	X	NOT RECORDED
Serrano		HIDALGO	8/27/2020	3143024	6/29/1984	X	PROPERTY NOT ASSESSED
Shops at North Bridge		HIDALGO	X	X	X	X	NOT RECORDED
Slenna		HIDALGO	X	X	X	X	NOT RECORDED
South Point		HIDALGO	X	X	X	X	NOT RECORDED
Stone Oaks		HIDALGO	2/26/2022	3314125	2/26/2021	X	CLAIMED BY NAWSC
Sugar Sweet		HIDALGO	3/2/2022	3316027	8/17/1982	X	PROPERTY NOT ASSESSED
Sugarcane Estates		HIDALGO	X	X	11/21/2017	X	PROPERTY NOT ASSESSED
Texas Centre Phase III		HIDALGO	12/28/2021	3295334	12/18/2000	X	CLAIMED BY NAWSC
Ten Fifteen		HIDALGO	5/20/2022	3344575	10/18/2005	X	PROPERTY NOT ASSESSED
Texas Heights		HIDALGO	X	X	8/3/2021	X	NOT RECORDED
The Coves		HIDALGO	X	X	X	X	NOT RECORDED
The District North		HIDALGO	2/23/2022	3313871	3/18/2021	X	CLAIMED BY NAWSC
The Groves		HIDALGO	X	X	X	X	NOT RECORDED
The Woods		HIDALGO	X	X	X	X	NOT RECORDED
Vallejo		HIDALGO	11/17/2020	3167557	11/18/1997	X	PROPERTY NOT ASSESSED
Vaquero Estates		HIDALGO	X	X	12/1/2022	X	NOT RECORDED
Villas San Miguel		HIDALGO	X	X	X	X	NOT RECORDED
Vindian		HIDALGO	3/7/2021	3197695	10/16/2020	X	CLAIMED BY NAWSC
WesFar Ph II		HIDALGO	X	X	X	X	NOT RECORDED
Weslaco Industrial Park		HIDALGO	X	X	11/8/2022	X	NOT RECORDED
Weslaco Public Services		HIDALGO	10/27/2021	3276825	12/13/1951	X	PROPERTY NOT ASSESSED
Weslaco Village Apartments		HIDALGO	9/29/2022	3384329	1/17/1980	X	PROPERTY NOT ASSESSED
White Rose		HIDALGO	X	N/A	7/12/2022	X	NOT RECORDED

PROPERTY NOT
ASSESSED

CLAIMED BY
NAWSC

NOT RECORDED



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2022-6173	
From:			
Subject: Discussion and consideration to approve Resolution 2023-25 and submittal of an application to the SAFER Program Grant, requesting six new Firefighter positions for an amount not to exceed \$395,000 with NO MATCH REQUIRED and NO RECURRING FEES and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department/Grant Writer.)			
Background: The Staffing for Adequate Fire and Emergency Response Grants (SAFER) was created to provide funding directly to fire departments and volunteer firefighter interest organizations to help them increase or maintain the number of trained, "front line" firefighters available in their communities.			
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):			
NORMA CANTU Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation:			
Attachments, if any: R2023-25 SAFER Program Grant - Fire			
Responsibilities upon Approval:			

RESOLUTION NO. R-2023- 25

WHEREAS, The Department of Homeland Security and FEMA issued a call for nominations on Monday February 13 2023, for entities to apply for funding assistance made available through their 2023 Staffing for Adequate Fire And Emergency Response (SAFER) and;

WHEREAS, the Department of Homeland Security and FEMA provide the Fire Department of the City of Weslaco the ability to hire additional firefighters. FEMA and the Department of Homeland Security assists Weslaco, TX and other entities;

WHEREAS, the program does not require any sort of match in cash, donations, volunteered services or in-kind contributions.

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

The City of Weslaco supports applying for this project as shown in the nomination budget and commits to the project's development, implementation, maintenance, management, and financing. The city is willing and able to enter into agreement with 2023 Staffing for Adequate Fire and Emergency Response by resolution or ordinance.

The City adopts Resolution No. R-2023-25 approving the submission of the project nomination; and the support and funding of the project should it receive federal funds.

The mayor in hereby authorized to act on behalf of the City in all matters relating to the funding nomination and to execute all necessary applications, assurances, certifications, and other documents, relative to the submission, later acceptance, and administration of such funds.

The resolution shall take effect immediately from and after passage.

