A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, FEBRUARY 6, 2024

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, February 6, 2024 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) Proclamation proclaiming February as "Black History Month".

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 Teresa Ramos to approve a Conditional Use Permit to operate an event center at 2420 E Business 83, also being West Tract N355.23' IRR TR LOT 1 FT 702 1.44AC GR 1.30AC NET., Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

B. To solicit input on behalf of Glazer's Beer and Beverage of Texas LLC. to approve a Conditional Use Permit to obtain a Wholesaler's Permit and Branch Distributor's License, at 3311 Development Drive, also being Lot 12, Mid-Valley International Industrial Park Subdivision, Weslaco, Hidalgo County, Texas.

IV. REPORTS

A. Weslaco Chamber of Commerce & Visitor Center.

B. Weslaco Economic Development Corporation.

C. Engineering Department - Status on RDF Projects

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 16, 2024. (Staffed by City Secretary Department.) Attachment.

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

1) Ordinance 2024-02 to rezone 3640 N Texas Blvd., also being 35.932-acre tract out of Farm Tract 109 and 110, West & Adams Tract Subdivision, Weslaco, 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 16, 2024; staffed by Planning & Code Enforcement Department.) Attachment.

2) Ordinance 2024-03 to rezone 3702 N Texas Blvd., also being 2.817-acre tract out of Farm Tract 109, Block 144, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District and authorize the Mayor to execute any related documents. (First reading held January 16, 2024; staffed by Planning & Code Enforcement Department.) Attachment.

3) Ordinance 2024-04 to rezone 311 S Indiana, also being Lot 7, Block 23, Weslaco Original Townsite, Weslaco, 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 16, 2024; staffed by Planning & Code Enforcement Department.) Attachment.

4) Ordinance 2024-05 to rezone 2827 Mile 6 ½ North Rd., also being 14.19 acres out of Farm Tract 648 and 649, West Tract Subdivision, Weslaco, 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 16, 2024; staffed by Planning & Code Enforcement Department.) Attachment.

5) Ordinance 2024-06 to amend Ordinance 2013-22, to create water rights, the City of Weslaco Subdivision Ordinance; codified as Appendix B of the Weslaco Code of Ordinances, adopting new regulations; and ordaining other matters with respect to the subject hereof and authorize the Mayor to execute any related documents. (First reading held January 16, 2024; staffed by Planning & Code Enforcement Department.) Attachment.

C. Approval to solicit RFQ's of engineering services for drafting of a new Subdivision Ordinance, Zoning Ordinance, Utility Impact fee Study and Street Impact Fee Study and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)

D. Approval on request from the Weslaco Area Chamber of Commerce to consider Resolution 2024-01 for closure of a state highway from Business 83 to Sixth Street and closures of side streets (3rd, 4th, 5th, and 6th) and Kansas Ave. on Friday, March 22, 2024 (evening) for setup and Saturday, March 23, 2024 (all day) to hold the Texas Onion Festival. Additionally, to allow placement of banners/event signs on Texas Blvd. Westgate, South Kansas Street and around town, waiver of appropriate fees from ordinances associated with the event, and support from city departments and authorize the Mayor to execute any related documents to include those as may be required by the Texas Department of Transportation. (Staffed by Weslaco Area Chamber of Commerce.) Attachment.

E. Approval prohibiting vending of goods, any type of beverages and food on a public sidewalk, parkway, pedestrian path or other public right- of-way at the Onion Fest event on March 23, 2024 unless authorized by the city and authorize the Mayor to execute any related documents. (Staffed by City Manager.)

F. Approval authorizing the sale and consumption of alcoholic beverages (beer) to Glazers Beer and Beverages, a TABC licensed vendor, at Onion Fest on March 23, 2024, and authorize the Mayor and/or City Manager to execute any related documents. (Staffed by City Manager.)

G. Approval of the renewal of payment to Core and Main for annual hosting fees on meters and hardware maintenance in the amount of $27,015.21 and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.

H. Approval on the request to close Kansas Ave between 5th Street and 6th Street in front of the Library from 12:00 pm to 5:00 pm, March 2, 2024, for the third annual Mayor Joe V. Sanchez Memorial Book Festival and authorize the Mayor to execute any related documents. (Staffed by Library Department.) Attachment.

I. Approval for staff to solicit request for qualifications regarding City of Weslaco Alton landfill Post-closure care monitoring and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.) Attachment.

J. Approval of Resolution 2024-03 authorizing submittal of FY2024-25 Solid Waste Grant Application in the amount of $30,000 for the City of Weslaco Solid Waste Division and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.) Attachment.

K. Approval to solicit bids for Waterworks Storm, Collection and Distribution materials and supplies and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.) Attachment.

L. Approval on renewal of the lease agreement with I Theatre, Inc. for the use of the Tower Theatre and Tower House effective January 1, 2024 - December 31, 2024, including an option to extend lease through December 31, 2025, and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.) Attachment.

M. Approval on Resolution 2024-04 for submission of a grant application for the FY2025 Border Zone Departments (BZFD) to the Office of the Governor, Public Safety Office Homeland Security Grants Division for specialized equipment, maintenance, and medical supplies to support emergency services associated with border security activities with NO MATCH REQUIRED, and authorize the Mayor to execute any related documents. (Staffed by Fire Department.) Attachment.

N. Approval of Resolution 2024-05 and authorization to apply to the FY2025 General Victim Assistance Grant Program with a 20% match and no recurring costs to pay for salary, training, equipment and supplies for the Crime Victim Coordinator and Crime Victim Services Case Manager and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

O. Approval of Resolution 2024-06 and authorization to apply to the FY2025 Juvenile Justice & Truancy Prevention Grant Program with No Match Required to pay for salary, training, equipment and supplies and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

P. Approval of Resolution 2024-07 and authorization to apply to the FY2025 Projects Safe Neighborhood Grant Program with No Match Required to pay for overtime, equipment and supplies with No Match required and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

Q. Approval of Resolution 2024-08 and authorization to apply to the FY2025 Violence Against Women Justice and Training Program with a 30% match to pay for training and travel for law enforcement officers, judges, other court personnel, and prosecutors and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

R. Approval of Resolution 2024-09 and authorization to apply to the FY2025 Bullet-Resistant Shield Grant Program with No Match Required to purchase bullet resistant shields and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

S. Approval of Resolution 2024-10 and authorization to apply to the FY2025 Rifle-Resistant Body Armor Grant Program with No Match required to purchase rifle-resistant body armor and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

T. Approval of Resolution 2024-11 and authorization to apply to the FY2025 Body-Worn Camera Grant Program with a 25% match to purchase body-worn cameras, accessories, hard drive, storage or servers and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

U. Approval of Resolution 2024-12 and authorization to apply to the FY2025 Criminal Justice Grant Program with no match required to pay for salary, training, equipment and supplies and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

V. Approval of Resolution 2024-13 and authorization to apply to the FY2025 Internet Crimes Against Children Grant Program with no match required to pay for overtime to investigate crimes against children, purchase equipment and supplies and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

W. Approval of Resolution 2024-14 and authorization to apply to the Federal Fiscal Year 2024 State Homeland Security Program - LETPA Projects with no match required to pay for overtime, equipment, and/or supplies and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

X. Approval of Resolution 2024-15 and authorization to apply to the State Homeland Security Program - Regular Projects (SHSP-R) - Federal Fiscal Year 2024 with No Match Required and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

Y. Approval of Resolution 2024-16 to apply for the FY2025 First Responder Mental Health Program with a 20% match required to pay for overtime, training and travel and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

Z. Approval of Resolution 2024-17 to update signatories on legal financial documents identified with all accounts with PNC and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.

AA. Approval for declaration of surplus items from various departments and authorize sale

through online portal GovDeals and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.

VI. APPOINTMENTS

A. Discussion and consideration on Resolution 2024–18 appointing two members to the Ambulance Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.

VII. OLD BUSINESS

A. Discussion and consideration of approval to accept Design Development documents and authorize the architect, Boultinhouse Simpson Gates, to proceed with construction and bidding documents for the new Mayor Joe V. Sanchez Public Library Project and authorize the Mayor to execute any necessary related documents. Possible action. (There was no action January 16, 2024; staffed by the Library Department.) Attachment.

VIII. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of Teresa Ramos to approve a Conditional Use Permit to operate an event center at 2420 E Business 83, also being West Tract N355.23' IRR TR LOT 1 FT 702 1.44AC GR 1.30AC NET, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

B. Discussion and consideration after public hearing on behalf of Glazer's Beer and Beverage of Texas, LLC. to approve a Conditional Use Permit to obtain a Wholesaler's Permit and Branch Distributor's License, at 3311 Development Drive, also being Lot 12, Mid-Valley International Industrial Park Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

C. Discussion and consideration to approve the Final Plat for Villas on Sugar Cane Subdivision being 2.349 acre out of Farm Tract 57, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the North side of Mile 9 North Road, approximately 500ft west of Mile 4 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 to approve the Final Plat for Rio Orchards Estates Subdivision being 19.45 acres out of Farm Tracts 757 and 758, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 730ft east of the intersection of Bridge & E Mile 5 N on the North Side 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 2024-07 for the Voluntary Annexation of West and Adams Tract Subdivision – being a 11.327-acre tract of land out of Farm Tract 758, West and Adams Tract Subdivision, Hidalgo County, Texas and located approximately 765ft south of E Mile 5 ½ N. and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-07. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

F. Discussion and consideration to approve the Interlocal Agreement between City of Weslaco and Hidalgo County on cost participation for roadway improvements not to exceed $1,615,890.60 for Mile 10 N from Mile 6 to FM 1015 (Phase III) project and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment.

G. Discussion and consideration to repair brakes and suspension of unit 580 ladder truck with vendor Siddons-Martin Emergency Group, in the amount of $33,859.43 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.

H. Discussion and consideration to approve the purchase of rescue tools from Siddons-Martin Emergency Group in the amount not to exceed $44,330; funds approved through the FY 23-24 budget, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.

I. Discussion and consideration to amend the cooperative that was initially approved as an agreement with D&M Leasing Buy Board Contract #652-21 to lease 10 police units to additionally include 1 fire unit (captains truck) in the amount not to exceed $90,717.75 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.

J. Discussion and consideration to approve Resolution 2024-19 adopting the 2024 Work Plan and Budget for the thirty-seventh (37th) Urban County Program in the amount of $294,597.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.

K. Discussion and consideration to purchase four new scoreboards for Harlon Block Park Sports Complex from vendor NEVCO under TX Buy Board Contract 665-22 for an amount not to exceed $26,878.80 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.

L. Discussion and consideration to approve a contract with Heffner Design Team, PLLC in consideration of RFQ No.: 2022-23-12 Architectural/Engineering Design Services for various parks and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.

M. Discussion and consideration to approve Buyboard quote #24-204-404 by Southern

Trenchless Solutions for the Rehabilitation of Lift Station #3, located near the intersection of Stone St and Tula Ave, in the amount of $231,726 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.) Attachment.

N. Discussion and consideration to approve a proposed Memorandum of Agreement #R-RGV-TF-2024 between the City of Weslaco and the LRDV TPDES Stormwater Task Force for the collaboration of the development of grant applications with the Texas Water Development Board Flood Infrastructure Fund Program for flood warning systems and authorize the Mayor to execute related documents. Possible action. (Staffed by the Engineering Department.) Attachment.

O. Discussion and consideration to approve final payment in the amount not exceed $22,014.00 to contractor Visceral Illumination Code, LLC for services and installation that include: network cabling, door access control and surveillance camera system at the new police/fire department and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks/IT Department) Attachment.

P. Discussion and consideration to award RFB No. 2023-24-13 for a used day cab truck to the most advantageous bidder Vanguard Truck Center, in an amount not to exceed $83,076.04 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.

IX. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:
§551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty
(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.
(b) An offense under Subsection (a) is a Class C misdemeanor.
§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability
(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:
(1) commits an offense; and
(2) is liable to a person injured or damaged by the disclosure for:
(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;
(B) reasonable attorney fees and court costs; and
(C) at the discretion of the trier or 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. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project Emerge as authorized by Section §551.087 of the Texas Local Government Code.

X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

XI. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 2nd day of February 2024 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:

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 CARRIEDHANDGUN), 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: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-69

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Teresa Ramos to approve a Conditional Use Permit to operate an event center at 2420 E Business 83, also being West Tract N355.23' IRR TR LOT 1 FT 702 1.44AC GR 1.30AC NET., Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on January 5, 2024.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 20, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of January 17, 2024.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-70

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Glazer's Beer and Beverage of Texas LLC. to approve a Conditional Use Permit to obtain a Wholesaler's Permit and Branch Distributor's License, at 3311 Development Drive, also being Lot 12, Mid-Valley International Industrial Park Subdivision, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a Wholesaler's Permit and Branch Distributor's License. Seven (7) property owners within 200 feet of the applicant's property were notified by letter on January 5, 2024.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 20, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of January 17, 2024.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-56	
From:		
Subject: Weslaco 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: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-57	
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: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-68	
From:		
Subject: Engineering Department - Status on RDF Projects		
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 Albert Aldana Martin Garza		Created
City Manager Comments: Report only.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7252
From:	
Subject: Approval of the Minutes of the Regular Meeting on January 16, 2024. (Staffed by City Secretary Department.) Attachment.	
Background: Record of Commission action from the regular commission meeting held January 16, 2024.	
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 as recommended by staff subject to any comments from the governing body.	
Staff Recommendation: Approve.	
Attachments, if any: 240116 minutes	
Responsibilities upon Approval: Execute and retain.	

MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
JANUARY 16, 2024

On Tuesday, January 16, 2024, at 5:36 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	Adrian Gonzalez
	Mayor Pro Tem	Adrian Farias
	Commissioner	Josh Pedraza
	Commissioner	Letty Lopez
	Commissioner	Greg Kerr
	Commissioner	Israel Gonzalez Jr.
	Commissioner	JP Rodriguez
ABSENT:	None	
STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Joe Pedraza, Asst. Director Planning and Code Enforcement, Mary Carmen Garcia, Asst. Library Director, Luz Galindo, HR Director, Antonio Lopez, Fire Chief, Joel Rivera, Police Chief, David Arce, Public Works Director, Rosa Badillo, Court Coordinator, and George Quilantan, Inframark and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Friday, January 12, 2024.

B. Invocation.

Pastor David McCann, First Presbyterian Church led the invocation.

C. Pledge of Allegiance.

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

D. Roll Call.

Norma A. Cantu, City Secretary, called the roll noting perfect attendance and a quorum present.

E. Mayoral Recognition.

1) Proclamation - DHR Health Oncology Institute
2) Proclamation - Robert Gonzalez, Mid-Valley Youth Soccer Association
3) Proclamation - Law Enforcement Day

Mayor Gonzalez proclaimed the month of January 2024 as "Cervical Health Awareness Month"; proclaimed January 16, 2024 as "Robert Gonzalez Day" and proclaimed "Weslaco Law Enforcement Appreciation Day" observed nationwide on January 9.

II. PUBLIC COMMENTS

Gail Weigel Ortiz voiced her disappointment on the recycling center operations closed prior to its posted hours of 12noon on Saturday; thanked Alex Garza an employee who was on site that day and assisted her by letting her empty her recyclables; upset that the recyclable trailers are unorganized and not user friendly or accessible; disappointed on recycling changes that did not have any input from the Recycling Committee.

Randy Hall commented on the debt the city has; voiced not against a new library but not at the expense to have the city indebted for another 11 or 12million; commented voters do not want more borrowing and spending and want fiscal responsibility with taxpayer money; voiced the voters want street, drainage and infrastructure improvements and hoped this administration voted in would be transparent with city finances and not issue additional debt.

Sylvia Sanchez Garza thanked the library for their hard work; thanked the Library Board members for their service to the community; noted library operations are Monday-Sunday and always busy with patrons; on behalf of her father, Mayor Joe V. Sanchez who was an advocate for education for the community; she thanked the commission for wanting the best for their citizens and students by providing better services and continue in moving forward.

III. REPORTS

A. Inframark.

George Quilantan, Inframark, presented the water flow and capacity levels for the month of December 2023; Water Treatment Plant flow was 5.5mgd, capacity is 13 mgd and producing at 45%; North Wastewater Treatment Plant flow was 2.1mgd, capacity is 4.9 mgd and producing at 45%; and South Wastewater Treatment Plant flow was 1.6mgd, capacity is 2.5 mgd and producing at 68%; preventative maintenance work orders for all facilities to include lift stations was 384 opened and closed 249; went over repairs at the water treatment plant chemical line and no issues to report; repair; continue with lift station pump de-ragging; presented the lift station call out log for December that are done staff respond to after 5pm and recognized lift station operators that respond to the after hour calls; reported on capital repairs that are budgeted items that included purchase of pumps for lift stations and ongoing repair of a rotor at the South Waste Water Treatment Plant.

B. Engineering Department - status on the North Wastewater Treatment Plant.

Albert Aldana, City Engineer, reported the blower installation at the NWWTP has been installed pending quotes for the electrical enclosure, connections and signal cable terminations and once

these items are completed, the soft start for the blower to be done by Howden will be scheduled; reported the blower rental will be kept another month to ensure startup of the new blower and the existing blower is serviced; reported request for bids for the aeration basin rehab (diffusers) installation and maintenance will be issued in early April 2024; headworks repairs equipment ordered with estimated delivery of October 10, 2024 and request for bids will be issued 30 days before the equipment arrives for installation.

C. Animal Care Services.

Milva Orellana, Animal Control Officer, went over the monthly live release rates for December 2023 was at 80% for dogs and cats was 100%; reported on the support from the community a total of 47 dogs were either fostered, adopted and transported before the inclement weather approached; 37 cats withing the last month rescued or adopted and thanked the community for donations received; new partnership formed with South Texas High School with their veterinary tech program where staff will explain to Seniors and Juniors the different characteristics of a shelter such as vaccinating and drawing blood; adoption event had 12 dogs adopted; gave a status on an animal cruelty case; received a $30,000 grant from PetSmart Charities and thanked Maggie Perez, former Grant Writer, that assisted in this endeavor; upcoming events had adoption events January 17 and 18 and a rabies clinic on February 3.

IV. PUBLIC HEARING

Commissioner Kerr seconded by Commissioner Lopez moved to open the public hearing at 6:25 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

A. To solicit input on behalf of Parma Ventures LLC. to rezone 3640 N Texas Blvd., also being 35.932-acre tract out of Farm Tract 109 and 110, West & Adams Tract Subdivision, Weslaco, 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 Parma Ventures LLC. to rezone 3702 N Texas Blvd., also being 2.817-acre tract out of Farm Tract 109, Block 144, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District.

No comments.

C. To solicit input on behalf of Tres Pinos Investment Group, LLC. to rezone 311 S Indiana, also being Lot 7, Block 23, Weslaco Original Townsite, Weslaco, 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 Javier Hinojosa P.E. to rezone 2827 Mile 6 ½ North Rd., also being 14.19 acres out of Farm Tract 648 and 649, West Tract Subdivision, Weslaco,

Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

No comments.

E. To solicit input on behalf of Cynthia Mae Gonzalez and Dominique Contreras to approve a Conditional Use Permit to operate an Event Center, at 205 E Business 83 Suite A, also being Lot 1 & 2, Block 27, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

No comments.

F. To solicit input on behalf of Mariscos El Muelle LLC. to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, at 2219 N Texas Blvd., also being Lots 1 & 2 Colonia San Francisco De Weslaco Subdivision, Weslaco, Hidalgo County, and Texas.

No comments.

G. To solicit input on behalf of City of Weslaco to approve the purpose of the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development.

No comments.

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to close the public hearing at 6:26 p.m. The motion carried unanimously; Mayor Gonzalez 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 2, 2024 (Staffed by City Secretary Department.)