PASSED AND APPROVED on this 7th day of March 2023.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6353	
From: ROBERT LOPEZ			
Subject: Discussion and consideration to approve the purchase of body-worn cameras and relevant equipment in the amount of \$101,825 (Sourcewell Contract #010720-WCH) with an amount of \$75,900.83 to be reimbursed by the FY22 Body-Worn Camera Program Grant #4367801 with a 25% local match (\$25,924.17) from Motorola Solutions and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police 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 ROBERT LOPEZ Martin Garza		Created	
City Manager Comments: Approve as recommended by Police Department.			
Staff Recommendation:			
Attachments, if any: WES PD - WG V300 - 23-100073 - CPQ 2063004 - 1			
Responsibilities upon Approval:			



WESLACO POLICE DEPARTMENT

Weslaco PD 73 V300

02/23/2023

02/23/2023

WESLACO POLICE DEPARTMENT
901 N AIRPORT DR
WESLACO, TX 78596

RE: Motorola Quote for Weslaco PD 73 V300
Dear ,

Motorola Solutions is pleased to present WESLACO POLICE DEPARTMENT with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide WESLACO POLICE DEPARTMENT with the best products and services available in the communications industry. Please direct any questions to Wyatt Hillyer at Wyatt.Hillyer@motorolasolutions.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Wyatt Hillyer

Billing Address:
WESLACO POLICE
DEPARTMENT
901 N AIRPORT DR
WESLACO, TX 78596
US

Sourcewell
Motorola Solutions, Inc. f/k/a WatchGuard Video
Public Safety Video Surveillance
#010720-WCH
Maturity Date: 02/21/2024

Quote Date:02/23/2023
Expiration Date:05/24/2023
Quote Created By:
Wyatt Hillyer
Wyatt.Hillyer@
motorolasolutions.com
End Customer:
WESLACO POLICE DEPARTMENT

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price
	V300						
1	WGB-0138A	V300 TRANSFER STATION II	9		\$1,868.75	\$1,495.00	\$13,455.00
2	WGB-0101A	V300 BODY WORN CAMERA, MAG CHEST MOUNT	73		\$1,243.75	\$995.00	\$72,635.00
3	WGP02614	V300, BATT, 3.8V, 4180MAH	20		\$123.75	\$0.00	\$0.00
	VideoManager EL: Video Evidence Management						
4	WGW00122-410	REMOTE DEPLOYMENT, TRAINING, CONFIGURATION AND PROJECT MANAGEMENT	1		\$1,875.00	\$1,500.00	\$1,500.00
5	WGP02400-520	VIDEOMANAGER EL, VISTA/V300 ANNUAL DEVICE LICENSE & SUPPORT FEE*	73	1 YEAR	\$243.75	\$195.00	\$14,235.00
Grand Total					\$101,825.00(USD)		



Pricing Summary

	List Price	Sale Price
Upfront Costs for Hardware, Accessories and Implementation (if applicable), plus Subscription Fee	\$129,756.25	\$101,825.00
Grand Total System Price	\$129,756.25	\$101,825.00

Notes:

- Additional information is required for one or more items on the quote for an order.
- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.
- Unless otherwise noted in this quote / order, installation of equipment is not included.



VIDEOMANAGER EL SOLUTION DESCRIPTION

VideoManager EL simplifies evidence management, automates data maintenance, and facilitates management of your department's devices.

It is compatible with V300 and VISTA body-worn cameras, as well as M500 and 4RE in-car video systems, enabling you to upload video evidence quickly and securely.

The optional SmartControl and SmartConnect smart device applications support live video streaming from body-worn cameras, allowing personnel to view footage captured by the cameras in the app.

VIDEO EVIDENCE MANAGEMENT

VideoManager EL delivers benefits to all aspects of video evidence management. From streamlining the evidence review process to automatically maintaining your stored data, VideoManager EL makes evidence management as efficient as possible. With VideoManager EL, you minimize the amount of time spent manually managing evidence, allowing your team to spend more time in the field.

Simplified Evidence Review

VideoManager EL makes evidence review easier by allowing you to upload captured video and audio from your in-field devices, sharing important information that groups relevant evidence together. This information includes a recording's date and time, device used to capture, event ID, officer name, and event type. Incidents recorded from several devices can be found easily and viewed at the same time, eliminating the task of reviewing irrelevant footage.

Its built-in media player includes a visual display of incident data, allowing you to view moments of interest, such as when lights, sirens, or brakes were activated during the event timeline, status of cameras and microphones, and patrol speed graph.

Other relevant files, such as PDFs, spreadsheets, reports, third-party videos, audio recordings, pictures, drawings, and applicable external files can also be grouped together and stored under a specific case entry, allowing all pertinent information to be stored together in VideoManager EL.

Easy Evidence Sharing

VideoManager EL empowers you to easily share information in the evidence review or judiciary sharing process by exporting evidence data. It is capable of searching for data using various criteria, including import, export, playback, download, share, and modification dates, allowing users to quickly find relevant evidence.

Automatic Data Maintenance

VideoManager EL lets you automatically organize the evidence data you store, allowing you to save time that would be spent manually managing it. It can schedule the automatic movement or purging of events on any basis, based on how you want to configure the system.



Security groups and permissions are easily set up in VideoManager EL, allowing you to grant individuals access to evidence on an as-needed basis.

Integration with In-Car and Body-Worn Cameras

Officers on the road are able to automatically upload encrypted video from in-car systems and body cameras. This eliminates the need for trips to and from the station solely for uploading data into the system.

Video and audio captured by M500, V300, 4RE and VISTA camera systems are automatically linked in VideoManager EL based on time and location. You can then utilize synchronized playback and export of video and audio from multiple devices in the same recording group, where video and audio streams can be matched together.

Optional Live Video Streaming

VideoManager EL integrates with SmartControl, an optional mobile application for Android and iOS that allows officers to review video evidence from their smartphone or tablet while they're still in the field.

SmartControl also allows officers to categorize recordings using event tags, stream live video from, and change camera settings, such as adjusting field of view, brightness, and audio levels.

SmartConnect, an optional smartphone application, provides VISTA body-worn camera users with immediate in-field access to their body cameras. SmartConnect includes the ability to pair with VISTA cameras, adjust officer preferences, categorize recordings with incident IDs and case numbers, and play back recordings.

DEVICE MANAGEMENT

Agencies using VideoManager EL can assign users to devices, track them, and streamline shift changes. You can easily manage, configure, update firmware, and deploy in-car and body-worn cameras. Individual preference settings can be configured based on user profiles, allowing quick device transactions within a pooled or assigned device system. VideoManager EL also enables devices to be quickly exchanged between officers during shift changes. This minimizes the number of devices needed for your fleet.

Device Tracking

You can easily manage, configure, and deploy your in-car and body-worn cameras in VideoManager EL. Devices can be assigned to personnel within VideoManager EL and tracked, helping agencies keep track of which users have specific devices.

Faster Shift Changes

VideoManager EL's Rapid Checkout Kiosk feature allows agencies using a pooled camera system to use fewer cameras. Cameras can be checked out at the start of a shift using an easy-to-use interface. At the end of the shift, the camera can be returned to its dock, where the video is automatically uploaded and the camera is made ready to be checked out and used for the next shift.



Devices can also be configured to remember individual preference settings for each user, including haptic and audible alert volume level, screen brightness and camera aim. These settings are applied whenever a device is assigned to a specific officer. A variety of settings within VideoManager EL also enable you to configure devices to operate in alignment



V300 BODY-WORN CAMERA SOLUTION DESCRIPTION

The V300 Body-Worn Camera captures clear video and audio of every encounter from the user's perspective. Its continuous-operation capabilities allow constant recording, helping the user to capture every detail of each situation and create a reliable library of evidence for case-building and review.

The V300 is easy to operate, with four control buttons. Its built-in Record-After-the-Fact® (RATF) technology enables the device to capture important video evidence that can be retrieved hours or days after an incident occurs, even if a recording is not triggered by the user or sensor. With RATF, officers can prioritize response to immediate threats over manually activating their camera.



KEY FEATURES OF THE V300

- **Detachable Battery** - The V300's detachable battery allows officers to switch to a fully-charged battery if their shift goes longer than expected. And since batteries can charge without being attached to a camera, they can be kept fully charged and ready to go in a dock for use. This feature is especially helpful for agencies that share cameras among multiple officers.
- **Wireless Uploading** - Recordings made by the V300 can be uploaded to your agency's evidence management system via WiFi or LTE networks. This enables easy transfer of critical recordings to headquarters for immediate review or long-term storage.
- **Data Encryption** - The V300 uses FIPS-140-2 compliant encryption at rest and in transit. This ensures that recordings made by your agency's officers are secure from unauthorized access.
- **Record-After-The-Fact®** - Our patented Record-After-the-Fact® technology records even when the recording function isn't engaged. These recordings are uploaded to the evidence management system and allow users to review important evidence that was captured days before.
- **Natural Field of View** - The V300 eliminates the fisheye effect from wide-angle lenses that warps video footage. Distortion correction ensures a clear and complete evidence review process.
- **SmartControl Application** - Motorola's SmartControl Application allows V300 users to tag and preview video, livestream from the camera to the app, adjust vertical field of view, and change camera settings. This application is available for iOS and Android.
- **In-Field Tagging** - The V300 enables easy in-field event tagging. It allows officers to view event tags and save them to the appropriate category directly from the camera or via smartphone application. This is made easier in conjunction with an integrated in-car video recording system.
- **Auto Activation** - Multiple paired V300 cameras and in-car systems can form a recording group, which can automatically start recording when one of the group devices starts a recording. They can be configured to initiate group recording using triggers like lights, sirens, doors, gun racks, and other auxiliary inputs. Up to eight V300 cameras can also collaborate on recordings without an in-car system, using similar triggers. Group recordings are uploaded and automatically linked in DEMS as part of one incident.