B. Approval of the six-month extension for the Final Plat for Dominion Subdivision being a 20-acres out of Farm Tracts 164, Block 178, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 700 ft. east of Midway Rd on Pike Blvd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)

C. Approval of the Assistant City Manager as an authorized signatory on FEMA and FMA grant related documents and authorize the Mayor to execute any related documents. (Staffed by Assistant City Manager.)

Commissioner Rodriguez seconded by Commissioner Kerr moved to approve consent agenda as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VI. APPOINTMENTS

A. Discussion and consideration on Resolution 2024-02 appointing one Civil Service Commission Member to fill a vacancy for an unexpired term ending July 19, 2025, as a result of a resignation and re-appointing one member for a term set to expire February 17, 2024, and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Norma A. Cantu, City Secretary, stated Commissioner Rodriguez nominee to fill a vacancy for an unexpired term was to appoint Alfonso R. Ochoa.

Commissioner Kerr seconded by Commissioner Lopez moved to appoint Alfonso R. Ochoa for an unexpired term on the Civil Service Commission. The motion carried unanimously; Mayor Gonzalez was present and voting.

Norma A. Cantu stated Mayor Pro Tem Farias nominated Kevin Bloomquist for reappointment to the Civil Service Commission.

Commissioner Kerr seconded by Commissioner Pedraza moved to reappoint Kevin Bloomquist to the Civil Service Commission as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

For the record Resolution 2024-02 appointing Alfonso R. Ochoa and reappointing Kevin Bloomquist to the Civil Service Commission was approved as presented.

VII. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of Parma Ventures LLC. on Ordinance 2024-02 to rezone 3640 N Texas Blvd., also being 35.932-acre tract out of Farm Tract 109 and 110, West & Adams Tract Subdivision, Weslaco, 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 2024-02. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente, Planning & Code Enforcement Director, stated ten property owners were notified and no objection received, and developer proposes commercial use to the front and fourplex use to the back. The Planning and Zoning Commission and staff recommended approval.

Commissioner Lopez seconded by Commissioner Kerr moved to approve Ordinance 2024-02 to rezone 3640 N Texas Blvd as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration after public hearing on behalf of Parma Ventures LLC. on Ordinance 2024-03 to rezone 3702 N Texas Blvd., also being 2.817-acre tract out of Farm Tract 109, Block 144, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-03. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated five property owners were notified and no objection received; developer proposes commercial use to preserve the N. Texas Blvd commercial corridor and noted

overall the subdivision will have commercial and fourplex use. The Planning and Zoning Commission and staff recommended approval.

Commissioner Kerr seconded by Commissioner Lopez moved to approve Ordinance 2024-03 to rezone 3702 N Texas Blvd as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration after public hearing on behalf of Tres Pinos Investment Group, LLC. on Ordinance 2024-04 to rezone 311 S Indiana, also being Lot 7, Block 23, Weslaco Original Townsite, Weslaco, 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 2024-04. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twenty-two property owners were notified and no objection received, the property was reassessed by staff and found the area with sporadic apartment use. The Planning and Zoning Commission and staff recommended approval.

Commissioner Lopez seconded by Commissioner Kerr moved to approve Ordinance 2024-04 to rezone 311 S Indiana as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and consideration after public hearing on behalf of Javier Hinojosa, P.E. on Ordinance 2024-05 to rezone 2827 Mile 6 ½ North Rd., also being 14.19 acres out of Farm Tract 648 and 649, West Tract Subdivision, Weslaco, 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 2024-05. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated thirty-six property owners were notified and no objection received, stated the corner of Milanos and on Mile 6 ½ North is Phase I of Rio Stone Subdivision that is apartments and the developer is proposing Phase II an extension of Rio Stone Subdivision for apartment use as well. The Planning and Zoning Commission and staff recommended approval.

Commissioner Lopez seconded by Commissioner Kerr moved to approve Ordinance 2024-05 to rezone 2827 2827 Mile 6 ½ North Rd as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Discussion and consideration after public hearing on behalf of Cynthia Mae Gonzalez and Dominique Contreras to approve a Conditional Use Permit to operate an Event Center, at 205 E Business 83 Suite A, also being Lot 1 & 2, Block 27, Weslaco Original Townsite, 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 twelve property owners were notified and no objection received; applicant proposes to build a new event center to host small events such as parties for children. The Planning and Zoning Commission and staff recommended approval.

Commissioner Gonzalez Jr. seconded by Commissioner Pedraza moved to approve a Conditional Use Permit to operate an Event Center, at 205 E Business 83 Suite A, as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Discussion and consideration after public hearing on behalf of Mariscos El Muelle LLC. to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, at 2219 N Texas Blvd., also being Lots 1 & 2, Colonia San Francisco De Weslaco 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 ten property owners were notified and no objection received; applicant proposes new construction for restaurant use with alcoholic beverages. The Planning and Zoning Commission and staff recommended approval.

Mayor Pro Tem Farias seconded by Commissioner Pedraza moved to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, at 2219 N Texas as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

G. Discussion and consideration after public hearing on behalf of City of Weslaco to approve the purpose of the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Andrew Munoz, Asst. City Manager, stated the justification for a mortarium was previously presented in December; briefly went over the Texas Local Government Code again that addressed moratoriums on when it can be done; staff looked at the need to prevent a shortage of essential public facilities (water, sewer, storage drainage facilities, street improvements); looked at impact fees; reviewed the conditions, capacity and impact on the treatment plants, lift stations, manholes, streets and public safety resources finding were minimal, drainage/stormwater and water rights allocations; contributing documents looked was the Land Use Map 2045, Comprehensive Plan 2022, Subdivision and Zoning Ordinance that were last revised in 2013 and 2018, looked at the infrastructure in city limits and ETJ as well at the CCN (Certificate of Convenience and Necessity were looked at; evaluated the infrastructure of the water/sewer plants that needs significant improvements within the next five years; public safety (fire and police) no significant impact; went over the lift stations considered critical and went over those in need of immediate repair noted Lift Station 13 was critical; focused water rights allocation currently no protection under ordinance to transfer irrigation water rights to the city and advised city has exceeded the allocated water needing to purchase additional water rights and stated staff will request to amend ordinances to address his as well as to update zoning and subdivision ordinance to allow for impact fees.

Commissioner Rodriguez seconded by Mayor Pro Tem Farias moved to approve the purpose of the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development as presented. The motion carried (5-2); Commissioners Kerr and Lopez against; Mayor Gonzalez was present and voting.

H. Discussion and consideration to approve the Final Plat for El Farito Estates Subdivision being 17.15 acre out of Farm Tract 299, Block 158, West Tract Subdivision, Weslaco Hidalgo County, Texas located on the south side of Mile 13 North Road, ½ mile east of Mile 6 West 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 eleven lot subdivision for residential use; located outside the city limits and serviced by water by North Alamo Water Supply Corporation and sewer through On-site sewer facility (OSSF); applicant requested a variance for OSSF and off-site drainage and has provided letters of support from the irrigation and drainage districts. The Planning and Zoning Commission recommended approval with variance, staff recommended approval and compliance with the ordinance on the variance.

Commissioner Kerr seconded by Commissioner Lopez moved to approve the Final Plat for El Farito Estates Subdivision with variances as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

I. Discussion and consideration to approve the Final Plat for Milanos Estates Phase IV Subdivision being 20.00 acre out of Farm Tracts 716, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 500 feet south 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.)

Rebekah de la Fuente stated this was a proposed eighty-six lot subdivision for mobile home use; located outside the city limits; serviced with sewer and water by the city; applicant requested a variance for off-site drainage and has provided letters of support from the irrigation and drainage districts and requested a variance to reduce front setback to 20-feet and rear setback to 10-feet. The Planning and Zoning Commission recommended approval with variance, staff recommended approval and compliance with the ordinance on the variance.

Commissioner Kerr seconded by Commissioner Lopez moved to approve the Final Plat for Milanos Estates Phase IV Subdivision with variance as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

J. Discussion and consideration to approve the Final Plat for Sierra Verde Estates Subdivision being 25.0 acre out of Lots 15, and 16, Block 147, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the northwest corner of Mile 4 West Road and Mile 12 North Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed twenty-two lot subdivision for residential use; located outside the city limits and serviced by water by North Alamo Water Supply Corporation and sewer through On-site sewer facility (OSSF); applicant requested a variance for OSSF as the nearest sanitary sewer line is two miles south of the development and off-site drainage and has provided letters of support from the irrigation and drainage districts. The Planning and Zoning

Commission recommended approval with variance, staff recommended approval and compliance with the ordinance on the variance.

Mayor Pro Tem Farias seconded by Commissioner Lopez moved to approve the Final Plat for Sierra Verde Estates Subdivision with variances as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

K. Discussion and consideration to approve the variance request to Section 26-34(a) for Monte Cielo Subdivision Phase I being 33.97-acres out of Farm Tract 214, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas. Located approximately 2,500 ft. south of Mile 10 North on the east side of Mile 6 ½ West and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated applicant proposed a one-hundred fifty-seven lot subdivision for residential use that was approved by commission action July 18, 2023; developer requested a variance to the 75-foot right-of-way dedication from center line; staff stated an exclusive Magic Valley Electric Co-op (MVEC) easement located along the westside of the ditch prevents further expansion and the developer has provided on site detention keeping to the city required fifty (50) year storm. The Planning and Zoning Commission recommended approval with variance, staff recommended approval and compliance with the ordinance on the variance.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the variance request to Section 26-34(a) for Monte Cielo Subdivision Phase I as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

L. Discussion and consideration on Ordinance 2024-06 to amend Ordinance 2013-22, to create water rights, the City of Weslaco Subdivision Ordinance; codified as Appendix B of the Weslaco Code of Ordinances, adopting new regulations; and ordaining other matters with respect to the subject hereof and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-06. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated there is no provision in the subdivision ordinance to allow the city to charge incoming developers the cost to convert irrigation water into municipal water rights; the current rate for converting water rights is set by the Rio Grande Regional Water Authority and is currently $2,896.81 per acre foot; the City is responsible for paying the cost for the conversion of water rights to HCCID#9 at the end of the year. The Planning and Zoning Commission and staff recommended to amend the subdivision ordinance that will allow the city to assess the fee for new subdivisions onto the developer.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve Ordinance 2024-06 to amend Ordinance 2013-22, to create water rights, the City of Weslaco Subdivision Ordinance as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

M. Discussion and consideration on the repair of Unit 564 Engine 3 with vendor French Ellison Truck Center, in the amount of $33,218.63 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

Antonio Lopez, Fire Chief, stated repairs were needed to Engine 3 that is a 2017 fire truck located on the south side; the Engine is a Cummins Engine, and the vendor French Ellison is an authorized dealer for repairs that will have warranty. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the repair of Unit 564 Engine 3 with vendor French Ellison Truck Center, in the amount of $33,218.63 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

N. Discussion and consideration on the request from the Texas International Produce Association for a letter of support for water delivery from Mexico under the 1944 Water Treaty and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Martin Garza, City Manager, stated the US and Mexico share a treaty for the delivery of water; Mexico has not fulfilled its commitment under the treaty and the lack of water has impacted the agricultural industry in South Texas. Staff recommended approval on the request from Texas International Produce Association for a letter of support be sent to the Secretary of State to ensure compliance from Mexico.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve request from Texas International Produce Association for a letter of support for water delivery from Mexico under the 1944 Water Treaty as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

O. Discussion and consideration to amend the City of Weslaco's Water Conversation Plan and authorize the Mayor to execute any related documents. Possible action. (Staffed by Asst. City Manager.)

Andrew Munoz recommended two changes be considered to conform with TCEQ's recommendations regarding water rights, water conservation for wholesalers and water conservation stages; the first change would be to enter Stage 2 when using their formula, where both reservoirs combined reach below 25% and the second would require Wholesalers to abide by the City's Water Conservation Plan. Staff recommended approval.

Commissioner Pedraza seconded by Mayor Pro Tem Farias moved to approve and amend the City of Weslaco's Water Conversation Plan as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

P. Discussion and consideration of purchasing a new model 2025 Freightliner XT Pro 56 Forestry Truck per sales quote QU17225 from vendor Custom Truck One Source under Southwell Contract 110421-TER, for an amount not to exceed $172,839 as budgeted and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, stated the vehicle is a budgeted item; truck is equipped with a Terex Hi-Ranger XT Pro 56 Lift with a working height of 61', an 11' Chip Box with 14 Cubic Yard capacity; will support parks crews in annual pruning efforts around our parks

and city facilities and able to pull chipper and feed chippings directly to chip box increasing efficiency and minimizing trips to the brush pit. Staff recommended approval.

Mayor Pro Tem Farias seconded by Commissioner Gonzalez Jr. moved to approve a new model 2025 Freightliner XT Pro 56 Forestry Truck per sales quote QU17225 from vendor Custom Truck One Source under Southwell Contract 110421-TER, for an amount not to exceed $172,839 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

Q. Discussion and consideration to purchase one new model 2024 GMC Sierra 2500HD 2-wheel drive double cab Truck with service body and Tommy gate lift from vendor Gunn Auto Group under TX Buy Board Contract 724-23 for an amount not to exceed $64,114 as budgeted by the Building Maintenance Department and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez stated this was a replacement for unit #818 a 2003 truck that had been surpassed the previous year. Staff recommended approval and noted the purchase was a budgeted expenditure for this fiscal year.

Commissioner Rodriguez seconded by Commissioner Kerr moved to approve purchase one new model 2024 GMC Sierra 2500HD 2-wheel drive double cab Truck with service body and Tommy gate lift from vendor Gunn Auto Group under TX Buy Board Contract 724-23 for an amount not to exceed $64,114 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

R. Discussion and consideration on presentation of the proposal from Boultinghouse Simpson Gates, and consideration of approval to move to the construction phase within the New Library/Library Renovation Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Library Department.)

Andrew Munoz clarified that the item was for presentation on the proposed construction documents and not construction phase.

Bob Gates, Boultinghouse Simpson Gates, stated at the workshop held he presented the exterior, interior design and the floor renderings plan; proposed construction cost estimated was $11,029,343, project budget was $10,700; potential alternates to reduce cost included Alternate 1 colonnade and canopy covered area reduced; Alternate 2 north outdoor area done separately and Alternate 3 covered walkway done separately for a value of alternates bids of $293,000 that could have the project over budget about $40,000.

In response to Mayor Pro Tem Farias the alternate bids are at the discretion of the commission to accept and/or reject.

Staff stated this was a presentation and back to the commission for approval of construction documents and design development.

No action.

S. Discussion and consideration to award the Employee Assistance Program (EAP) to the best qualified and most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)

Luz Galindo, Human Resources Director, stated the current contract is set to expire February 2024; three responsive received and evaluated and went over the services provided. Staff recommended Deer Oaks for a 3-year period at an annual premium of $5,640.

Mayor Pro Tem Farias recommended to have this included during the enrollment of benefits for the employees' (medical plans). Andrew Munoz stated this was done during the enrollment of health insurance, but previous commission action had it become separate and could go back to that if so wished by commission and noted there is no agent of record for this.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to award the Employee Assistance Program (EAP) to Deer Oak as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

T. Discussion and consideration to approve a cost of living (COLA) increase for all non-civil service City employees and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Juan E. Gonzalez, City Attorney, requested consultation in executive session.

Upon consultation from executive session, the City Attorney recommended to approve and authorize staff to proceed as discussed in executive session.

Commission Pedraza seconded by Mayor Pro Tem Farias moved to approve as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

U. Discussion and consideration adopting the proclamation "It's Time Texas Community Challenge" by proclaiming "Weslaco Community Challenge Day" and community leaders pledging support for a healthy community and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Relations Officer.)

Jasmine Rico-Jones, Public Relations Officer, stated Weslaco was competing as a community throughout the State on health initiatives styled "Its Time Texas"; introduced the proclamation and pledges from the community leaders to motivate and prioritize individual health by recruiting individuals, businesses and organizations to registrar and participate in this community challenge. Staff recommended approval.

Commissioner Pedraza seconded by Mayor Pro Tem Farias moved to approve adopting the proclamation "It's Time Texas Community Challenge" by proclaiming "Weslaco Community Challenge Day" and community leaders pledging support for a healthy community as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VIII. EXECUTIVE SESSION

At 7:20 p.m. Commissioner Rodriguez seconded by Commissioner Gonzalez Jr. moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 8:55 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

IX. 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. Personnel - Discussion regarding the administrative investigation of a complaint filed by a firefighter as authorized by Section §551.074 of the Texas Government Code.

No action.

C. Legal Consultation - Consultation with City Attorney relating to suit styled C-0027-24-M, Weslaco Firefighters Association vs. The City of Weslaco, Texas and Martin Garza in his official capacity as Weslaco City Manager as authorized by Section §551.071 of the Texas Government Code.

Commissioner Kerr seconded by Commissioner Lopez moved to authorize the City Attorney proceed with litigation relating to suit styled C-0027-24-M, Weslaco Firefighters Association vs. The City of Weslaco, Texas and Martin Garza in his official capacity as Weslaco City Manager as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

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

E. Real Property - Consultation with City Attorney on the acquisition, sale, exchange, lease or value of real property being 25 acres out of 53.97 acres of land out of Farm Tracts 807 and 808, Block 139, West Tract Subdivision, Weslaco Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

Commissioner Pedraza seconded by Commissioner Lopez moved to authorize staff begin negotiations on the acquisition of real property being 25 acres out of 53.97 acres of land out of Farm Tracts 807 and 808, Block 139, West Tract Subdivision for a regional detention facility as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Real Property - Consultation with City Attorney on the sale of real property located at Mid Valley Airport, 1909 Joe Stephens relating to Hanger B from Sky King Aviation Inc. as authorized by Section §551.072 of the Texas Government Code.

Mayor Pro Tem Farias seconded by Commissioner Gonzalez Jr. moved to authorize staff obtain an appraisal for Hanger B as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

G. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project Free Fall as authorized by Section §551.087 of the Texas Local Government Code.

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

X. ADJOURNMENT

Mayor Pro Tem Farias seconded by Commissioner Rodriguez moved to adjourn the regular meeting of January 16, 2024 at 8:56 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

_____

Adrian Gonzalez, **MAYOR**

ATTEST:

_____

Norma A. Cantu, **CITY SECRETARY**

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-45

From:
REBEKAH DE LA FUENTE

Subject:
Ordinance 2024-02 to rezone 3640 N Texas Blvd., also being 35.932-acre tract out of Farm Tract 109 and 110, West & Adams Tract Subdivision, Weslaco, 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 16, 2024; 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. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature
Ordinance - First Reading
Ordinance - Final Reading

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their special meeting of January 4, 2024.

ADELAIDA VEGA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval based on 2045 zone map that requires a buffer zone between commercial & residential.

Attachments, if any:
Rezone-3640 N Texas Blvd- Memo, 3640 N Texas Blvd-Application, Notice and Radius Map, 3640 N Texas blvd - Aerial, O2024-02 rezone 3640 N Texas Blvd

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Rezone- 3640 N Texas Blvd

DATE: January 10, 2024

The proposed use of the property will be for four plex lots and the developer has also requested commercial lots to preserve the N. Texas commercial corridor. The developer is proposing an overall subdivision will commercial and fourplexes. Staff has not received any petitions for or against the rezone request.

The Planning & Zoning Commission recommended approval based on the comprehensive plan.