V300 AND IN-CAR VIDEO INTEGRATION

The V300 integrates seamlessly with the M500 and 4RE In-Car Video System, capturing video of an incident from multiple vantage points. With these in-car video systems, all critical functions are never more than three taps away. This integration includes the following features:

- **Distributed Multi-Peer Recording** - Multiple V300 cameras and in-car systems can form a recording group and, based on configuration, automatically start recording when one of the group devices begins recording. Group recordings are uploaded and automatically linked in DEMS as part of one incident.
- **Automatic Tag Pairing** - Recordings captured by integrated in-car systems and V300 cameras can be uploaded to DEMS with the same tags automatically. From the in-car system's display, the videos can be saved under the appropriate tag category. The tag is then automatically shared with the V300 video and is uploaded as part of one incident, along with the officer's name.
- **Evidence Management Software** - When body-worn and in-car cameras both record the same incident, Motorola's evidence management software automatically links those recordings based on officer name, date, and time overlap associated with the devices.
- **Additional Audio Source** - The V300 can serve as an additional audio source when integrated with the in-car video system. The V300 also provides an additional view of the incident and inherits the event properties of the in-car system's record, such as officer name, event category, and more, based on configuration.

V300 AND APX RADIO INTEGRATION

Motorola's APX two-way radios that are equipped with Bluetooth capability can pair with V300 Body-Worn Cameras to capture video evidence. When the APX's emergency mode button is pressed, the V300 is automatically triggered to capture video evidence. The recording will continue until stopped by the officer via the start/stop button on the V300 or group in-car video system.

HOLSTER AWARE INTEGRATION

V300 integrates with Holster Aware, a holster sensor that automatically prompts the V300 to record the moment holstered equipment is drawn. All sensor and V300 associations can be managed within any DEMS. This sensor allows officers to record high-stress events as they unfold, without having to sacrifice situational awareness by manually activating the V300.



DOCKING STATIONS

The V300 has three docking options:



Transfer Station - The Transfer Station is built for large, multi-location agencies with large numbers of V300 cameras in service at any given time. It can charge up to eight fully assembled cameras or individual battery packs. Each of the eight docking slots includes an LED indication of battery charging status and upload status. While a V300 is being charged, the Transfer Station can automatically offload its recording to Evidence Management Solution via an integrated 10Gb/1Gb connection to the local area network (LAN). The Transfer Station connects directly to the local area network for fast offload of recorded events to storage while charging the camera battery. The Transfer Station supports comprehensive device management capabilities, such as camera configuration, checkout and officer assignment options; rapid checkout, kiosk, and individual camera checkout; automatic firmware and configuration updates.



USB Base - The USB Base charges the battery of a single V300 camera or a standalone battery pack. The USB Base can be mounted in a vehicle or attached to a desktop or Mobile Data Computer, with 12V or a USB connection for power. It has LED indications of battery charging status and upload, and an ambient light sensor for optimal LED brightness control, from the bright sunlight, to the dim interior of a patrol car. When connected to a laptop or desktop, the USB Base can be used to upload recordings to an evidence management system, receive firmware and configuration updates.



Wi-Fi Base - The Wi-Fi Base is mounted in the vehicle. It facilitates V300 upload of evidence to evidence management system, firmware updates, communication between V300 and in-car group devices, charges fully assembled V300 cameras or individual battery packs and more. It has LED indications of battery charging status and upload, and an ambient light sensor for optimal LED brightness control, from the bright sunlight, to the dim interior of a patrol car.



VIDEO EVIDENCE STATEMENT OF WORK

Overview

In accordance with the terms and conditions of the Agreement, this Statement of Work ("SOW") defines the principal activities and responsibilities of all parties for the delivery of the Motorola Solutions, Inc. ("Motorola") system as presented in this offer to the Customer (hereinafter referred to as "Customer"). For the purposes of this SOW, Motorola may include our affiliates, subcontractors, and third-party partners, as the case may be.

Deviations and changes to this SOW are subject to mutual agreement between Motorola and the Customer and will be addressed in accordance with the change provisions of the Agreement.

Unless specifically stated, Motorola work will be performed remotely. Customer will provide Motorola resources with direct network access sufficient to enable Motorola to fulfill its delivery obligations.

The number and type of software or subscription licenses, products, or services provided by or on behalf of Motorola are specifically listed in the Agreement and any reference within this SOW, as well as subcontractors' SOWs (if applicable), does not imply or convey a software or subscription license or service that is not explicitly listed in the Agreement.

AWARD, ADMINISTRATION, AND PROJECT INITIATION

Project Initiation and Planning will begin following execution of the Agreement.

Following the conclusion of the Welcome/IT Call, Motorola project personnel will communicate additional project information via email, phone call, or additional ad-hoc meetings.

Motorola utilizes Google Meet as its teleconference tool. If Customer desires a different teleconference tool, Customer may provide a mutually agreeable alternate tool at Customer expense.

PROJECT MANAGEMENT TERMS

The following project management terms are used in this SOW. Since these terms may be used differently in other settings, these definitions are provided for clarity.

Deployment Date(s) refers to any date or range of dates when implementation, configuration, and training will occur. The deployment date(s) is subject to change based on equipment or resource availability and Customer readiness.

COMPLETION CRITERIA

Motorola Integration Services are complete upon Motorola performing the last task listed in a series of responsibilities or as specifically stated in the deployment checklist. Certain Customer tasks, such as hardware installation activities identified in Section 1.9 of this SOW, must be completed prior to Motorola commencing with its delivery obligations. Customer will provide Motorola written notification that it does not accept the completion of Motorola responsibilities or rejects a Motorola service deliverable within five business days of task completion or receipt of a deliverable, whichever may be applicable.



Service completion will be acknowledged in accordance with the terms of the Agreement and the Service Completion Date will be memorialized by Motorola and Customer in a writing signed by both parties.

PROJECT ROLES AND RESPONSIBILITIES OVERVIEW

MOTOROLA PROJECT ROLES AND RESPONSIBILITIES

A Motorola team, made up of specialized personnel, will be assigned to the project under the direction of the Motorola Project Manager. Team members will be multi-disciplinary and may fill more than one role. Team members will be engaged in different phases of the project as necessary.

In order to maximize efficiencies, Motorola's project team will provide services remotely via teleconference, web-conference, or other remote method in fulfilling its commitments as outlined in this SOW.

The personnel role descriptions noted below provide an overview of typical project team members. One or more resources of the same type may be engaged as needed throughout the project. There may be other personnel engaged in the project at the discretion of and under the direction of the Project Manager.

Motorola's project management approach has been developed and refined based on lessons learned in the execution of hundreds of system implementations. Using experienced and dedicated people, industry-leading processes, and integrated software tools for effective project execution and control, we have developed and refined practices that support the design, production, and testing required to deliver a high-quality, feature-rich system.

Project Manager

A Motorola Project Manager will be assigned as the principal business representative and point of contact for Motorola. The Project Manager's responsibilities include the following:

- Host the Welcome/IT Call.
- Manage the Motorola responsibilities related to the delivery of the project.
- Coordinate schedules of the assigned Motorola personnel and applicable subcontractors/supplier resources.
- Manage the Change Order process per the Agreement.
- Maintain project communications with the Customer.
- Identify and manage project risks.
- Collaborative coordination of Customer resources to minimize and avoid project delays.
- Conduct remote status meetings on mutually agreed dates to discuss project status.
- Provide timely responses to issues related to project progress.

System Technologists

The Motorola System Technologists (ST) will work with the Customer project team on system provisioning. ST responsibilities include the following:

- Provide consultation services to the Customer regarding the provisioning and operation of the Motorola system.
- Provide provisioning and training to the Customer to set up and maintain the system.
- Complete the provisioning ownership handoff to the Customer.



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- Complete the project-defined tasks as defined in this SOW.
- Confirmation that the delivered technical elements meet contracted requirements.
- Engagement throughout the duration of the delivery.

Technical Trainer / Instructor

The Motorola Technical Trainer / Instructor provides training either on-site or remote (virtual) depending on the training topic and deployment type purchased. Responsibilities include:

- Review the role of the Learning eXperience Portal ("LXP") in the delivery and provide Customer Username and Access Information.

CUSTOMER PROJECT ROLES AND RESPONSIBILITIES OVERVIEW

The success of the project is dependent on early assignment of key Customer resources. In many cases, the Customer will provide project roles that correspond with Motorola's project roles. It is critical that these resources are empowered to make decisions based on the Customer's operational and administration needs. The Customer's project team should be engaged from project initiation through beneficial use of the system. The continued involvement in the project and use of the system will convey the required knowledge to maintain the system post-completion of the project. In some cases, one person may fill multiple project roles. The project team must be committed to participate in activities for a successful implementation. In the event the Customer is unable to provide the roles identified in this section, Motorola may be able to supplement Customer resources at an additional price.

Project Manager

The Project Manager will act as the primary Customer point of contact for the duration of the project. The Project Manager is responsible for management of any third-party vendors that are the Customer's subcontractors. In the event the project involves multiple locations, Motorola will work exclusively with a single Customer-assigned Project Manager (the primary Project Manager). The Project Manager's responsibilities include the following:

- Communicate and coordinate with other project participants.
- Manage the Customer project team, including timely facilitation of efforts, tasks, and activities.
- Maintain project communications with the Motorola Project Manager.
- Identify the efforts required of Customer staff to meet the task requirements in this SOW and identified in the Welcome/IT Call.
- Consolidate all project-related questions and queries from Customer staff to present to the Motorola Project Manager.
- Approve a deployment date offered by Motorola.
- Monitor the project to ensure resources are available as required.
- Attend status meetings.
- Provide timely responses to issues related to project progress.
- Liaise and coordinate with other agencies, Customer vendors, contractors, and common carriers.
- Review and administer change control procedures, hardware and software certification, and all related project tasks required to meet the deployment date.
- Ensure Customer vendors' readiness ahead of the deployment date.
- Assign one or more personnel who will work with Motorola staff as needed for the duration of the project, including at least one Application Administrator for the system and one or more representative(s) from the IT department.