Thank you,

Rebekah de la Fuente, CFM

RZNE-000548-2023

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 _____ Block 109 & 110

Subdivision Name West and Adams Tract Subdivision

Street Address 3640 N Texas Blvd

Existing Zoning R-1 / Single family residential Existing Land Use None

Proposed Zoning R-2 / Duplex and apartment district Proposed Land Use Multi-Family Residential

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

APPLICANT

Name Parma Ventures LLC Phone (956) 340-4633

Address 4900 N 10th St, Ste. B9 Fax: (956) 627-4278

City McAllen State TX Zip Code 78504 E-Mail: management@troyocg.net

OWNER

Name Parma Ventures LLC Phone (956) 340-4633

Address 4900 N 10th St, Ste. B9 Fax: (956) 627-4278

City McAllen State TX Zip Code 78504 E-Mail: management@troyocg.net

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

Signature _____ Date 11.13.23
Owner

Signature _____ Date 11/10/23
Applicant

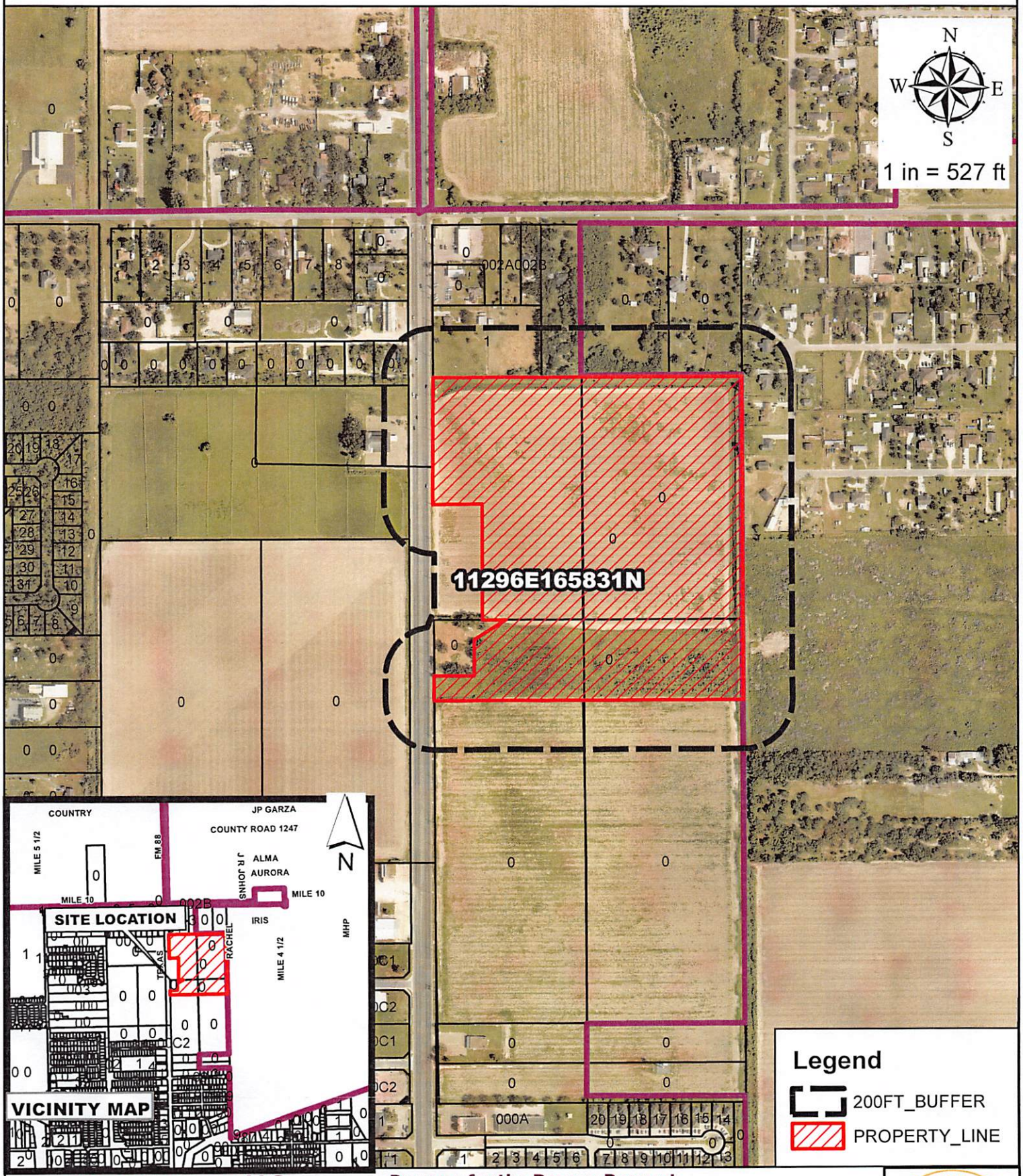
Signature _____ Date 11/10/23
Authorized Agent

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Parma Ventures LLC
3640 N Texas Blvd.
West and Adams

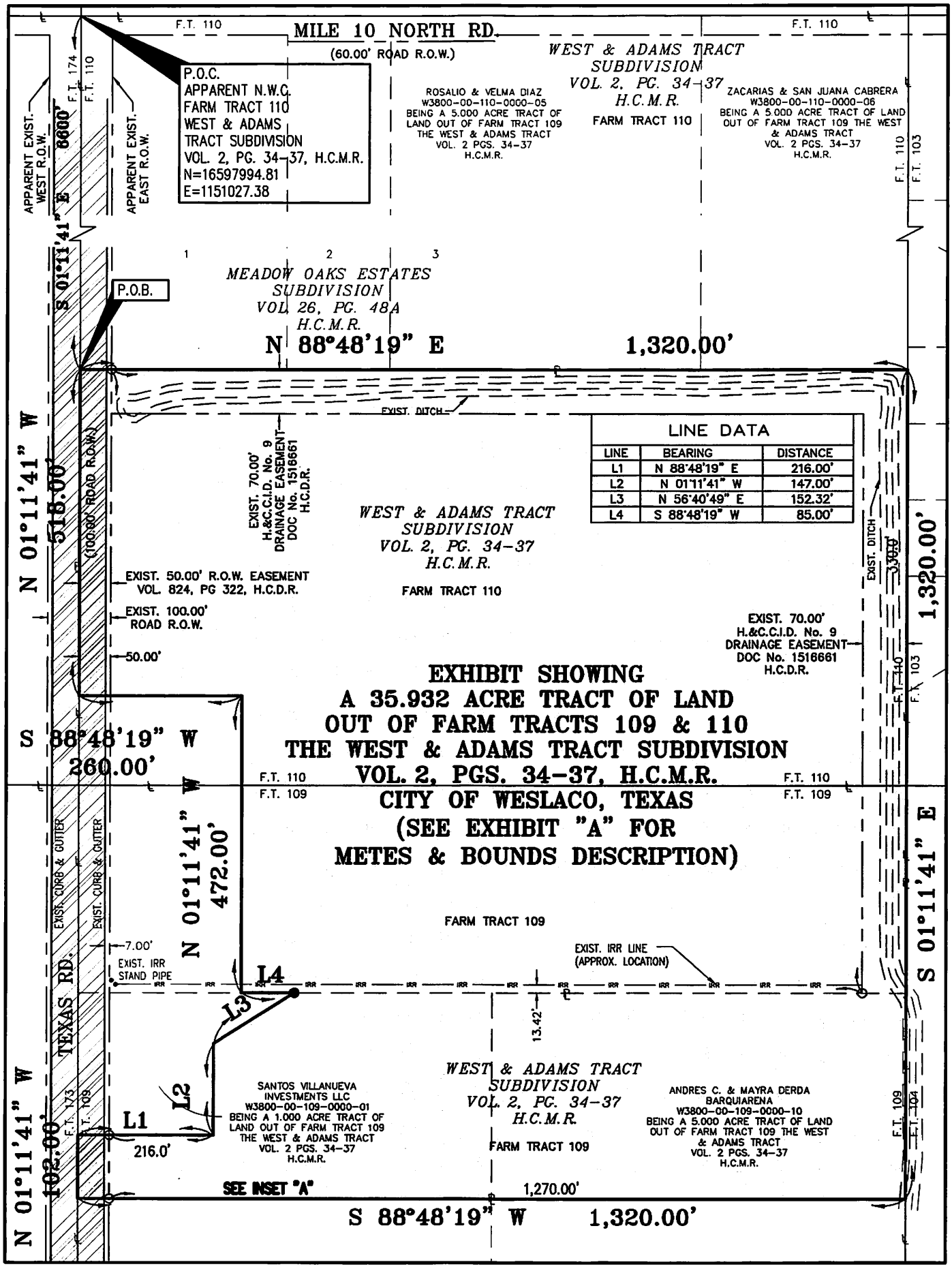
Purpose for the Rezone Request

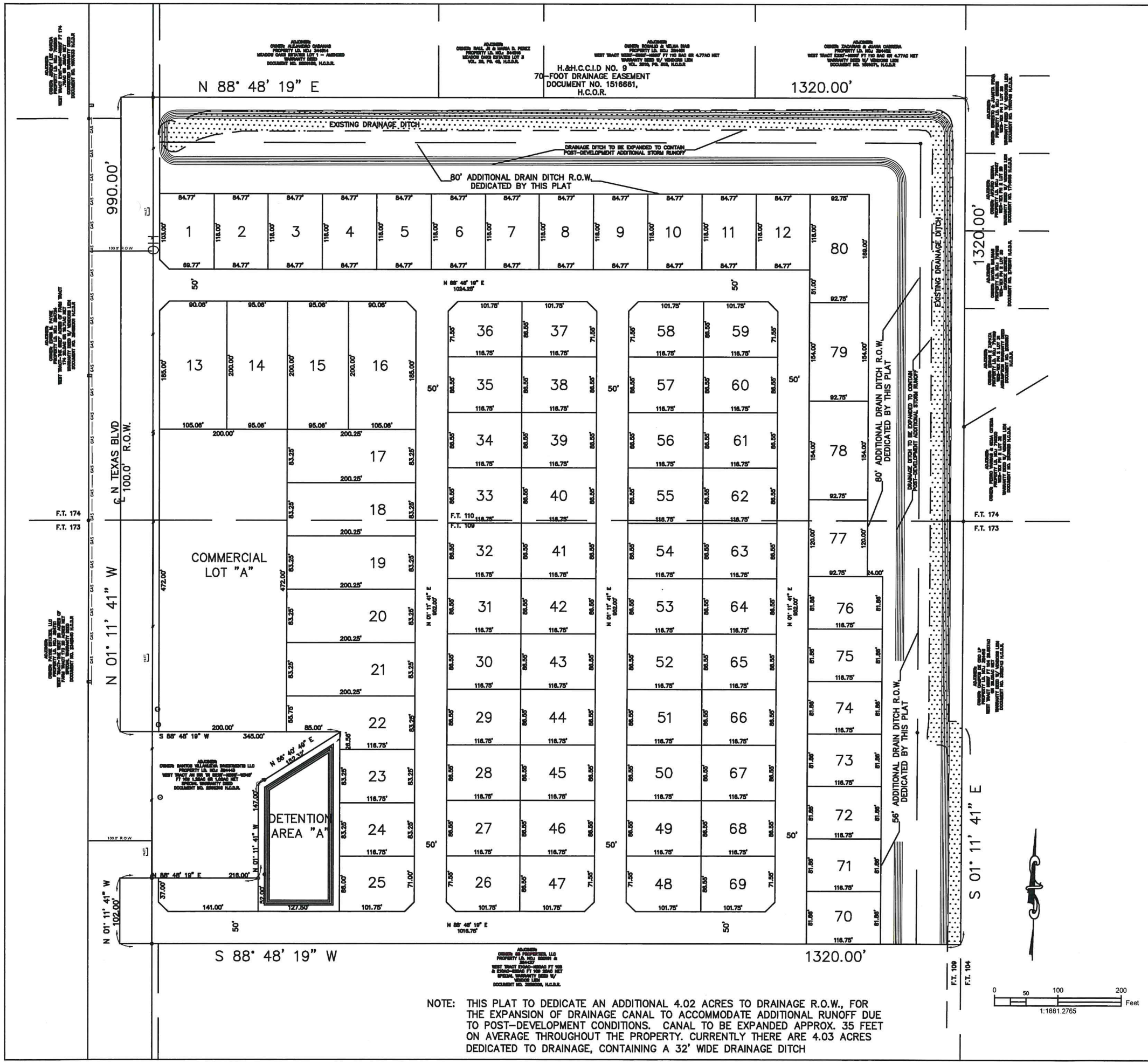
Existing zoning:	R-1
Existing land use:	Vacant Land
Prop Zone:	R-2

City of Weslaco Code Enforcement Dept.

DEC 19, 2023

CABANAS ALEJANDRO 1019 HONEY TREE WESLACO TX 78596	M3193-00-000-0001-00 MEADOW OAKS ESTATES LOT 1 -	L: 197051 B: 37115
PEREZ RAUL JR & MARIA D 210 E MILE 10 N WESLACO TX 78599	M3193-00-000-0003-00 MEADOW OAKS ESTATES LOT 3	L: 158565 B: 129806
88 PROPERTIES LLC N TEXAS BLVD WESLACO TX 78596	W3800-00-108-0000-00 WEST TRACT E10AC-N20AC FT 108 & 20AC NET	L: 580000 B: 0
PARMA VENTURES LLC 4900 N 10TH ST STE B9 MCALLEN, TX 78504-2987	W3800-00-109-0000-00 WEST TRACT AN IRR TR AC NET	L: 0 B: 0
SANTOS VILLANUEVA INVESTMENTS 414 W MILE 10 RD WESLACO TX 78599	W3800-00-109-0000-01 WEST TRACT NW 1.25AC AN IRR TR T 109 1.25 AC GR 1.00 AC GR	L: 52280 B: 0
PARMA VENTURES LLC 4900 N 10TH ST STE B9 MCALLEN, TX 78504-2987	W3800-00-109-0000-03 WEST TRACT E660'-N330' FT 109 & 15.00 AC GR 13.63 AC NET	L: 0 B: 0
PAYNE E M & PAYNE ESTATES LLC 2401 E BUSINESS 83 WESLACO TX 78596	W3800-00-173-0000-00 WEST TRACT-THE WEST 20 ACRES OF ACRES NET	L: 0 B: 0
PAYNE EDWIN M 1201 S TEXAS BLVD WESLACO TX 78596	W3800-00-174-0000-02 WEST TRACT-THE S627' ACRES OF FARM C GR 19.71AC NET	L: 37700 B: 202400
TOP VELOCITY LLC PO BOX 908 WESLACO TX 78599	W3800-00-174-0000-05 WEST 50AC NET 0	L: 104520 B: 54454
GARCIA JEREMY LEE 3815 N TEXAS BLVD WESLACO TX 78599	W3800-00-174-0000-25 WEST TRACT E191'-S181'-N693' FT 174 NET 3815 N TEXAS BLVD	L: 48509 B: 65961


MILE 10 NORTH RD.
(60.00' ROAD R.O.W.)
F.T. 110
F.T. 174
F.T. 110
F.T. 110
F.T. 110
F.T. 103
P.O.C.
APPARENT N.W.C.
FARM TRACT 110
WEST & ADAMS
TRACT SUBDIVISION
VOL. 2, PG. 34-37, H.C.M.R.
N=16597994.81
E=1151027.38
APPARENT EXIST. WEST R.O.W.
APPARENT EXIST. EAST R.O.W.
S 01°11'41" E 6600'
ROSALIO & VELMA DIAZ
W3800-00-110-0000-05
BEING A 5.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT
VOL. 2 PGS. 34-37
H.C.M.R.
WEST & ADAMS TRACT SUBDIVISION
VOL. 2, PG. 34-37
H.C.M.R.
FARM TRACT 110
ZACARIAS & SAN JUANA CABRERA
W3800-00-110-0000-06
BEING A 5.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT
VOL. 2 PGS. 34-37
H.C.M.R.
1
2
3
MEADOW OAKS ESTATES
SUBDIVISION
VOL. 26, PG. 48A
H.C.M.R.
P.O.B.
N 88°48'19" E 1,320.00'
EXIST. DITCH
LINE DATA
LINE | BEARING | DISTANCE
L1 | N 88°48'19" E | 216.00'
L2 | N 01°11'41" W | 147.00'
L3 | N 56°40'49" E | 152.32'
L4 | S 88°48'19" W | 85.00'
N 01°11'41" W 518.00'
EXIST. 70.00' H.&C.C.I.D. No. 9 DRAINAGE EASEMENT DOC No. 1516661 H.C.D.R.
(100.00' ROAD R.O.W.)
WEST & ADAMS TRACT SUBDIVISION
VOL. 2, PG. 34-37
H.C.M.R.
FARM TRACT 110
EXIST. 50.00' R.O.W. EASEMENT VOL. 824, PG 322, H.C.D.R.
EXIST. 100.00' ROAD R.O.W.
50.00'
EXIST. DITCH
3300'
EXIST. 70.00' H.&C.C.I.D. No. 9 DRAINAGE EASEMENT DOC No. 1516661 H.C.D.R.
1,320.00'
F.T. 140
F.T. 103
EXHIBIT SHOWING
A 35.932 ACRE TRACT OF LAND
OUT OF FARM TRACTS 109 & 110
THE WEST & ADAMS TRACT SUBDIVISION
VOL. 2, PGS. 34-37, H.C.M.R.
CITY OF WESLACO, TEXAS
(SEE EXHIBIT "A" FOR
METES & BOUNDS DESCRIPTION)
S 88°48'19" W 260.00'
F.T. 110
F.T. 109
F.T. 110
F.T. 109
N 01°11'41" W 472.00'
EXIST. CURB & GUTTER
EXIST. CURB & GUTTER
FARM TRACT 109
7.00'
EXIST. IRR STAND PIPE
EXIST. IRR LINE (APPROX. LOCATION)
IRR
L4
L3
L2
L1
13.42'
TEXAS RD.
F.T. 173
F.T. 109
N 01°11'41" W 102.00'
SANTOS VILLANUEVA INVESTMENTS LLC
W3800-00-109-0000-01
BEING A 1.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT
VOL. 2 PGS. 34-37
H.C.M.R.
216.0'
WEST & ADAMS TRACT SUBDIVISION
VOL. 2, PG. 34-37
H.C.M.R.
FARM TRACT 109
ANDRES C. & MAYRA DERDA BARQUIARENA
W3800-00-109-0000-10
BEING A 5.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT
VOL. 2 PGS. 34-37
H.C.M.R.
F.T. 109
F.T. 104
S 01°11'41" E
SEE INSET "A"
1,270.00'
S 88°48'19" W 1,320.00'



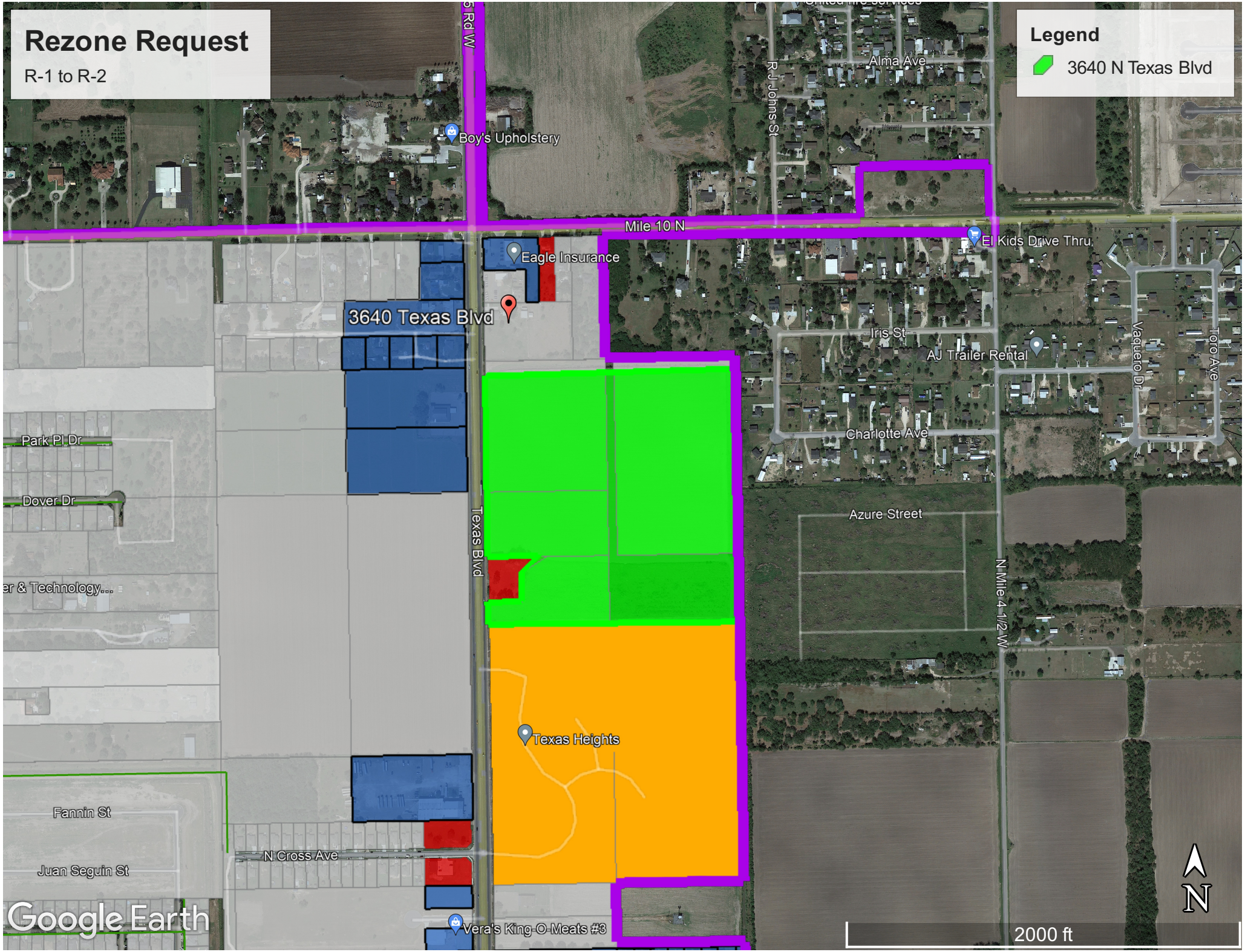
LOT TABLE		
RESIDENTIAL LOTS		
LOT #	SQUARE FEET	ACRES
1	9890.5	0.227
2 – 12	10002.9	0.229
13	20900.0	0.480
14 – 15	19000.0	0.436
16	20900.0	0.480
17 – 21	16670.8	0.383
22	14373.9	0.330
23 – 24	9719.4	0.223
25	9928.0	0.228
26	9991.7	0.229
27 – 35	10104.2	0.232
36 – 37	9991.7	0.229
38 – 46	10104.2	0.232
47 – 48	9991.7	0.229
49 – 57	10104.2	0.232
58 – 59	9991.7	0.229
60 – 68	10104.2	0.232
69	9991.7	0.229
70 – 76	9556.8	0.219
77	11130.0	0.256
78 – 79	14283.5	0.328
80	15674.8	0.359
R-2 TOTAL	892797.7	20.5
COMMERCIAL LOT		
LOT #	SQUARE FEET	ACRES
A	94400.0	2.167
B-2 TOTAL	94400.0	2.1670
DETENTION AREAS		
LOT #	SQUARE FEET	ACRES
A	30475.8	0.699

NOTE: THIS PLAT TO DEDICATE AN ADDITIONAL 4.02 ACRES TO DRAINAGE R.O.W., FOR THE EXPANSION OF DRAINAGE CANAL TO ACCOMMODATE ADDITIONAL RUNOFF DUE TO POST-DEVELOPMENT CONDITIONS. CANAL TO BE EXPANDED APPROX. 35 FEET ON AVERAGE THROUGHOUT THE PROPERTY. CURRENTLY THERE ARE 4.03 ACRES DEDICATED TO DRAINAGE, CONTAINING A 32' WIDE DRAINAGE DITCH

PARMA SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 38.8 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 109 AND FARM TRACT 110, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.


Rezone Request
R-1 to R-2
Legend
3640 N Texas Blvd
Boy's Upholstery
Alma Ave
R J Johns St
Mile 10 N
El Kids Drive Thru
Eagle Insurance
3640 Texas Blvd
Iris St
AJ Trailer Rental
Vaquero Dr
Toro Ave
Charlotte Ave
Park Pl Dr
Dover Dr
Azure Street
Texas Blvd
N Mile 4 1/2 W
Texas Heights
Fannin St
N Cross Ave
Juan Seguin St
Vera's King-O-Meats #3
Google Earth
2000 ft
N

ORDINANCE NO. 2024-02

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3640 N TEXAS BLVD. ALSO BEING 35.932-ACRE TRACT OUT OF FARM TRACT 109 AND 110, WEST & ADAMS TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT ZONING DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to R-2 Duplex and Apartment District located at 3640 N Texas Blvd. Also being 35.932-acre tract out of Farm Tract 109 and 110, West & 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 16th day of January, 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 6th day of Febdruary 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-46

From:
REBEKAH DE LA FUENTE

Subject:
Ordinance 2024-03 to rezone 3702 N Texas Blvd., also being 2.817-acre tract out of Farm Tract 109, Block 144, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District and authorize the Mayor to execute any related documents. (First reading held January 16, 2024; staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Five (5) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature
Ordinance - First Reading
Ordinance - Final Reading

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of January 4, 2024.

ADELAIDA VEGA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval based on 2045 zone map identifies area for commercial use.

Attachments, if any:
Rezone-3702 N Texas Blvd- Memo, 3702 n texas blvd- Application, Notice and Radius Map, 3702 N Texas blvd - Aerial, O2024-03 rezone 3702 N Texas Blvd

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Rezone- 3702 N Texas Blvd

DATE: January 10, 2024

The proposed use of the property will be for commercial use to preserve the N. Texas commercial corridor. The developer is proposing an overall subdivision will commercial and fourplexes. Staff has not received any petitions for or against the rezone request.

The Planning & Zoning Commission recommended approval based on the comprehensive plan.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR REZONING

RZNE-000547-2023

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. _____

RECEIVED
NOV 13 2023
BY: .....

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot _____ Block 109 & 110

Subdivision Name West and Adams Tract Subdivision

Street Address 3702 N Texas Blvd

Existing Zoning R-1 / Single family residential Existing Land Use None

Proposed Zoning B-2 / Secondary highway business district Proposed Land Use Commercial

_____ $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 Parma Ventures LLC Phone (956) 340-4633

Address 4900 N 10th St, Ste. B9 Fax: (956) 627-4278

City McAllen State TX Zip Code 78504 E-Mail: management@troyocg.net

OWNER

Name Parma Ventures LLC Phone (956) 340-4633

Address 4900 N 10th St, Ste. B9 Fax: (956) 627-4278

City McAllen State TX Zip Code 78504 E-Mail: management@troyocg.net

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

Signature _____ Date 11.13.23
Owner

Signature _____ Date 11/10/23
Applicant

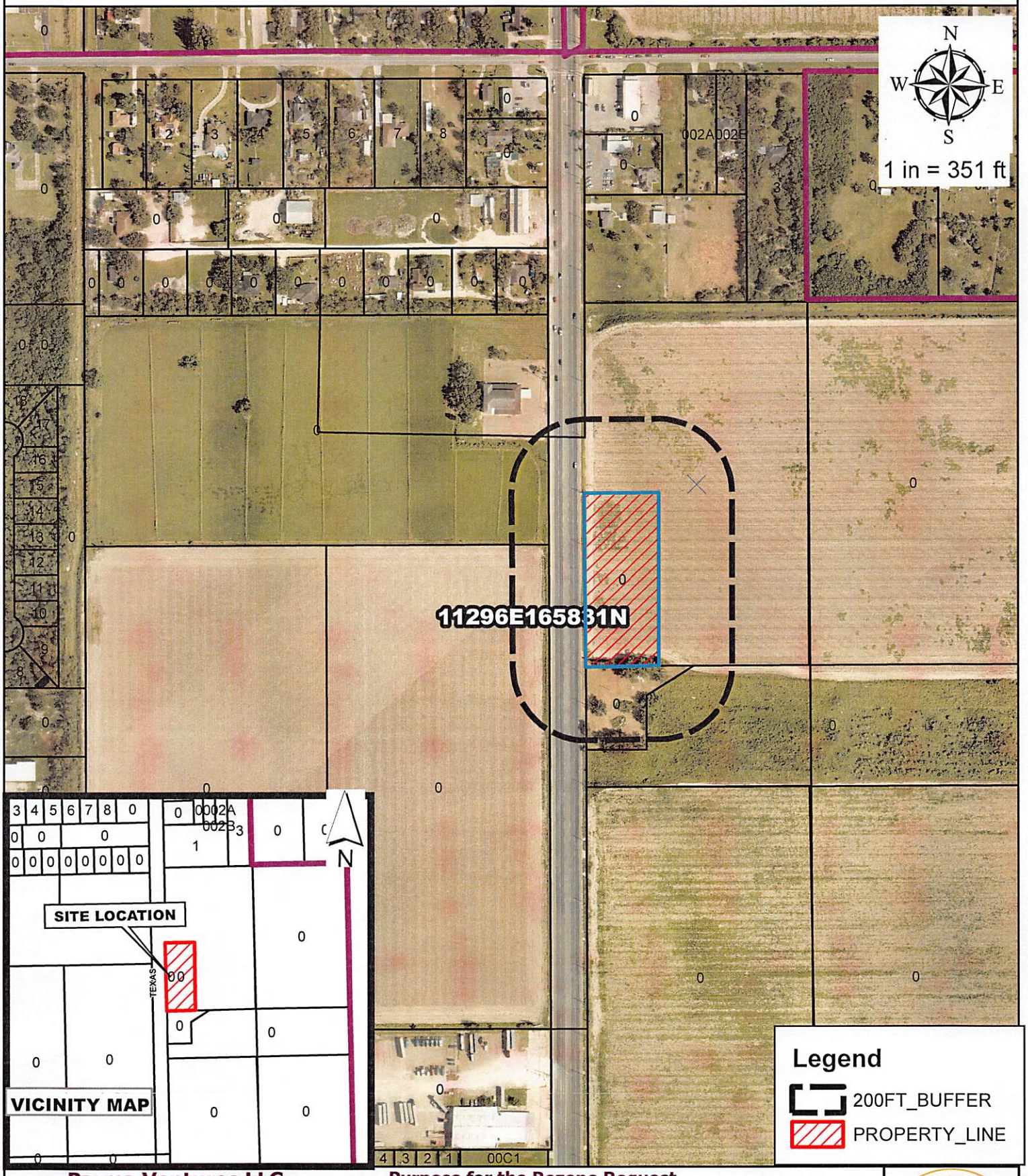
Signature _____ Date 11/10/23
Authorized Agent

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Parma Ventures LLC
3702 N Texas Blvd.
West and Adams

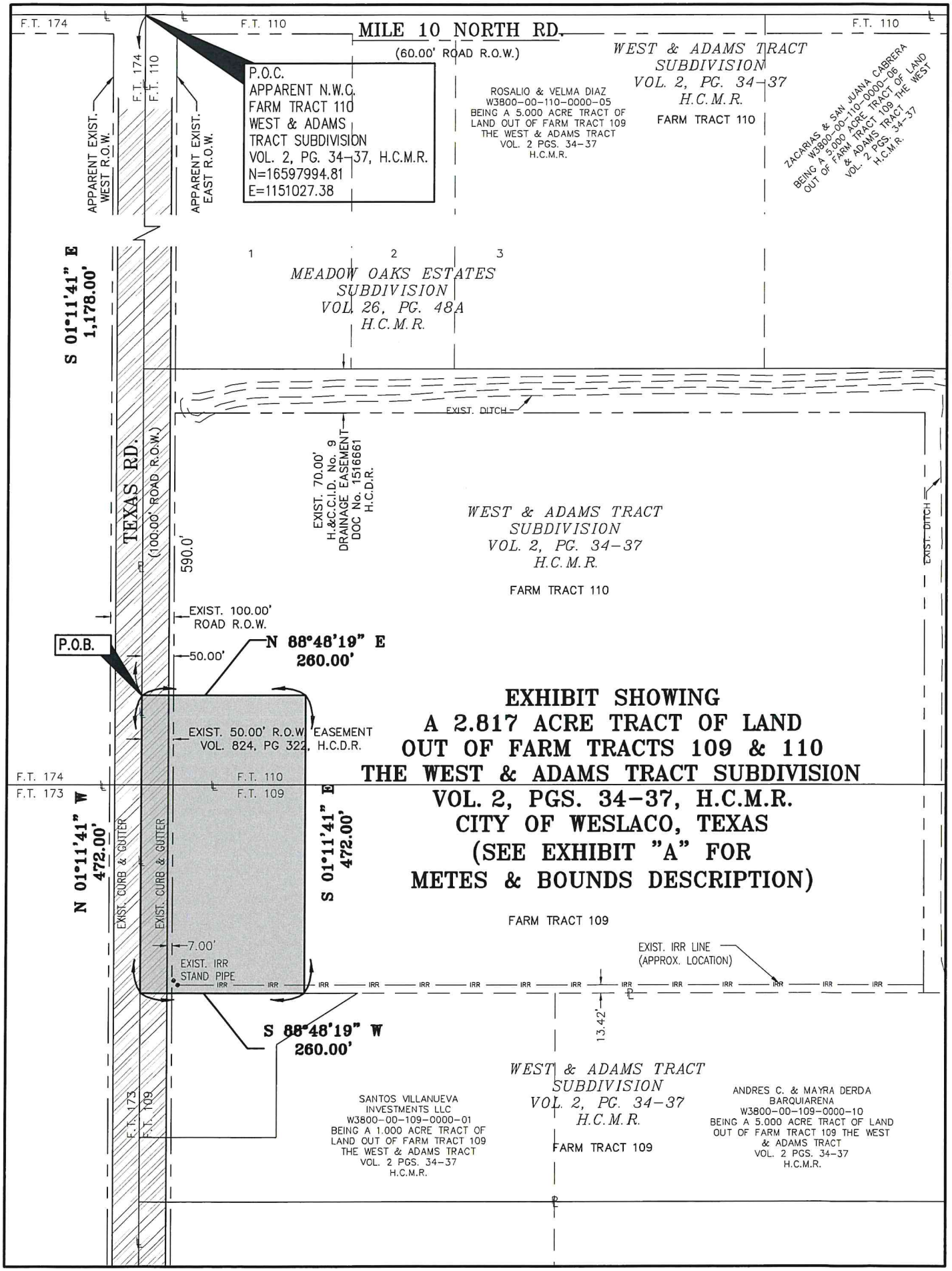
Purpose for the Rezone Request

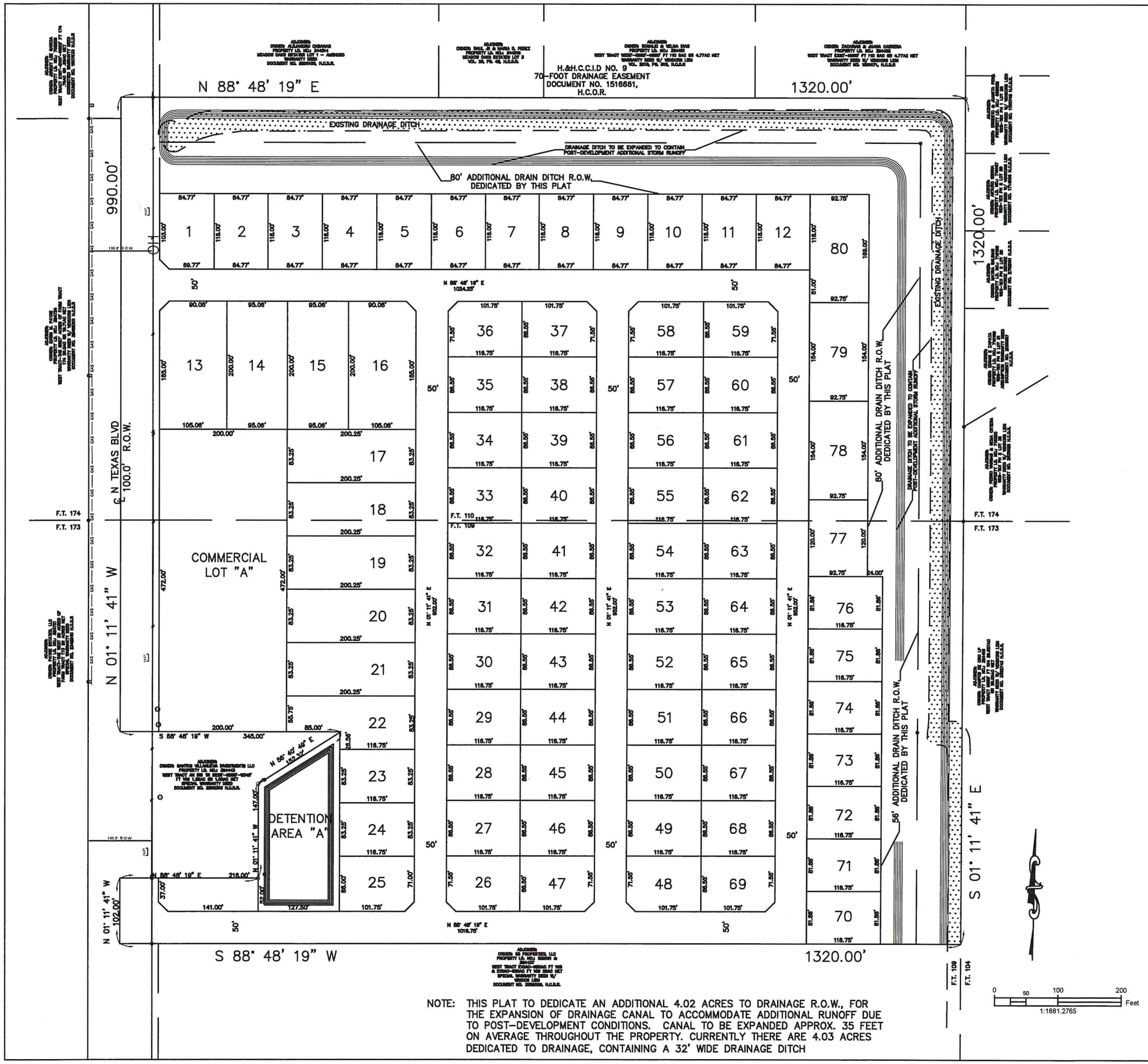
Existing zoning:	R-1
Existing land use:	Vacant Land
Prop Zone:	B-1

City of Weslaco Code Enforcement Dept.