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- Identify the resource with authority to formally acknowledge and approve change orders, completion of work, and payments in a timely manner.
- Provide building access to Motorola personnel to all Customer facilities where system equipment is to be installed during the project. Temporary identification cards are to be issued to Motorola personnel, if required for access to facilities.
- Ensure remote network connectivity and access to Motorola resources.
- Provide reasonable care to prevent equipment exposure to contaminants that cause damage to the equipment or interruption of service.
- Ensure a safe work environment for Motorola personnel.
- Identify and manage project risks.
- Point of contact to work with the Motorola System Technologists to facilitate the training plan.

IT Support Team

The IT Support Team (or Customer designee) manages the technical efforts and ongoing tasks and activities of their system. Manage the Customer-owned provisioning maintenance and provide required information related to LAN, WAN, wireless networks, server, and client infrastructure. They must also be familiar with connectivity to internal, external, and third-party systems to which the Motorola system will interface.

The IT Support Team responsibilities include the following:

- Participate in overall delivery and training activities to understand the software, interfaces, and functionality of the system.
- Participate with the Customer subject matter experts during the provisioning process and training.
- Authorize global provisioning choices and decisions, and be the point(s) of contact for reporting and verifying problems and maintaining provisioning.
- Obtain inputs from other user agency stakeholders related to business processes and provisioning.
- Implement changes to Customer owned and maintained infrastructure in support of the Evidence Management System installation.

Subject Matter Experts

The Subject Matter Experts (SME or Super Users) are the core group of users involved with delivery analysis, training, and the provisioning process, including making global provisioning choices and decisions. These members should be experienced users in the working area(s) they represent (dispatch, patrol, etc.), and should be empowered to make decisions related to provisioning elements, workflows, and department policies related to the Evidence Management System.

General Customer Responsibilities

In addition to the Customer Responsibilities stated elsewhere in this SOW, the Customer is responsible for the following:

- All Customer-provided equipment, including hardware and third-party software, necessary for delivery of the System not specifically listed as a Motorola deliverable. This will include end user workstations, network equipment, camera equipment and the like.
- Configuration, maintenance, testing, and supporting the third-party systems the Customer operates which will be interfaced to as part of this project.
- Communication between Motorola and Customer's third-party vendors, as required, to enable Motorola to perform its duties.



- Active participation of Customer SMEs in project delivery meetings and working sessions during the course of the project. Customer SMEs will possess requisite knowledge of Customer operations and legacy system(s) and possess skills and abilities to operate and manage the system.
- Electronic versions of any documentation associated with the business processes identified.
- Providing a facility with the required computer and audio-visual equipment for training and work sessions.
- Ability to participate in remote project meeting sessions using Google Meet or a mutually agreeable, Customer-provided, alternate remote conferencing solution.

PROJECT PLANNING

A clear understanding of the needs and expectations of both Motorola and the Customer are critical to fostering a collaborative environment of trust and mutual respect. Project Planning requires the gathering of project-specific information in order to set clear project expectations and guidelines, and set the foundation for a successful implementation.

WELCOME/IT CALL - TELECONFERENCE/WEB MEETING

A Project Planning Session teleconference will be scheduled after the Agreement has been executed. The agenda will include the following:

- Review the Agreement documents.
- Review project delivery requirements as described in this SOW.
- Provide shipping information for all purchased equipment.
- Discuss deployment date activities.
- Provide assigned technician information.
- Review IT questionnaire and customer infrastructure.
- Discuss which tasks will be conducted by Motorola resources.
- Discuss Customer involvement in provisioning and data gathering to confirm understanding of the scope and required time commitments.
- Review the initial project tasks and incorporate Customer feedback.
- Confirm CJIS background investigations and fingerprint requirements for Motorola employees and/or contractors. Required fingerprints will be submitted on Motorola provided FBI FD-258 Fingerprint cards.
- Review the On-line Training system role in project delivery and provide Customer User Name and Access Information.
- Discuss Motorola remote access requirements (24-hour access to a secured two-way Internet connection to the Motorola system firewalls for the purposes of deployment, maintenance, and monitoring).
- Discuss Customer obligation to manage change among the stakeholder and user communities.
- Review deployment completion criteria and the process for transitioning to support.

Motorola Responsibilities

- Host Welcome/IT Call.
- Request the attendance of any additional Customer resources that are instrumental in the project's success, as needed.
- Review Motorola's delivery approach and its reliance on Customer-provided remote access.
- Provide Customers with steps to follow to register for Online Training.
- Request user information required to establish the Customer in the LXP.



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Customer Responsibilities

Complete the Online Training registration form and provide it to Motorola within ten business days of the Project Planning Session.

- Review the received (as part of order) and completed IT questionnaire.
- Provide a customer point of contact for the project.
- Provide data for completing the policy validation form.
- Provide LXP user information as requested by Motorola.
- Verify Customer Administrator(s) have access to the LXP.

Motorola Deliverables

- Welcome Call presentation and key meeting notes
- Send an email confirming deployment date and ST assigned email
- Communicate with the Customer via email confirming shipment and tracking information.
- Instruct the Customer on How to Register for Training email.
- Provide and review the Training Plan.

SOLUTION PROVISIONING

Solution provisioning includes the configuration of user configurable parameters (unit names, personnel, and status codes). The system will be provisioned using Motorola standard provisioning parameters and will incorporate Customer-specific provisioning.

IN-CAR VIDEO PROVISIONING SCENARIO

If in-car video is a part of the system, the Motorola Application Specialist will complete the following provisioning tasks.

Motorola Responsibilities

- Conduct a remote review of the standard provisioning database with the Customer prior to the start of provisioning.
- Provide and review the Provisioning Export Worksheets with the Customer.
- Conduct a conference call with the Customer to review the completeness of the Provisioning Export Worksheets prior to the start of provisioning.

BODY WORN CAMERA PROVISIONING SCENARIO

If body worn cameras are a part of the system, the provisioning of the in-car system will generally follow the completion of the base in-car video provisioning.

Motorola Responsibilities

Configure transfer stations for connectivity to the evidence management server.

- Configure devices within the evidence management system.
- Check out devices and create a test recording.



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- Verify successful upload from devices after docking back into the transfer station or USB dock.

SOFTWARE INSTALLATION

REMOTE SOFTWARE INSTALLATION

Client software will be installed on workstations and up to 5 mobile devices to facilitate provisioning training to Customer personnel. Customer will complete software installation on the remaining workstations and cameras.

Motorola Responsibilities

- Verify system readiness.
- Request client software.
- Deliver the pre-installation preparation checklist.
- Provide instruction on client software installation and install client software on one workstation and up to five mobile devices.
- Provide instruction on client software deployment utility.

Customer Responsibilities

- Provide and install workstation/mobile device hardware in accordance with specifications.
- Assign personnel to observe software installation training.
- Complete installation of client software on remaining workstations and mobile devices.
- Access online training resources identified in the Welcome/IT Call.

Motorola Deliverables

- Provide a pre-installation preparation checklist.
- Installation Guide.
- Provide training overviews on hardware/software and system administration for customers during deployment dates.

INFRASTRUCTURE VALIDATION

Hardware will be installed on the network to facilitate provisioning, testing, and will be used to provide instruction to Customer personnel after the complete software installation.

Motorola Responsibilities

- Verify that the server is properly racked and connected to the network.
- Verify that access points are properly installed and connected to the network.
- Verify that transfer stations are connected to the network and configured.

Customer Responsibilities



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- Verify that the server network has access to the internet for software installation and updates.
- Verify that the network routing is correct for the transfer stations and access points to communicate with the server.
- Verify that the client computers can access the server on the required ports.

HARDWARE INSTALLATION

Physical installation of hardware (i.e. servers, cameras, Access Points, WiFi docs, etc.) is not included in the standard scope of the solution. If a custom quote for installations is included in this purchase, Motorola will manage the subcontractor and their deliverables as part of this SOW. Customers who perform or procure their own installations assume all installation responsibilities including cost, oversight and risk.

SYSTEM TRAINING

Motorola training consists of both computer-based (online) and instructor-led (on-site or remote). Training delivery methods vary depending on course content. Self-paced online training courses, additional live training, documentation, and resources can be accessed and registered for on the Motorola's LXP.

ONLINE TRAINING

Online training is made available to the Customer via Motorola's LXP. This subscription service provides the Customer with continual access to our library of online learning content and allows users the benefit of learning at times convenient to them. Content is added and updated on a regular basis to keep information current. This training modality allows the Customer to engage in training when convenient.

A list of available online training courses can be found in the Training Plan.

Motorola Responsibilities

- Designate a LXP Administrator to work with the Customer.
- Establish an accessible instance of the LXP for the Customer.
- Organize content to align with the Customer's selected technologies.
- Create initial Customer user accounts and a single Primary Administrator account.
- During on-boarding, assist the Customer with LXP usage by providing training and job aids as needed.
- Create and maintain user role Learning Paths defined by the Customer.
- Install security patches when available.
- Provide technical support for user account and access issues, base system functionality, and Motorola Solutions-managed content.
- Monitor the Learning Subscription server. Provide support for server incidents.