DEC 13, 2023

PARMA VENTURES LLC 4900 N 10TH ST STE B9 MCALLEN, TX 78504-2987	W3800-00-109-0000-00 WEST TRACT AN IRR TR AC NET	L: 0 B: 0
SANTOS VILLANUEVA INVESTMENTS 414 W MILE 10 RD WESLACO TX 78599	W3800-00-109-0000-01 WEST TRACT NW 1.25AC AN IRR TR T 109 1.25 AC GR 1.00 AC GR	L: 52280 B: 0
PARMA VENTURES LLC 4900 N 10TH ST STE B9 MCALLEN, TX 78504-2987	W3800-00-109-0000-03 WEST TRACT E660'-N330' FT 109 & 15.00 AC GR 13.63 AC NET	L: 0 B: 0
PAYNE E M & PAYNE ESTATES LLC 2401 E BUSINESS 83 WESLACO TX 78596	W3800-00-173-0000-00 WEST TRACT-THE WEST 20 ACRES OF ACRES NET	L: 0 B: 0
PAYNE EDWIN M 1201 S TEXAS BLVD WESLACO TX 78596	W3800-00-174-0000-02 WEST TRACT-THE S627' ACRES OF FARM C GR 19.71AC NET	L: 37700 B: 202400


F.T. 174
F.T. 110
MILE 10 NORTH RD.
(60.00' ROAD R.O.W.)
F.T. 110
P.O.C.
APPARENT N.W.C.
FARM TRACT 110
WEST & ADAMS
TRACT SUBDIVISION
VOL. 2, PG. 34-37, H.C.M.R.
N=16597994.81
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APPARENT EXIST. WEST R.O.W.
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F.T. 174
F.T. 110
ROSALIO & VELMA DIAZ
W3800-00-110-0000-05
BEING A 5.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT VOL. 2 PGS. 34-37 H.C.M.R.
WEST & ADAMS TRACT SUBDIVISION VOL. 2, PG. 34-37 H.C.M.R.
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W3800-00-110-0000-06
BEING A 5.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT VOL. 2 PGS. 34-37 H.C.M.R.
S 01°11'41" E
1,178.00'
1
2
3
MEADOW OAKS ESTATES SUBDIVISION VOL. 26, PG. 48A H.C.M.R.
EXIST. DITCH
EXIST. 70.00' H.&C.C.I.D. No. 9 DRAINAGE EASEMENT DOC No. 1516661 H.C.D.R.
TEXAS RD.
(100.00' ROAD R.O.W.)
590.0'
WEST & ADAMS TRACT SUBDIVISION VOL. 2, PG. 34-37 H.C.M.R.
FARM TRACT 110
EXIST. DITCH
EXIST. 100.00' ROAD R.O.W.
P.O.B.
50.00'
N 88°48'19" E
260.00'
EXHIBIT SHOWING
A 2.817 ACRE TRACT OF LAND
OUT OF FARM TRACTS 109 & 110
THE WEST & ADAMS TRACT SUBDIVISION
VOL. 2, PGS. 34-37, H.C.M.R.
CITY OF WESLACO, TEXAS
(SEE EXHIBIT "A" FOR
METES & BOUNDS DESCRIPTION)
EXIST. 50.00' R.O.W. EASEMENT VOL. 824, PG 322, H.C.D.R.
F.T. 174
F.T. 173
F.T. 110
F.T. 109
N 01°11'41" W
472.00'
EXIST. CURB & GUTTER
EXIST. CURB & GUTTER
S 01°11'41" E
472.00'
FARM TRACT 109
7.00'
EXIST. IRR STAND PIPE
EXIST. IRR LINE (APPROX. LOCATION)
IRR
13.42'
S 88°48'19" W
260.00'
F.T. 173
F.T. 109
WEST & ADAMS TRACT SUBDIVISION VOL. 2, PG. 34-37 H.C.M.R.
FARM TRACT 109
SANTOS VILLANUEVA INVESTMENTS LLC
W3800-00-109-0000-01
BEING A 1.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT VOL. 2 PGS. 34-37 H.C.M.R.
ANDRES C. & MAYRA DERDA BARQUIARENA
W3800-00-109-0000-10
BEING A 5.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT VOL. 2 PGS. 34-37 H.C.M.R.



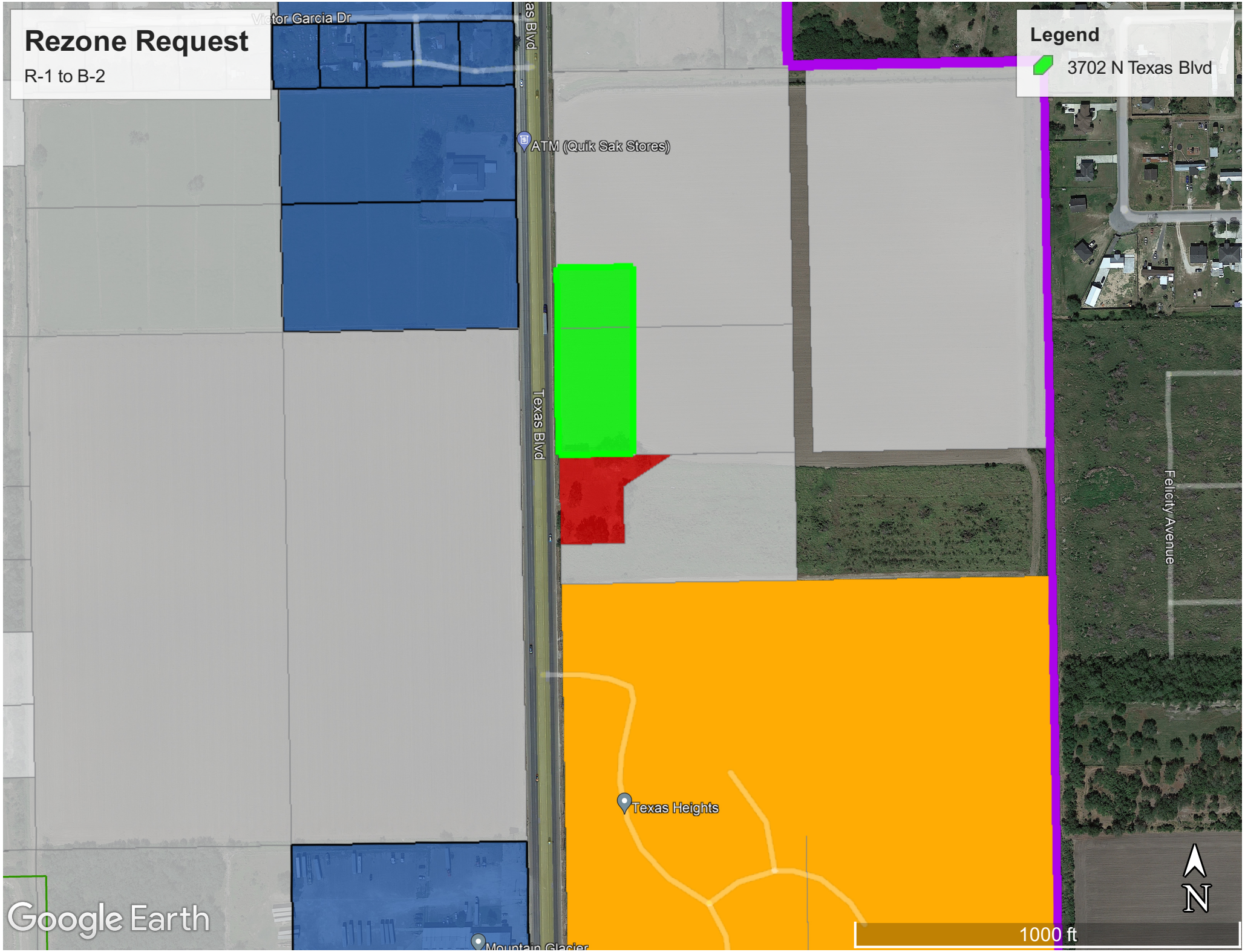
LOT TABLE		
RESIDENTIAL LOTS		
LOT #	SQUARE FEET	ACRES
1	9890.5	0.227
2 – 12	10002.9	0.229
13	20900.0	0.480
14 – 15	19000.0	0.436
16	20900.0	0.480
17 – 21	16670.8	0.383
22	14373.9	0.330
23 – 24	9719.4	0.223
25	9928.0	0.228
26	9991.7	0.229
27 – 35	10104.2	0.232
36 – 37	9991.7	0.229
38 – 46	10104.2	0.232
47 – 48	9991.7	0.229
49 – 57	10104.2	0.232
58 – 59	9991.7	0.229
60 – 68	10104.2	0.232
69	9991.7	0.229
70 – 76	9556.8	0.219
77	11130.0	0.256
78 – 79	14283.5	0.328
80	15674.8	0.359
R-2 TOTAL	892797.7	20.5
COMMERCIAL LOT		
LOT #	SQUARE FEET	ACRES
A	94400.0	2.167
B-2 TOTAL	94400.0	2.1670
DETENTION AREAS		
LOT #	SQUARE FEET	ACRES
A	30475.8	0.699

NOTE: THIS PLAT TO DEDICATE AN ADDITIONAL 4.02 ACRES TO DRAINAGE R.O.W., FOR THE EXPANSION OF DRAINAGE CANAL TO ACCOMMODATE ADDITIONAL RUNOFF DUE TO POST-DEVELOPMENT CONDITIONS. CANAL TO BE EXPANDED APPROX. 35 FEET ON AVERAGE THROUGHOUT THE PROPERTY. CURRENTLY THERE ARE 4.03 ACRES DEDICATED TO DRAINAGE, CONTAINING A 32' WIDE DRAINAGE DITCH

PARMA SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 38.8 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 109 AND FARM TRACT 110, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.


Rezone Request
R-1 to B-2
Legend
3702 N Texas Blvd
Victor Garcia Dr
as Blvd
ATM (Quik Sak Stores)
Texas Blvd
Felicity Avenue
Texas Heights
Mountain Glacier
Google Earth
1000 ft
N

ORDINANCE NO. 2024-03

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3702 N TEXAS BLVD. ALSO BEING 2.817-ACRE TRACT OUT OF FARM TRACT 109, BLOCK 144, WEST & ADAMS TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO B-2 SECONDARY HIGHWAY BUSINESS ZONING DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to B-2 Secondary Highway Business District located at 3702 N Texas Blvd. Also being 2.817-acre tract out of Farm Tract 109, Block 144, West & 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 16th day of January, 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 6th day of February 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-47

From:
REBEKAH DE LA FUENTE

Subject:
Ordinance 2024-04 to rezone 311 S Indiana, also being Lot 7, Block 23, Weslaco Original Townsite, Weslaco, 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 16, 2024; 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-two (22) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature
Ordinance - First Reading
Ordinance - Final Reading

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their special meeting of January 4, 2024.

ADELAIDA VEGA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends denial based on surrounding land use.

Attachments, if any:
Rezone-311 S Indiana- Memo, 311 S Indiana- Application, Notice and Radius Map, 311 S Indiana- Aerial, O2024-04 rezone 311 S Indiana

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Rezone- 311 S Indiana

DATE: January 10, 2024

The proposed use of the property will be for apartment type use. The site had a non-conforming clause for the existing apartments. At this time the owner is proposing to demolish and rebuild new apartments. The surrounding area is primarily residential and it does not abut commercial use. The zoning ordinance has the following provisions:

Sec. 150-13. - Nonconforming uses.

(a) Nonconforming use of land. The nonconforming use of land where no building is involved existing on the effective date of the ordinance from which this section is derived may be continued for a period of not more than two years therefrom, provided that no such nonconforming use of land shall in any way be expanded or extended either on the same or adjoining property, and that if such nonconforming use of land or any portion thereof is discontinued or changed, any future use of such land shall be in conformity with regulations of the district in which it lies.

(b) Nonconforming use of buildings. Except as otherwise provided in this chapter, the nonconforming use of a building existing on the effective date of the ordinance from which this section is derived may be continued, and the use of a nonconforming building may be changed to another use of the same or more restricted classification, but where such use is changed to a more restricted classification it shall not thereafter be changed back to a use of a less restricted classification.

The Planning & Zoning Commission recommended denial.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR REZONING

RZNE-000564-2023

FILE NO._____

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

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 7 Block 23

Subdivision Name Original Townsite of Weslaco

Street Address 311 S. Indiana

Existing Zoning R1- Single Family Existing Land Use _____

Proposed Zoning R2- Multi Family Proposed Land Use Multifamily Duplex

_____$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 Tres Pinos Investment Group, LLC Phone (956) 514-5321

Address 326 S. Texas Ave, Suite 2 Fax: (956) 565-2994

City Mercedes State TX Zip Code 78570 E-Mail: ruben.lozano@archerservices.net
office@archerservices.net

OWNER

Name Ruben Lozano Phone (214) 448-0596

Address 404 W. 15th St. Fax: (956) 565-2994

City Mercedes State TX Zip Code 78570 E-Mail: ruben.lozano@archerservices.net

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

Signature _____ Date 11/30/2023
Owner

Signature _____ Date 11/30/2023
Applicant

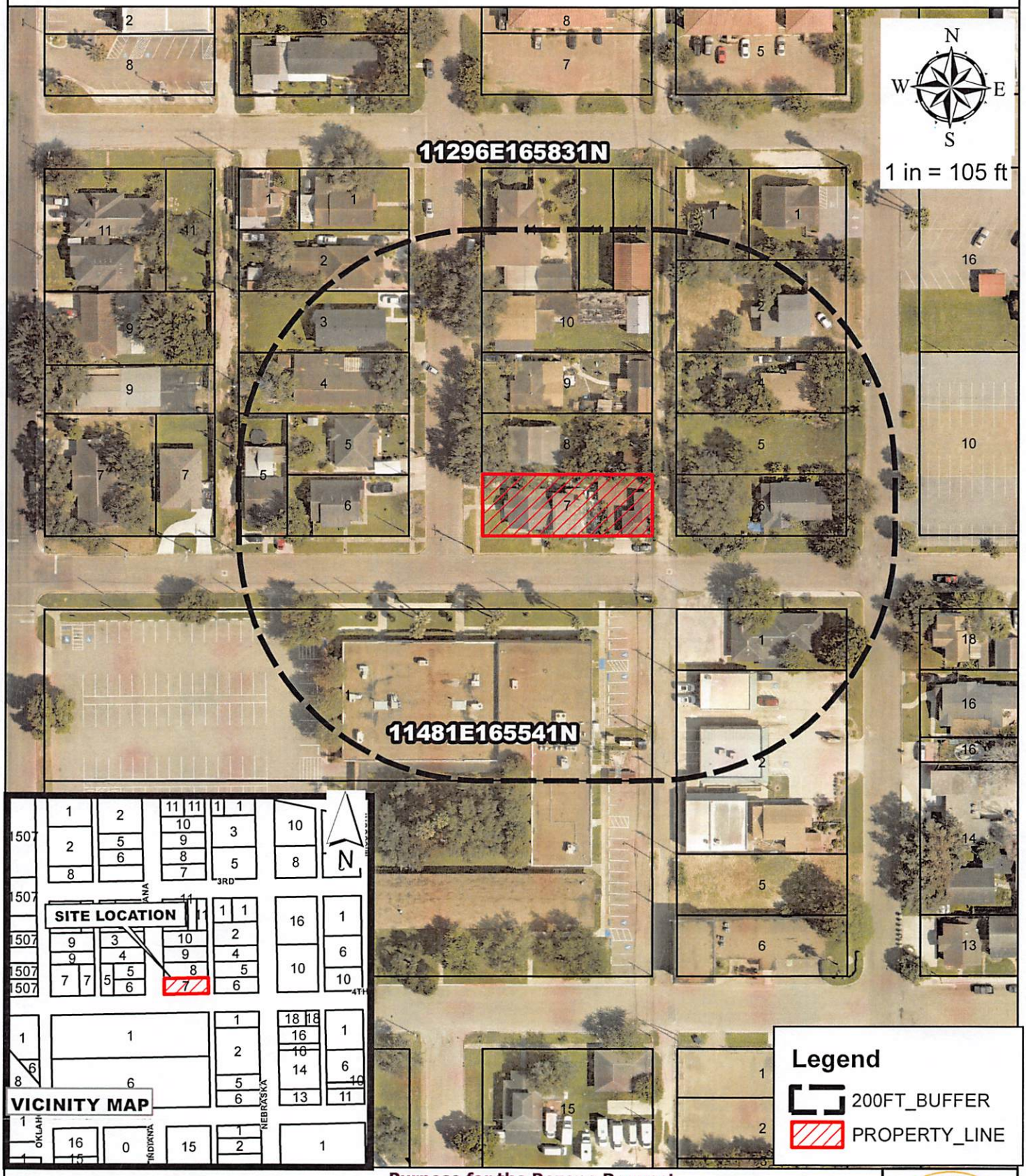
Signature _____ Date _____
Authorized Agent

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Tres Pinos Investment Group, LLC
311 S Indiana
Original Townsite of Weslaco

Purpose for the Rezone Request

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

City of Weslaco Code Enforcement Dept.

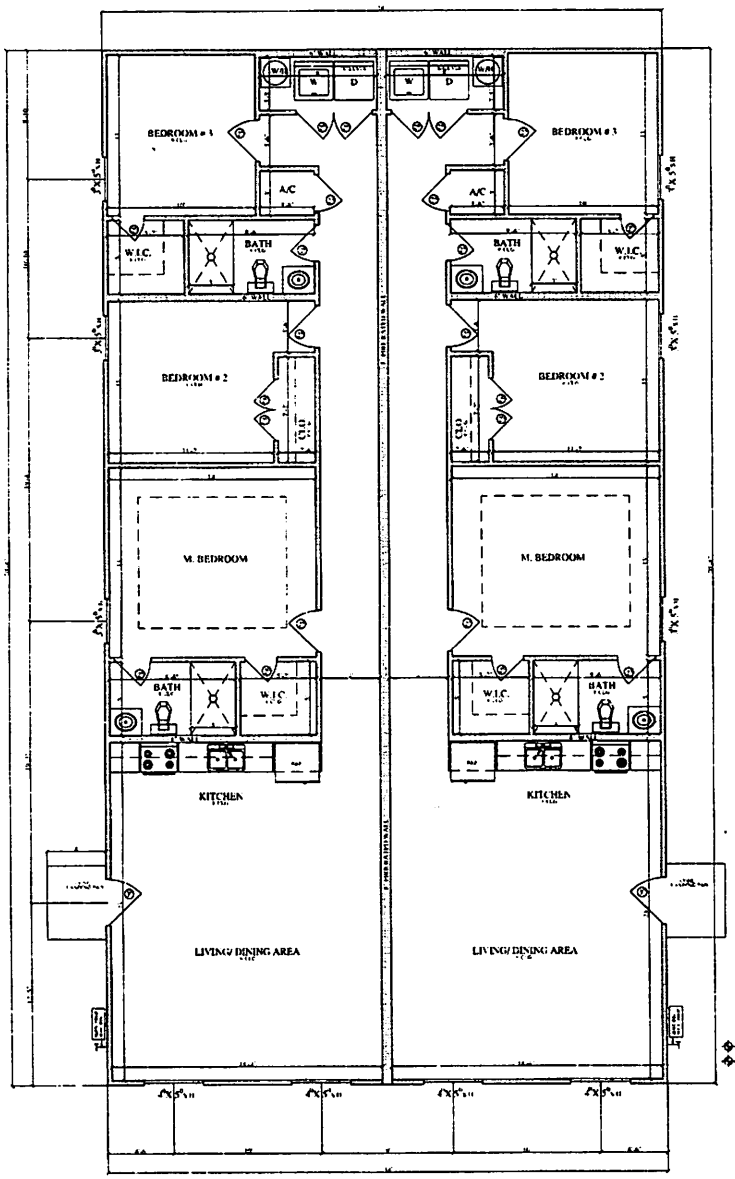
DEC 13, 2023

SALAS MARIA G & PATRICIA 302 S INDIANA AVE WESLACO TX 78596	W2300-00-022-0002-00 WESLACO ORIGINAL TOWNSITE LOT 2 302 INDIANA AVE	L: 24850 B: 66759
MUNIZ JAMIE AILEEN 304 S INDIANA WESLACO TX 78596	W2300-00-022-0003-00 WESLACO ORIGINAL TOWNSITE BLK 22 304 INDIANA AVE	L: 24850 B: 27682
MEDRANO ANGELITA 400 W 6TH ST WESLACO TX 78596	W2300-00-022-0004-00 WESLACO ORIGINAL TOWNSITE BLK 22 306 INDIANA AVE	L: 24850 B: 61853
RUIZ SARA 308 S INDIANA AVE WESLACO TX 78596	W2300-00-022-0005-00 WESLACO ORIGINAL TOWNSITE E 308 INDIANA AVE	L: 17750 B: 74449
LUNA ALEX & NOEMI L 406 W 4TH ST WESLACO TX 78596	W2300-00-022-0005-10 WESLACO ORIGINAL TOWNSITE BLK 22 406 W 4TH ST	L: 14200 B: 25359
ROCHA DIANA 402 W 4TH ST WESLACO TX 78596	W2300-00-022-0006-00 WESLACO ORIGINAL TOWNSITE BLK 22 402 E 4TH ST	L: 17750 B: 63728
AGD LP 345 S TEXAS BLVD WESLACO TX 78596	W2300-00-023-0001-00 WESLACO ORIGINAL TOWNSITE BLK 23 2 300 S NEBRASKA	L: 36000 B: 20627
DE LEON NARCEDALIA 303 W 3RD ST WESLACO TX 78596	W2300-00-023-0001-01 WESLACO ORIGINAL TOWNSITE W 60' - 1 OF LOT 2 BLK 23 303 W 3RD ST	L: 15975 B: 22452
DE LEON MELINDA 304 S NEBRASKA AVE WESLACO TX 78596	W2300-00-023-0002-00 WESLACO ORIGINAL TOWNSITE BLK 23 2 304 S NEBRASKA	L: 37275 B: 56448
CARDONA RUBEN & SAN JUANITA 306 S NEBRASKA AVE WESLACO TX 78596	W2300-00-023-0004-00 WESLACO ORIGINAL TOWNSITE BLK 23 306 NEBRASKA AVE	L: 24850 B: 35888
HARRIS MARY ANN 415 S WESTGATE DR APT 18 WESLACO TX 78596	W2300-00-023-0005-00 WESLACO ORIGINAL TOWNSITE LOT 5 308 S NEBRASKA	L: 24850 B: 0
ZIESER L E 415 S WESTGATE #18 WESLACO TX 78596	W2300-00-023-0006-00 WESLACO ORIGINAL TOWNSITE BLK 23 312 NEBRASKA AVE	L: 24850 B: 36045

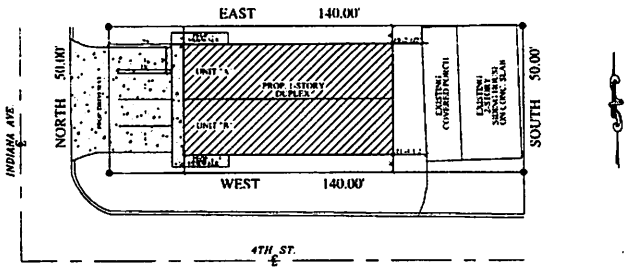
City of Weslaco Code Enforcement Dept.

DEC 13, 2023

LOZANO RUBEN 326 S TEXAS AVE STE 2 MERCEDES TX 78570	W2300-00-023-0007-00 WESLACO ORIGINAL TOWNSITE BLK 23 311 S INDIANA AVE	L: 29750 B: 40250
JIMENEZ ALYSSA TANGUMA & JOEL 14846 LULUS DR WESLACO TX 78599	W2300-00-023-0008-00 WESLACO ORIGINAL TOWNSITE BLK 23 309 S INDIANA AVE	L: 24850 B: 28437
REYNA OCTAVIANO JR & DOLORES T 307 S INDIANA AVE WESLACO TX 78596	W2300-00-023-0009-00 WESLACO ORIGINAL TOWNSITE BLK 23 307 S INDIANA AVE	L: 24850 B: 57448
GUERRERO MARY ALICE 305 S INDIANA WESLACO TX 78596	W2300-00-023-0010-00 WESLACO ORIGINAL TOWNSITE BLK 23 305 S INDIANA AVE	L: 24850 B: 40727
LEAL JACINTO & BEATRICE 311 W 3RD ST WESLACO TX 78596	W2300-00-023-0011-00 WESLACO ORIGINAL TOWNSITE 311 W 3RD ST	L: 28400 B: 106159
SHAWN MICHAEL D 1860 LION LAKE DR N WESLACO TX 78596	W2300-00-023-0011-01 WESLACO ORIGINAL TOWNSITE BLK 23 309 W 3RD ST	L: 19200 B: 7497
SHAWN MICHAEL D 1860 LION LAKE DR N WESLACO TX 78596	W2300-00-023-0011-02 WESLACO ORIGINAL TOWNSITE K 23 0 W 3RD ST	L: 9940 B: 0
GARCIA MANUEL B PENA JAIME A PARTNERSHIP 301 W 4TH ST WESLACO TX 78596	W2300-00-036-0001-00 WESLACO ORIGINAL TOWNSITE BLK 36 301 E 4TH ST	L: 42000 B: 43089
RAINWATER JACKSON III VICKIE P RAINWATER 406 S NEBRASKA AVE WESLACO TX 78596	W2300-00-036-0002-00 WESLACO ORIGINAL TOWNSITE BLK 36 406 S NEBRASKA	L: 101850 B: 144502
WESLACO ISD 312 W 5TH ST WESLACO TX 78596	W2300-00-037-0001-00 WESLACO ORIGINAL TOWNSITE LOT 1 312 W 5TH ST	L: 548100 B: 827375

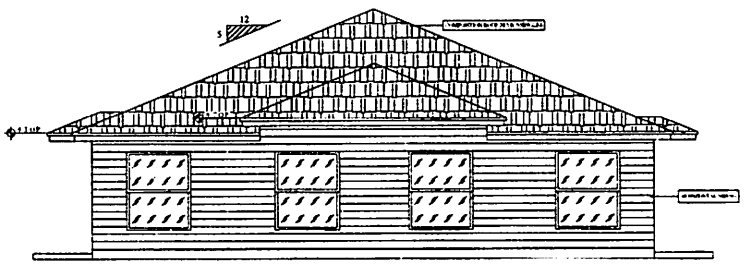


FLOOR PLAN
SCALE: 1/4" = 1'-0"

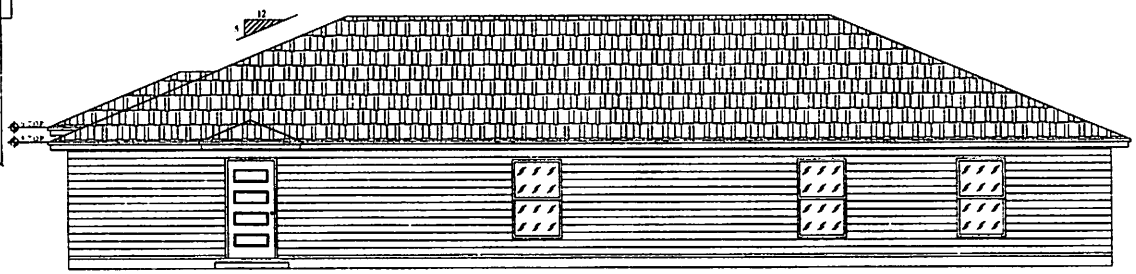


SITE PLAN
SCALE: 1" = 20'

LOT 7, BLOCK 23, ORIGINAL TOWNSITE OF WESLACO, IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR MUST CAREFULLY REVIEW ALL DRAWINGS AND REPORT ANY MISTAKES OR OMISSIONS TO THE DRAFTSMAN BEFORE COMMENCING WORK

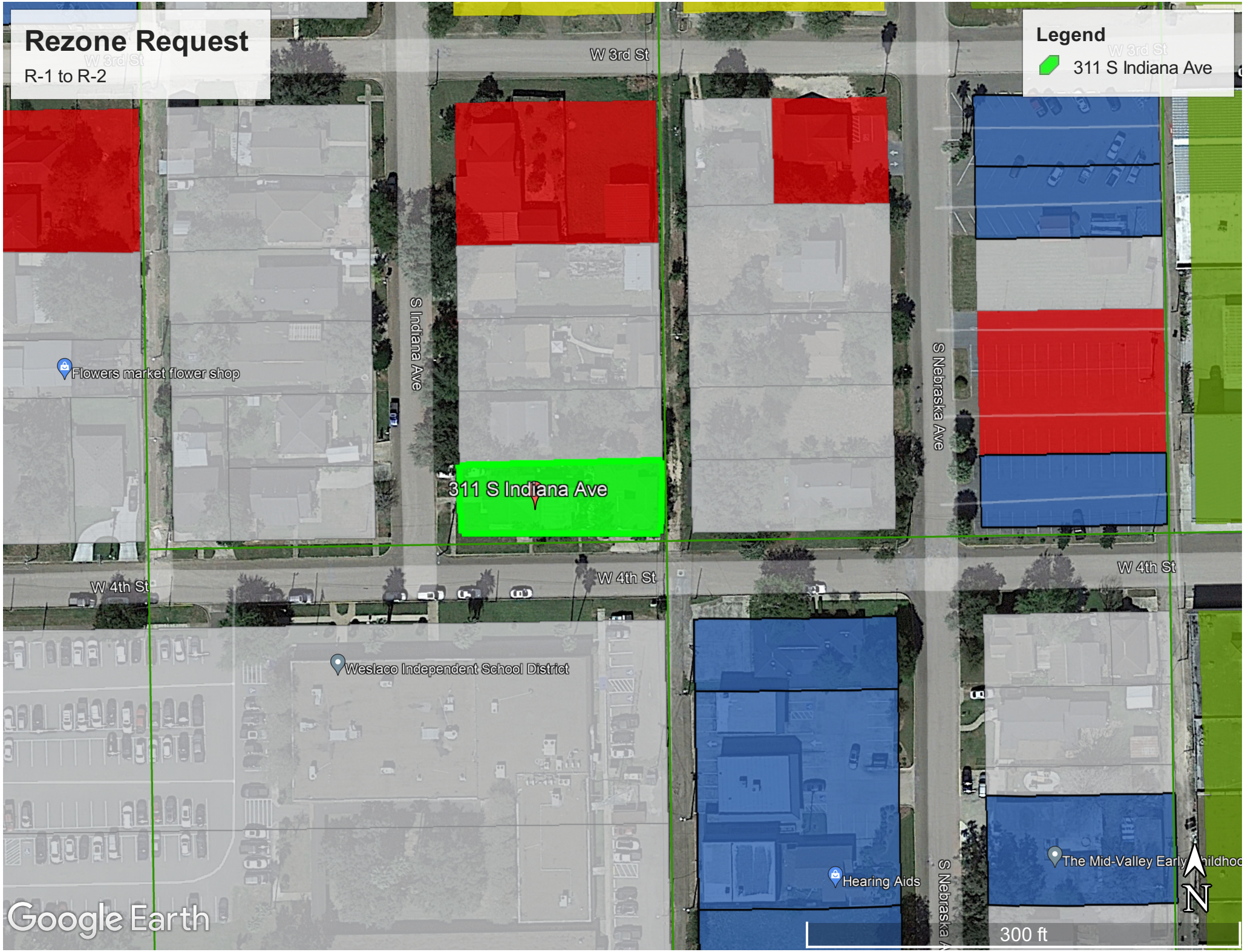
J.R. HOUSE PLANS
4675 BOCA CHICA BLVD.
BROWNSVILLE, TEXAS 78521
CEL.: (956) 909-1384

TOTAL AREA 2,665.33 S.F.

PROPOSED DUPLEX

DATE: NOV. 8, 2021
DRAWN BY: J.R.
JOB NO.
CAD NO. 4

SHEET NO.
1
OF 1


Rezone Request
R-1 to R-2
Legend
311 S Indiana Ave
W 3rd St
S Indiana Ave
S Nebraska Ave
Flowers market flower shop
311 S Indiana Ave
W 4th St
Weslaco Independent School District
Hearing Aids
The Mid-Valley Early
N
300 ft
Google Earth

ORDINANCE NO. 2024-04

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 311 S INDIANA. ALSO BEING LOT 7, BLOCK 23, WESLACO ORIGINAL TOWNSITE, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District R-2 Duplex and Apartment District located at 311 S Indiana. Also being Lot 7, Block 23, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of January, 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 6th day of February 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-48

From:
REBEKAH DE LA FUENTE

Subject:
Ordinance 2024-05 to rezone 2827 Mile 6 ½ North Rd., also being 14.19 acres out of Farm Tract 648 and 649, West Tract Subdivision, Weslaco, 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 16, 2024; 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. Thirty-six (36) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature
Ordinance - First Reading
Ordinance - Final Reading

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their special meeting of January 4, 2024.

ADELAIDA VEGA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval based on surrounding land use.

Attachments, if any:
Rezone-2827 Mile 6.5 North- Memo, 2827 Mile 6.5 North-Application, Notice and Radius Map, 2827 Mile 6.5 N Rd-Aerial, O2024-05 rezone 2827 Mile 6.5 North

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Rezone- 2827 Mile 6.5 North

DATE: January 10, 2024

The proposed use of the property will be for four plex apartment type use and will consist of sixty-four (64) lots. The proposed development will be Phase II of Rio Stone and the engineer on file has already submitted the packet for subdivision review. There is existing apartment development to the east of this property. Staff has not received any petitions for or against the rezone request.

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

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR REZONING

RZNE-000565-2023

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._____

NOV 0 5 2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 14.19 Acres out of Farm Tracts 648 and 649 Block _____

Subdivision Name West and Adams Tract

Street Address 2827 Mile 6 1/2 North Rd

Existing Zoning R-1 One Family Dwelling District Existing Land Use Agriculture

Proposed Zoning R-2 (Duplexes and Apartments) Proposed Land Use Duplexes

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

APPLICANT

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

Address 416 E. Dove Ave. Fax:_____

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

OWNER

Name Reyna Family Development, LTD (Ezequiel Reyna, Jr.) Phone (956) 497-3962

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

City Weslaco State Tx. Zip Code 78596 E-Mail: dominicareyna@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 _____
Owner

Signature _____ Date 11/28/23
Applicant

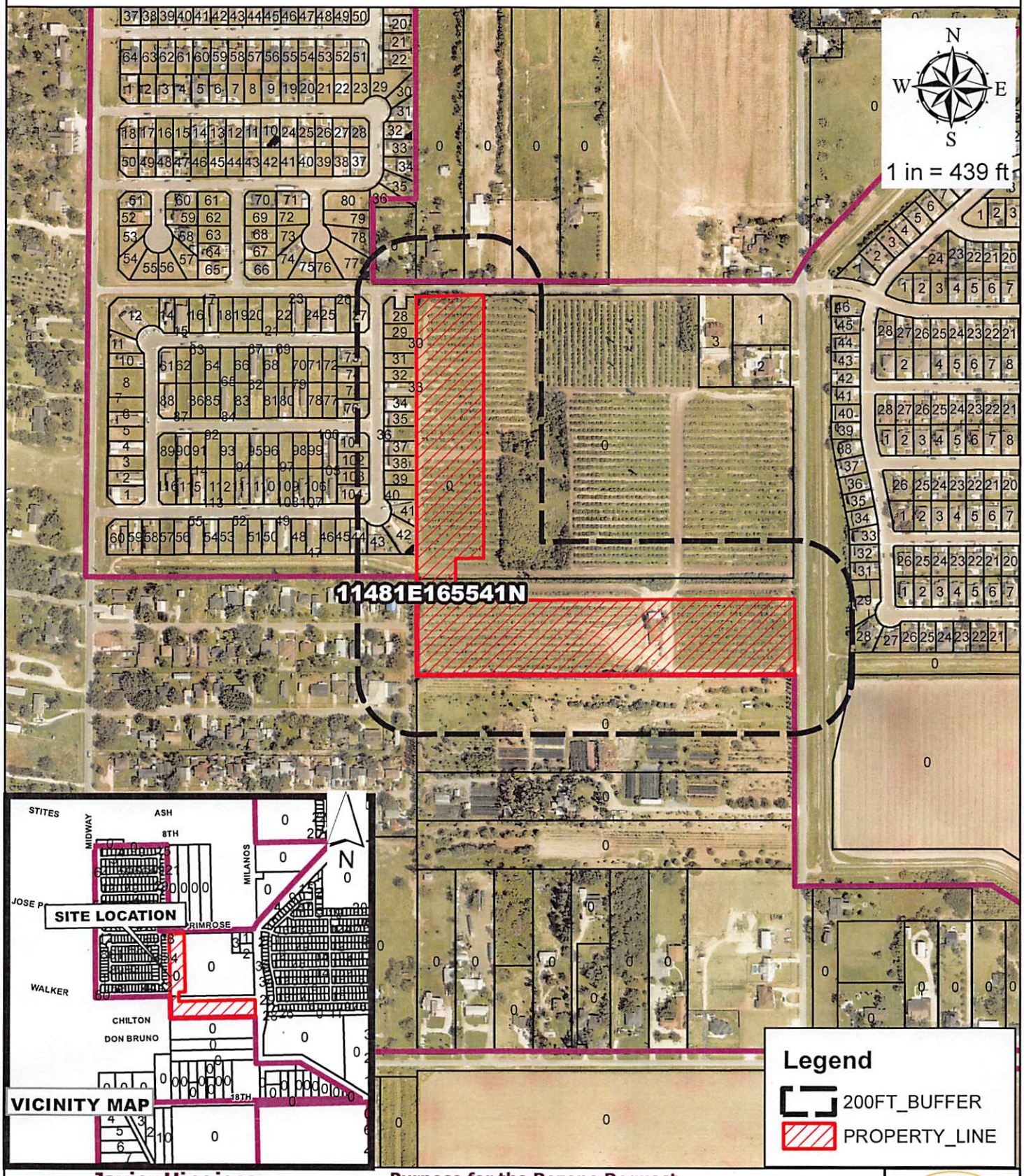
Signature _____ Date _____
Authorized Agent

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Javier Hinojosa
2827 Mile 6 1/2 North Rd.
West & Adams Tract

Purpose for the Rezone Request

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

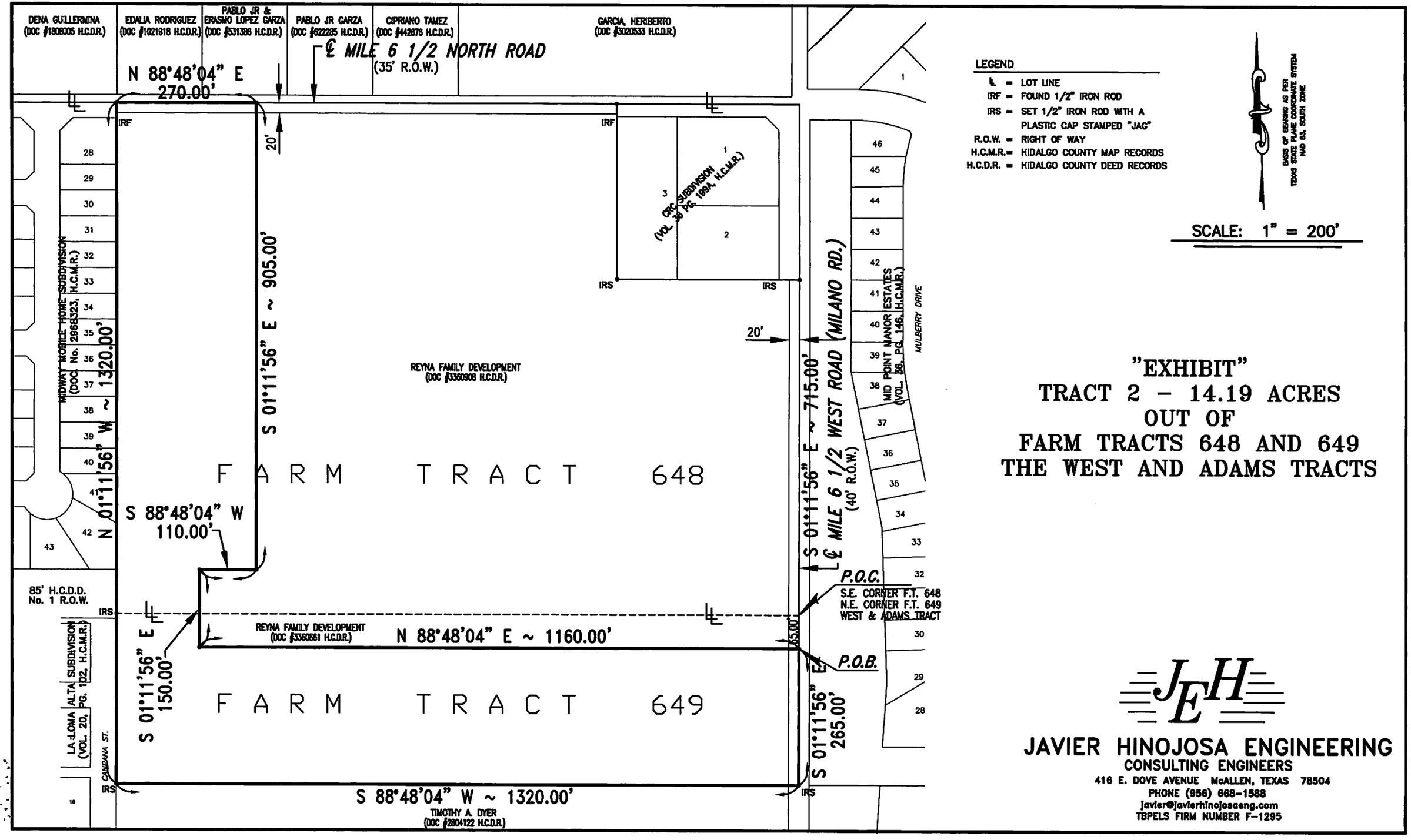
City of Weslaco Code Enforcement Dept.