Customer Responsibilities

- Provide user information for the initial creation of accounts.
- Provide network and internet connectivity for the Customer's users to access the LXP.
- The customer's primary LXP administrator should complete the following self-paced training: LXP Introduction online course (LXP0001), LXP Primary Site Administrator Overview online course (LXP0002), and LXP Group Administrator Overview (LXP0003)
- Advise agency learners of the availability of training via the LXP.
- Ensure users complete LXP training in accordance with the Project Schedule.
- Order and maintain subscriptions to access Motorola's LXP.



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- Contact Motorola Solutions to engage Technical Support when needed.

Motorola Deliverables

- LXP Enable

INSTRUCTOR-LED TRAINING (ONSITE AND REMOTE)

A list of Instructor-Led and Virtual Instructor-Led courses can be found in the Training Plan.

Motorola Responsibilities

- Deliver User Guides and training materials in electronic .PDF format.
- Perform training in accordance with the Training Plan.
- Provide Customer with training Attendance Rosters and summarize any pertinent observations that may impact end user training.

Customer Responsibilities

- Supply classrooms with a workstation for the instructor (if Onsite) and at least one workstation for every student based on the requirements listed in the Training Plan.
- Designate training representatives who will work with the Motorola trainers in the delivery of training.
- Conduct end user training in accordance with the Project Schedule.

Motorola Deliverables

- Electronic versions of User Guides and training materials.
- Attendance Rosters.
- Technical Training Catalog.

FUNCTIONAL VALIDATION AND PROJECT CLOSURE

The objective of Functional Validation is to demonstrate the features and functions of the system in the Customer's provisioned environment. The functional demonstration may not exercise all functions of the system, if identified as not being applicable to the Customer's operations or for which the system has not been provisioned. The functional demonstration is a critical activity that must occur following the completion of provisioning.

Motorola Responsibilities

- Conduct a power on functional demonstration of the installed system per the deployment checklist
- Manage to resolution any documented punch list items noted on the deployment checklist.
- Provide trip report outlining all activities completed during the installation as well as outstanding follow up items
- Provide an overview of the support process and how to request support.
- Walk through support resources, web ticket entry and escalation procedures.
- Provide a customer survey upon closure of the project.

Customer Responsibilities

- Witness the functional demonstration and acknowledge its completion via signature on the deployment checklist.
- Participate in prioritizing the punch list.
- Coordinate and manage Customer action as noted in the punch list.
- Provide signatory approval on the deployment checklist providing Motorola with final acceptance.
- Complete Customer Survey.





Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6374	
From:			
Subject: Discussion and consideration to authorize staff to solicit Statements of Qualifications for Architectural/Engineering Services for various parks projects including new restroom/concession stands, sports field lighting and irrigation systems, and playgrounds and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)			
Background: The Series 2013 Bond included funding for parks projects at Isaac Rodriguez Park for \$1,400,000 and Mayor Pablo Pena City Park for \$600,000. Isaac Rodriugez Park proposed improvements are a new restroom and concession stand, new sports field lighting and irrigation of the sports fields. Mayor Pablo Pena City Park proposed improvements are a new restroom and concession stand.			
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):			
OMAR RODRIGUEZ OMAR RODRIGUEZ Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve to solicit SOQ for Architectural/Engineering Services.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: March 7, 2023		Agenda Item No. (to be assigned by CSO): 2023-6379	
From:			
Subject: Discussion and consideration on the project by the Weslaco Economic Development Corporation for the construction of offsite sanitary sewer improvement for the Mid Valley International Industrial Park and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco Economic Development Corporation.)			
Background: As developers for the new Mid Valley International Industrial Park, the City has imposed onto the EDC the requirement of a new lift station to not only serve the existing homes and businesses, but to serve the future proposed growth around a 600 acre radius. This new lift station comes at a cost of \$3.7 M along with use of EDC property which has been given to the City to house the lift station. The EDC has asked the City to consider supporting the project by offering, at no cost to the EDC, the abandonment and demolition of the existing lift station #26. Once the construction of the new lift station is complete, the facility would become property of the City and therefore serviced and maintained by the City.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve as recommended by EDC.			
Staff Recommendation:			
Attachments, if any: Memo re Lift Station 26			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

DATE: March 2, 2023

TO: Martin Garza, City Manger

FROM: Marcelo Cosme, Water/Wastewater Superintendent

SUBJECT: Lift Station 26

Cc: David Arce, Deputy Public Works Director

Mr. Garza,

Here is the cost for the removal and abandonment of lift station 26

Labor cost will be \$1,600.

Equipment cost \$800.00.

Backfill material of the wet well \$9,900

Total cost \$12,300