DEC 14, 2023

HIDALGO CO DRAINAGE DIST #1 10124 GLASSCOCK RD MISSION TX 78573	M3920-00-000-0000-00 MID POINT MANOR ESTATES 5.82AC D/D	L: 43214 B: 0
GARZA JOANNA VIANEY & JAROD 1408 S MULBERRY DR WESLACO TX 78596	M3920-00-003-0029-00 MID POINT MANOR ESTATES LOTS 29 & 1408 S MULBERRY DR	L: 80294 B: 221657
PEREZ OSBALDO 1404 MULBERRY DR WESLACO TX 78596	M3920-00-003-0031-00 MID POINT MANOR ESTATES LOT 31 BLK 1404 S MULBERRY DR	L: 36600 B: 213373
PARMA VENTURES LLC 4900 N 10TH ST STE B9 MCALLEN, TX 78504-2987	W3800-00-109-0000-00 WEST TRACT AN IRR TR AC NET	L: 0 B: 0
PARMA VENTURES LLC 4900 N 10TH ST STE B9 MCALLEN, TX 78504-2987	W3800-00-109-0000-03 WEST TRACT E660'-N330' FT 109 & 15.00 AC GR 13.63 AC NET	L: 0 B: 0
REYNA FAMILY DEVELOPMENT LTD 702 W EXPRESSWAY 83 STE 100 WESLACO, TX 78599	W3800-00-648-0000-00 WEST TRACT N340'-W968' & S650' F T 648 27.75AC GR 26.59AC NET 0	L: 40440 B: 0
REYNA FAMILY DEVELOPMENT LTD 702 W EXPRESSWAY 83 STE 100 WESLACO, TX 78599	W3800-00-649-0000-02 WEST TRACT 10AC-N10AC FT 649 10A C NET 0	L: 36000 B: 29447
VOIGT MANAGEMENT TRUST 135 LAKE PARK DR SPARTANBURG SC 29301	W3800-00-652-0000-00 WEST TRACT 19.42AC OF FT 652 17.68AC	L: 0 B: 0
SUSTAITA PIERRE & IRMA B GARCIA 1609 S MIDWAY RD WESLACO TX 78596	M4154-03-000-0077-00 MIDWAY COURT PH 3 LOT 77 1213 BEAR COURT	L: 67557 B: 0
CABRERA ELEAZAR JR 602 E ROOSEVELT ST WESLACO, TX 78599	M4154-03-000-0078-00 MIDWAY COURT PH 3 LOT 78 1209 BEAR COURT	L: 50810 B: 0
VELIZ AMAIRANI SILVIA 1120 N ALAMO RD ALAMO TX 78516	M4038-00-000-0027-00 MIDWAY MOBILE HOME LOT 27	L: 34294 B: 0
SOLIS MA H BELTRAN 1104 E 19TH ST MISSION TX 78574	M4038-00-000-0028-00 MIDWAY MOBILE HOME LOT 28	L: 37142 B: 0

CASTILLO NANCY JO 2816 W ASH ST WESLACO TX 78596	M4038-00-000-0029-00 MIDWAY MOBILE HOME LOT 29 0	L: 25575 B: 0
RCI DEVELOPMENT-WISCONSIN LTD 2614 W FREDDY GONZALEZ DR EDINBURG TX 78539	M4038-00-000-0030-00 MIDWAY MOBILE HOME LOT 30 0	L: 25575 B: 0
VALLADARES ROBERTO MARTIN DE 40 BRANDY CT HOLLISTER CA 95023	M4038-00-000-0031-00 MIDWAY MOBILE HOME LOT 31	L: 25575 B: 0
VIDALES JOSE EDUARDO LARA 1307 SPEAR ST WESLACO, TX 78596	M4038-00-000-0032-00 MIDWAY MOBILE HOME LOT 32 0	L: 25575 B: 0
MARTINEZ BRENDA A/K/A BRENDA R 100 LA HERENCIA APT #321 MERCEDES TX 78570	M4038-00-000-0033-00 MIDWAY MOBILE HOME LOT 33	L: 25575 B: 0
SILVA ESMERALDA J GUAJARDO 2601 S BORDER AVE APT 6207 WESLACO TX 78596	M4038-00-000-0034-00 MIDWAY MOBILE HOME LOT 34	L: 25575 B: 0
GARCIA-TAPIA GRACIELA 220 W PALM ST PROGRESO TX 78579	M4038-00-000-0035-00 MIDWAY MOBILE HOME LOT 35	L: 25575 B: 0
GARCIA-TAPIA GRACIELA 220 W PALM ST PROGRESO TX 78579	M4038-00-000-0036-00 MIDWAY MOBILE HOME LOT 36	L: 25575 B: 0
TEXAS WEALTH BUILDERS LLC 18062 FM 529 STE 235 CYPRESS, TX 77433-1168	M4038-00-000-0037-00 MIDWAY MOBILE HOME LOT 37 0	L: 25575 B: 0
TEXAS WEALTH BUILDERS LLC 18062 FM 529 STE 235 CYPRESS, TX 77433-1168	M4038-00-000-0038-00 MIDWAY MOBILE HOME LOT 38 0	L: 25575 B: 0
VILLA DESTINY DANIELLE 1102 SAPPHIRE DR WESLACO TX 78599	M4038-00-000-0039-00 MIDWAY MOBILE HOME LOT 39	L: 25575 B: 0
FLORES ANGEL 601 E SHANE ST WESLACO TX 78596	M4038-00-000-0040-00 MIDWAY MOBILE HOME LOT 40	L: 25509 B: 0

TEXAS WEALTH BUILDERS LLC 18062 FM 529 STE 235 CYPRESS, TX 77433-1168	M4038-00-000-0041-00 MIDWAY MOBILE HOME LOT 41 0	L: 29161 B: 0
HERNANDEZ NESTOR D & CINTHYA D 708 PALOS VERDES WESLACO TX 78599	M4038-00-000-0042-00 MIDWAY MOBILE HOME LOT 42	L: 46841 B: 0
ZAVALA FRANCISCO JR & MEIHDA J 5203 GARCIA LN SAN JUAN TX 78589	M4038-00-000-0043-00 MIDWAY MOBILE HOME LOT 43	L: 37848 B: 0
VILLARREAL ENDY E ANGULO & 806 SAN MARCOS SAN JUAN TX 78589	M4038-00-000-0044-00 MIDWAY MOBILE HOME LOT 44	L: 33371 B: 0
MITCHELL DIANA 1303 SPEAR ST WESLACO TX 78596	M4038-00-000-0073-00 MIDWAY MOBILE HOME LOT 73	L: 33236 B: 0
VIDALES JOSE EDUARDO LARA 3625 PINEHURST ST WESLACO TX 78596	M4038-00-000-0074-00 MIDWAY MOBILE HOME LOT 74	L: 28133 B: 0
GARRIDO ISIDRO 1240 E BUS HWY 83 TR 88 MISSION, TX 78572	M4038-00-000-0075-00 MIDWAY MOBILE HOME LOT 75 0	L: 28133 B: 0
GONZALEZ YADIRA R 5505 FRANCHESCA AVE EDINBURG TX 78542	M4038-00-000-0076-00 MIDWAY MOBILE HOME LOT 76	L: 33236 B: 0
SANCHEZ RAUL ALFARO & MARIANA 1903 SUMMERVIEW DR WESLACO TX 78599	M4038-00-000-0101-00 MIDWAY MOBILE HOME LOT 101	L: 33236 B: 0
DE ANDA RAUL & ALMA D 208 N MOCKINGBIRD AVE MISSION TX 78572	M4038-00-000-0102-00 MIDWAY MOBILE HOME LOT 102	L: 28133 B: 0
HERNANDEZ ARLETH CITLALY 610 E ELDORA RD UNIT 15 PHARR, TX 78577-7505	M4038-00-000-0103-00 MIDWAY MOBILE HOME LOT 103 0	L: 28133 B: 0
ZUNIGA KATANIA 401 CRIPPLE CREEK CIR ALAMO TX 78516	M4038-00-000-0104-00 MIDWAY MOBILE HOME LOT 104	L: 33236 B: 0



LEGEND

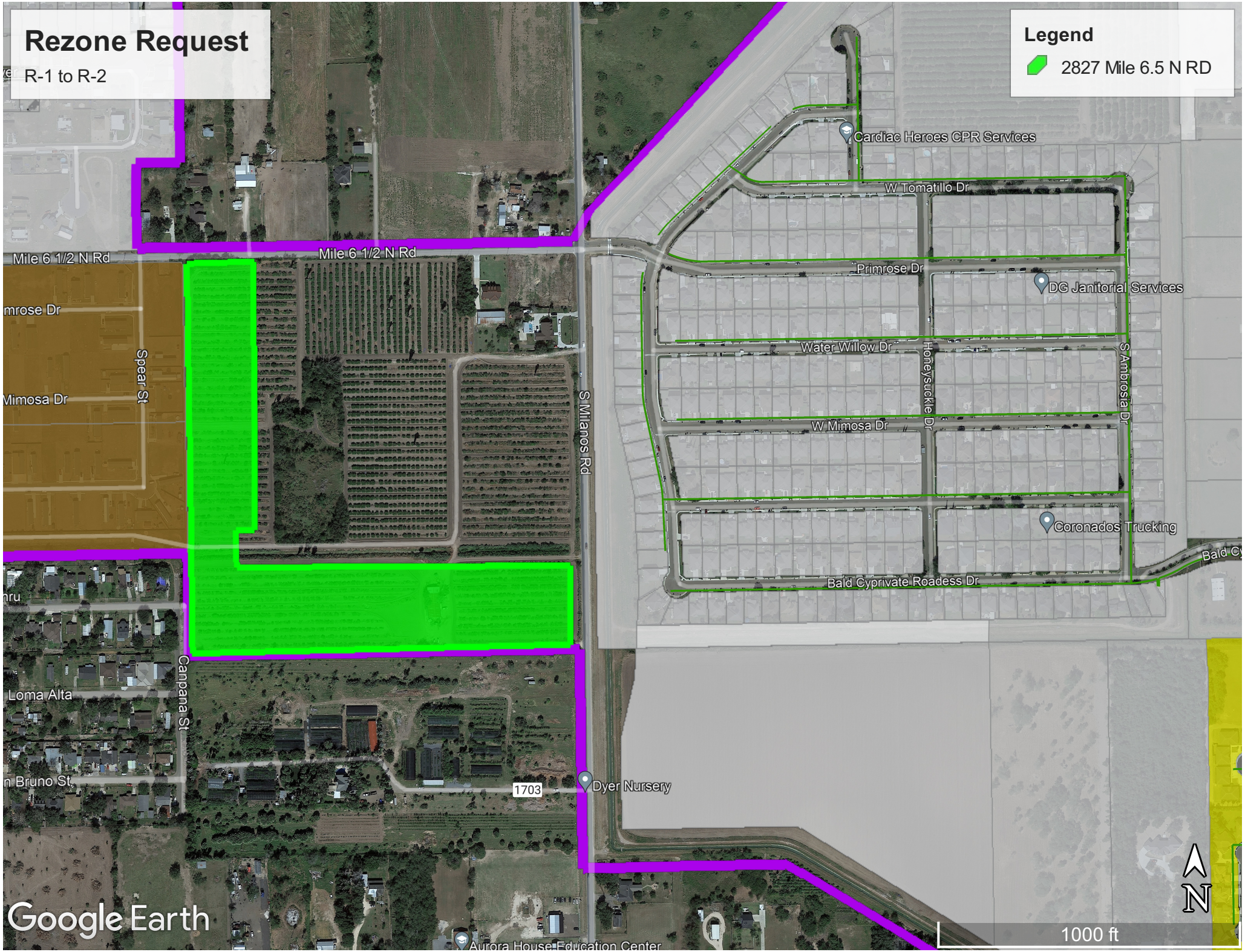
℄	= LOT LINE
IRF	= FOUND 1/2" IRON ROD
IRS	= SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "JAG"
R.O.W.	= RIGHT OF WAY
H.C.M.R.	= HIDALGO COUNTY MAP RECORDS
H.C.D.R.	= HIDALGO COUNTY DEED RECORDS

BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE

SCALE: 1" = 200'

"EXHIBIT"
TRACT 2 - 14.19 ACRES
OUT OF
FARM TRACTS 648 AND 649
THE WEST AND ADAMS TRACTS

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295


Rezone Request
R-1 to R-2
Legend
2827 Mile 6.5 N RD
Cardiac Heroes CPR Services
W Tomatillo Dr
Mile 6 1/2 N Rd
Mile 6 1/2 N Rd
Primrose Dr
DG Janitorial Services
mrose Dr
Spear St
Water Willow Dr
Honeysuckle Dr
S Ambrosia Dr
Mimosa Dr
S Milanos Rd
W Mimosa Dr
Coronados Trucking
Bald Cyprivate Roadess Dr
Loma Alta
Campana St
n Bruno St
1703
Dyer Nursery
Google Earth
Aurora House Education Center
1000 ft
N

ORDINANCE NO. 2024-05

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2827 MILE 6 ½ NORTH RD. ALSO BEING 14.19 ACRES OUT OF FARM TRACT 648 AND 649, WEST TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District R-2 Duplex and Apartment District located at 2827 Mile 6 ½ North Rd. Also being 14.19 acres out of Farm Tract 648 and 649, West 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 16th day of January, 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 6th day of February 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-49

From:
REBEKAH DE LA FUENTE

Subject:
Ordinance 2024-06 to amend Ordinance 2013-22, to create water rights, the City of Weslaco Subdivision Ordinance; codified as Appendix B of the Weslaco Code of Ordinances, adopting new regulations; and ordaining other matters with respect to the subject hereof and authorize the Mayor to execute any related documents. (First reading held January 16, 2024; staffed by Planning & Code Enforcement Department.)

Background:
The existing subdivision does not have a provision that allows the city to charge incoming developers the cost to convert irrigation water into municipal water. The current rate for converting water rights is set by the Rio Grande Regional Water Authority and is currently $2,896.81 per acre foot. At the end of each year, the City is responsible for paying the cost for the conversion of water rights to HCCID#9. By adopting the amendment to the ordinance, the City will now be able to assess this fee on the developer of a new subdivision.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature
Ordinance - First Reading
Ordinance - Final Reading

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval.

ADELAIDA VEGA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of the amendment to the subdivision ordinance

Attachments, if any:
IrrigationMunicipal_h20_sales_FY2018.xlsx - 2019_Municipal_Water_Rate_Current_Market_Value, O2024-06 Amend Subdivsion re Water Rights

Responsibilities upon Approval:
Staff will enforce the new ordinance

Irrigation Water Rights Sold for Municipal Use +100 AF

Sales FY -2018

Records	Seller	Water Account No.	Type	Class	Acre Feet Irrigation	Price/AF	Total	Acre Feet Municipal	Price/AF	Total	Buyer	Water Account No.	Date Approved by Commission
	Russell Plantation	0037-001	Irrigation	B	231.2500	$ 1,200.00	$ 277,500.00	92.5000	$ 3,000.00	$ 277,500.00	The City of Laredo	0037-001	11/28/2017
Water Right Sales Agreement	Russell Plantation	0153-000	Irrigation	B	375.0000	$ 1,200.00	$ 450,000.00	150.0000	$ 3,000.00	$ 450,000.00	The City of Laredo	0153-000	11/28/2017
& TCEQ Memo					606.2500	NA	$ 727,500.00	242.5000	$ 3,000.00	$ 727,500.00			
TCEQ Interoffice Memo	North American Butterfly Association	0832-005	Irrigation&Mining	B	185.0000	$ 1,200.00	$ 222,000.00	74.00	$ 3,000.00	$ 222,000.00	City of Eagle Pass Water Works System	0832-007	2/12/2018
Water Right Sales Agreement & TCEQ Memo	BLB Real Estate, LTD	0415-002	Irrigation&Mining	B	1200.0000	$ 1,200.00	$ 1,440,000.00	480.0000	$ 3,000.00	$ 1,440,000.00	City of Eagle Pass Water Works System	0415-003	6/29/2018
TCEQ Interoffice Memo	Agnes O. Browne Trust, The Mary B Winans Trust and the Frances V. Browne Trust	0252-000	Irrigation	A	269.5880	$ 1,324.00	$ 356,934.51	134.7940	$ 2,648.00	$ 356,934.51	Laguna Madre Water District	0252-000	9/24/2018
TCEQ Interoffice Memo	Sheerin Real Properties	B711-000	Irrigation&Mining	B	500.0000	$ 1,200.00	$ 600,000.00	200.0000	$ 3,000.00	$ 600,000.00	City of Eagle Pass Water Works System	B711-009	10/1/2018
TCEQ Interoffice Memo	HCWC& I.D. No.19	0806-000	Irrigation	A	250.0000	$ 1,500.00	$ 375,000.00	125.0000	$ 3,000.00	$ 375,000.00	City of Eagle Pass Water Works System	0806-010	10/2/2018

Implied values calculated from values identified in the Water Right Sales Agreements	Values identified in the Water Right Sales Agreements	NA: No information available in Rio Grande Watermaster Records

Contact from City of Eagle Pass Water Works System, Jorge Flores (830) 773-2351

Contact from Laguna Madre Water District, Charles Ortiz (956) 943-2626

Seller	Buyer	Municipal Acre Feet		Selling Price		Total
Agnes O. Browne Trust, The Mary B Winans Trust and the Frances V. Browne Trust	Laguna Madre Water District	134.794	x	$ 2,648	=	$ 356,934.51
Sheerin Real Properties	City of Eagle Pass Water Works System	200	x	$ 3,000	=	$ 600,000.00
HCWC& I.D. No.19	City of Eagle Pass Water Works System	125	x	$ 3,000	=	$ 375,000.00
		459.794				$ 1,331,934.51

2019 Municipal Water Right Current Market Value:

$1,331,934.51 Divided by 459.794 AF = ***$2,896.81 per acre foot***

$2,896.81 * *68%* = ***$1,969.83 per acre foot***

**Approved 02-11-19

ORDINANCE 2024-06

AN ORDINANCE AMENDING ORDINANCE NUMBER 2013-22, THE CITY OF WESLACO SUBDIVISION ORDINANCE; CODIFIED AS APPENDIX B, ARTICLE I, OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I.

Ordinance Number 2013-22 passed and approved on October 15, 2013 as "Subdivision Ordinance" and Codified as Appendix B, Article I, of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the new Subdivision ordinance will be adopted and codified as Appendix B, Article I of the Weslaco Code of Ordinances and said Chapter shall read as follows:

APPENDIX B- SUBDIVISION ORDINANCE
ARTICLE I

SECTION 26-29 WATER INSTALLATION

(a) Water supply and distribution. All subdivisions shall be provided with potable water in a water distribution system approved by the city and connected to the city's water supply or to an entity that is certified to provide such potable water in accordance with the following rules:

(1) All subdivisions shall be provided with a water distribution system approved by the city engineer and connected to the city's water supply if within 1,300 feet of an existing city water line.

(2) Water service by a public water supply approved by the Texas Commission on Environmental Quality (other than the City) may be permitted if the subdivider provides an executed agreement with the retail public utility in substantially the form attached in Appendix A. The agreement must demonstrate that:

i. The retail public utility has or will have the ability to supply the total flow anticipated from the ultimate development and occupancy of the proposed subdivision for a minimum of 30 years.

ii. The subdivider has paid the cost of water meters and other necessary connection equipment, membership fees, water rights acquisition costs in accordance with Sec. 26-30 9 (a) (4), Assignment of Water Right to City and Cost Participation, or other fees associated with connection to the public water system so that service is available to each lot upon completion of construction of the water facilities described on the final plat.

(3) The developer is responsible for extending a looped waterline to and thru property so as to make it reasonably accessible and cost effective to all adjoining property owners, who shall also be required to meet this requirement. The city commission may grant exceptions to this

requirement after consultation with the city manager, city engineer, public utility director and planning director.

(4) The developer shall provide a water main to the farthest limits of the property so as to make it reasonably accessible and cost effective to adjoining property owners, who shall also be required to meet this requirement.

(5) The developer shall provide no less than a 1-inch service line.

(6) The developer shall indicate on the curb the locations of all water valves and water lines.

(7) The waterlines shall have marking tape indicating the type and size of line below

(8) The tapping sleeve must be of stainless steel and tapping sleeve saddle shall have stainless steel bolts and nuts.

(b) Water line specifications. Water line material and specifications shall be as follows:

(1) Within the city's water CCN, the water line size and the specifications shall meet the standards as specified in the city standards manual and be the greater of an 8-inch C-900 pvc line or such line size as determined by the latest adopted city water distribution master plan. If the subdivision is not within 1,300 feet of a city water line, the subdivision may be served with potable water by a public water supplier; however, the size and type of the water line shall be as per the current city standards manual, as adopted and modified from time to time.

(2) Outside of the City of Weslaco water CCN, the water line shall be a minimum of an 8-inch water line and shall meet the rural water supplier specifications.

(3) Tapping sleeves will not be accepted on same size lines; a "T" tie-in will be required in these instances.

(c) Fire hydrants. Any subdivision developed within 1,300 feet of an existing city water line shall provide fire hydrants as part of the water distribution system in accordance with specifications provided by the city engineer and the state board of insurance and shall be connected to the city's water distribution system. Subdivisions outside of the City of Weslaco water CCN, and farther than 1,300 feet from an 8-inch water line, shall provide fire hydrants as part of the available water distribution system in accordance with specifications provided by the city engineer and the state board of insurance, said hydrants shall be painted black to identify for the use as fill stations. A developer may apply for a variance to this requirement and if granted the developer shall place in escrow to the city funds for fire hydrants in accordance with city standards.

(1) The city engineer shall calculate present costs for such fire hydrants, including any incidental costs that may be associated with the installation of the fire hydrants, and 115 percent of such amount shall be escrowed with the city. Any funds so escrowed and not expended by the city as provided in this section within 15 years from the date of receipt, shall be returned to the then owners of the property, the subject of this plat, on the last day of such period, with the owners of each lot being entitled to an equal share of the refund. All of the owners of the property must request such refund within one year of entitlement, in writing, or such right shall be barred. In this connection, the city reserves the right to require evidence satisfactory to it that the persons seeking reimbursement are the owners of the property.

(2) Fire hydrants shall meet the specifications as detailed in the city standards manual. Fire hydrants shall be spaced based upon the use of the development and shall meet the minimum spacing requirements as set forth in the currently adopted International Fire Code.

(3) Fire hydrants shall be Muller brand.

SECTION 26-30 ASSIGNMENT OF WATER RIGHT TO CITY AND COST PARTICIPATION

(a) The owner of a subdivision located within the city, or its extraterritorial jurisdiction shall:

(1) If not in a water district, assign water rights to the city for each acre of land being subdivided for use other than agricultural or open space use;

(2) If in a water district with which the city does not have an agreement concerning its transfer of water rights, assign the water rights with such district for the land subdivided for use other than agricultural or open space to the city; and

(3) If in a water district with which the city does have an agreement concerning the transfer of water rights, is excluded from such water district that portion of its land to be subdivided for use other than agricultural or open space. The applicable action must have been taken prior to the plat being given final approval by the city commission.

(4) Property Within the Jurisdiction of Water or Irrigation Districts or Authorities.

a. This subsection applies to properties that are both:

i. Proposed to be served with potable water by the City; and

ii. Located in a district or authority created under Texas Const. Art. III, § 52(b)(1) and (2), or Texas Const.Art. XVI, § 59, which are now existing or hereafter created for the principal purpose of, or principally engaged in, furnishing water for the irrigation of agricultural lands and within the Extraterritorial Jurisdiction or the City limits.

b. Prior to plat approval, the owner of property described in Subsection 4.a., shall :

i. Execute proper documents with the corresponding district or authority to:

1. Exclude such property from the district or authority; and

2. Convert and transfer ownership of the water rights attributable to such property to the City in the amount of one acre-foot of Class A water right for every gross acre developed; and

ii. Pay to such district or authority:

1. All taxes, assessments, and other lawful charges of the district or authority that have accrued on the property, together with all lawful interest and penalties accrued on those taxes, assessments and charges; and

2. The proportionate part of the outstanding bonded indebtedness or indebtedness in connection with a loan from an authorized agency of the United States for which the property is liable, as determined by Tex. Rev. Civ. Stat. Art. 973c, as amended.

(b) All portions of property being subdivided for use other than agricultural or open use shall be required to furnish at least 1¼ acre feet of municipal water rights per acre so subdivided and classified by the state water rights commission as municipal water, regardless of whether or not such land has water rights appurtenant thereto. It shall be sufficient for purposes of this section if

the owner of such subdivided property shall furnish a permanent water supply contract or other permanent sources of water which contract or source shall be satisfactory to the city furnishing at least an equivalent amount of water.

(c) If the property is to be excluded from a water district, it shall be sufficient if the land owner executes a petition for exclusion, executes an irrevocable power of attorney to the city to exclude the land, deposit 125 percent of the estimated amount necessary to pay off any indebtedness with such district and assign such amount to the city, with any excess to be refunded to the owner.

(d) The city commission shall have the right to vary this requirement in case of injustice or to better accomplish the purpose of obtaining sufficient permanent water supply.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of January 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 6th day of February 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7295

From:
REBEKAH DE LA FUENTE

Subject:
Approval to solicit RFQ's of engineering services for drafting of a new Subdivision Ordinance, Zoning Ordinance, Utility Impact fee Study and Street Impact Fee Study and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)

Background:
The Planning and Code Enforcement department is currently seeking grant funding in order to amend the City's Subdivision and Zoning Ordinance. As part of the process, the City will need to hire an engineer to prepare the amended ordinances along with the studies to support street and utility impact fees. Staff has already confirmed with the GLO that these cost will be reimbursable once the grant is awarded.

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	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:
Staff will work with purchasing to solicit for RFQ's

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-23
From:	
Subject: Approval on request from the Weslaco Area Chamber of Commerce to consider Resolution 2024-01 for closure of a state highway from Business 83 to Sixth Street and closures of side streets (3rd, 4th, 5th, and 6th) and Kansas Ave. on Friday, March 22, 2024 (evening) for setup and Saturday, March 23, 2024 (all day) to hold the Texas Onion Festival. Additionally, to allow placement of banners/event signs on Texas Blvd. Westgate, South Kansas Street and around town, waiver of appropriate fees from ordinances associated with the event, and support from city departments and authorize the Mayor to execute any related documents to include those as may be required by the Texas Department of Transportation. (Staffed by Weslaco Area Chamber of Commerce.)	
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 Martin Garza	Created
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation:	
Attachments, if any: Letter for TOF-City 2024, R2024-01 TXDot closure for Onion Fest	
Responsibilities upon Approval:	

TEXAS Onion Fest
ROLLING DOWNTOWN



January 8, 2024

Mr. Martin Garza, City Manager
City of Weslaco
255 S. Kansas
Weslaco, TX 78596

Dear Mr. Garza,

On behalf of the Weslaco Area Chamber of Commerce and the Texas Onion Fest Committee, I respectfully request that the following item be placed on the agenda for review and approval.

The Annual Texas Onion Fest, sponsored by the Weslaco Area Chamber of Commerce is gearing up for another fantastic year celebrating the Sweet Texas 1015 onion developed right here in Weslaco, Texas! In 2023 the event was held on Texas Blvd in our Historic Downtown with over 25,000 attendees. The Texas Onion Fest committee is already meeting to determine all logistics for the 2024 event scheduled for Saturday, March 23, 2024 from 10AM-10PM. For the event we would like to request the use of Texas Blvd, to include the following side streets, 3rd-6th street, and Kansas Ave., in efforts to place multiple stages and activity areas for families and visitors.

As always, we appreciate the collaboration and support for this community wide event. We respectfully ask for the continued support as we organize the 2024 program. The event will have a family area, musical stages, shows, arts & crafts, food booths and more. We would like to request a waiver of all fees and ordinances associated with the event. Additionally, we request the support to place signage promoting the event around town, the support from the Weslaco Public Facilities Department, Parks & Recreation Department, Police Department, Fire Department, and EMS as in years past, as these departments play an important role in the success of this program.

We look forward to hosting this free family event for our community with your support!

Sincerely,

Barbara Jean Garza

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

RESOLUTION NO. 2024-01

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

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

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

That the closure of Texas Boulevard from Business 83 to Sixth Street and closures of side streets (3rd, 4th, 5th, and 6th) and Kansas Ave. on Friday, March 22, 2024 (evening) for setup and Saturday, March 23, 2024 (all day) to hold the Texas Onion Festival on Saturday, March 23, 2024.

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

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

PASSED AND APPROVED this 6th day of February 2024 by the City Commissioners of the City of Weslaco, Texas.

CITY OF WESLACO

_____

ADRIAN GONZALEZ, MAYOR

ATTEST:

_____

Norma A. Cantu CITY SECRETARY

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-109	
From:		
Subject: Approval prohibiting vending of goods, any type of beverages and food on a public sidewalk, parkway, pedestrian path or other public right- of-way at the Onion Fest event on March 23, 2024 unless authorized by the city and authorize the Mayor to execute any related documents. (Staffed by City Manager.)		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
NORMA CANTU Martin Garza	Created	
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-111
From:	
Subject: Approval authorizing the sale and consumption of alcoholic beverages (beer) to Glazers Beer and Beverages, a TABC licensed vendor, at Onion Fest on March 23, 2024, and authorize the Mayor and/or City Manager to execute any related documents. (Staffed by City Manager.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA ADELAIDA VEGA Martin Garza	Created
City Manager Comments: Approve.	
Staff Recommendation:	
Attachments, if any:	
Responsibilities upon Approval:	

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-38

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 $27,015.21 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. $24,860 for the hosting fee for the period of April 2, 2024, through April 1, 2025. $2,155.21 the annual maintenance for our MRX920 for a 12-month term starting April 2, 2024.

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 Created
Rosalinda Cavazos
Martin Garza

City Manager Comments:
Approve as recommended by the Finance Department.

Staff Recommendation:
Staff Recommends Approval.

Attachments, if any:
City of Weslaco - Annual Hosting & Maintenance Fees

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
w, TX
Bid Date: 01/11/2024
Bid #: 3304161

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 78501
(T) 9566313341

NOTES

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

CITY OF WESLACO
Job Location: w, TX
Bid Date: 01/11/2024
Core & Main 3304161

Core & Main
100 N 1st St
McAllen, TX 78501
Phone: 9566313341
Fax: 9566875918

Seq#	Qty	Description	Units	Price	Ext Price
10		**ANNUAL HOSTING FEE**			
20	11000	NEPTUNE 360 AMI SUB SAAS PF TR NEPTUNE 360	EA	2.26	24,860.00
		>10K - 20K SERVICES			
		HOSTING FEE 4/2/24 - 4/1/2025			
				SUBTOTAL	**24,860.00**
60		**N-SIGHT MOBILE MAINTENANCE**			
70	1	N-SIGHT MOBILE HARDWARE ANNUAL MAINTENANCE	EA	2,155.21	2,155.21
		MRX920 MOBILE			
		MAINTENANCE TERMS 12 MONTHS			
		4/2/24 - 4/1/25			
		S/N - MRX300539V4			
				SUBTOTAL	**2,155.21**
				Sub Total	**27,015.21**
				Tax	0.00
				Total	**27,015.21**

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: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-40

From:
ARNOLDO BECHO

Subject:
Approval on the request to close Kansas Ave between 5th Street and 6th Street in front of the Library from 12:00 pm to 5:00 pm, March 2, 2024, for the third annual Mayor Joe V. Sanchez Memorial Book Festival and authorize the Mayor to execute any related documents. (Staffed by Library Department.)

Background:
The library is enthusiastically looking forward to celebrating the third annual Mayor Joe v. Sanchez Memorial Book Festival. In order to execute the program as planned, we are requesting approval to close Kansas Ave in front of the Library from 1 pm to 5 pm on March 2nd. We will be having entertainment, food vendors, local authors, free books, and family activities for the public. There will be no charge for admission to the event.

The event is free and open to the public, but we do plan to have food vendors at the request of attendees from last year's event. We would love to incorporate any member of the City Commission within the event. We invite you to attend and please contact the Library Director if you would like to participate. Your attendance would be greatly appreciated.

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:
NA

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
NA

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
NA

ARNOLDO BECHO	Created/Initiated
ARNOLDO BECHO	Approved
JOEL RIVERA	New
ANTONIO LOPEZ	
Martin Garza	

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve

Attachments, if any:
Memo - Authorize close of kansas March 2nd

Responsibilities upon Approval:
Execute event, coordinate with PD

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

January 12, 2024

To: Adrian Gonzalez, Mayor; Adrian Farias Mayor Pro-Tem; Greg Kerr, Commissioner; Israel Gonzalez, Jr., Commissioner; Josh Pedraza, Commissioner; Letty Lopez, Commissioner; Jose "JP' Rodriguez, Commissioner; Martin Garza, City Manager
CC: MariCarmen Garcia, Andrew Munoz, Omar Rodriguez, Chief Joel Rivera, Kayla Pena
Fr: Arnoldo Becho, Library Director
Re: Request to close Kansas Ave in front of the Library from 1:00 pm to 5:00 pm, March 2th, for the Mayor Joe v. Sanchez Memorial Book Festival

The library is enthusiastically looking forward to celebrating the third annual Mayor Joe v. Sanchez Memorial Book Festival. In order to execute the program as planned, we are requesting approval to close Kansas Ave in front of the Library from 1 pm to 5 pm on March 2nd. We will be having entertainment, food vendors, local authors, free books, and family activities for the public. There will be no charge for admission to the event.

The event is free and open to the public, but we do plan to have food vendors at the request of attendees from last year's event. We would love to incorporate any member of the City Commission within the event. We invite you to attend and please contact the Library Director if you would like to participate. Your attendance would be greatly appreciated.

Contact library administration at abecho@weslacopl.us or 956.458.4983 for more information. We are happy to help. Thank you for the time and support.

Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144
Email: abecho@weslacopl.us

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-31

From:
David Arce

Subject:
Approval for staff to solicit request for qualifications regarding City of Weslaco Alton landfill Post-closure care monitoring and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)

Background:
Raba Kistner was the testing company that was monitoring the landfill.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**

David Arce	Created/Initiated
David Arce	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approval

Attachments, if any:
Memo 2024 RFQ Landfill

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

Date: February 6, 2023

To: City Commission

From: David Arce, Public Works Director

Subject: LANDFILL POST CLOSURE CARE MONITORING

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

Staff is requesting to approval to solicit request for qualifications (RFQ) regarding City of Weslaco Alton landfill Post-closure care monitoring. Raba Kistner was doing the monitoring the last 4 years. These reports are sent TCEQ.

Staff Recommends Approval.

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-62

From:
David Arce

Subject:
Approval of Resolution 2024-03 authorizing submittal of FY2024-25 Solid Waste Grant Application in the amount of $30,000 for the City of Weslaco Solid Waste Division and authorize the Mayor to execute any related documents. (Staffed by Public Works 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)**:**

David Arce	Created/Initiated
David Arce	Approved
Rosalinda Cavazos	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approval

Attachments, if any:
Memo 2024 SOLID WASTE GRANT, R2024-03 Solid Waste grant submission

Responsibilities upon Approval:
Execute, retain and distribute to the appropriate department.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

Date: February 6, 2024

To: City Commission

From: David Arce, Public Works Director

Subject: SOLID WASTE GRANT

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

Public Works Department (Solid Waste Division) is requesting to submit a grant in the amount of $30,000, funds to be used towards improving the recycling program. The grant is to be submitted to the Lower Rio Grande Valley Development Council. The deadline is February 16, 2024.

Staff Recommends Approval.

RESOLUTION 2024-03

RESOLUTION OF LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL (LRGVDC) AUTHORIZING THE FILING OF A GRANT APPLICATION WITH THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL FOR A REGIONAL SOLID WASTE GRANTS PROGRAM GRANT; AUTHORIZING ADRIAN GONZALEZ, MAYOR, TO ACT ON BEHALF OF THE CITY OF WESLACO IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF A GRANT IS RECEIVED THE CITY OF WESLACO WILL COMPLY WITH THE GRANT REQUIREMENTS OF THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE STATE OF TEXAS.

WHEREAS, the Lower Rio Grande Valley Development Council (LRGVDC) is directed by the Texas Commission on Environmental Quality (TCEQ) to administer solid waste grant funds for implementation the COG's adopted regional solid waste management plan; and

WHEREAS, the City of Weslaco in the State of Texas is qualified to apply for grant funds under the Request for Applications.

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

1, Adrian Gonzalez, Mayor is authorized to request grant funding under the LRGVDC Request for Applications of the Regional Solid Waste Grants Program and act on behalf of the City of Weslaco in all matters related to the grant application and any subsequent grant contract and grant project that may result.

2. If the project is funded, City of Weslaco will comply with the grant requirements of the LRGVDC, Texas Commission on Environmental Quality and the State of Texas.

3. The grant funds and any grant-funded equipment or facilities will be used only for the purposes for which they are intended under the grant.

4. Activities will comply with and support the adopted regional and local solid waste management plans adopted for the geographical area in which the activities are performed.

PASSED AND APPROVED by the City Commission of the City of Weslaco in Weslaco, Texas, at the regular meeting held on this the 6th day of February, 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-86

From:
David Arce

Subject:
Approval to solicit bids for Waterworks Storm, Collection and Distribution materials and supplies and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)

Background:
Annual bid list for all supplies to include pipes, valves, saddles, etc.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**

David Arce	Created/Initiated
David Arce	Approved
Rosalinda Cavazos	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approval

Attachments, if any:
Memo 2024 Utilities Division Supply List, MATERIALS LIST 2023

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

Date: February 6, 2024

To: City Commission

From: David Arce, Public Works Director

Subject: UTILITIES DIVISION ANNUAL SUPPLY LIST

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

Public Works is requesting approval to solicit bids for utilities division annual supply list to include pipe, valves, saddles, fittings etc. Items individually are under the purchasing threshold but accumulative will surpass the $25,000 allowed in our purchasing policy. We will bring item back for commission approval at a later meeting.

Staff Recommends Approval.

CITY OF WESLACO

Storm, Collection and Distribution Materials

Specifications

Part A: Full Circle Clamps & Couplings

Item No.	*Qty*	*Product Description*		*Unit Price*	*Item Total*
1	1	2X7 1/2 FCC 2.35-2.63 O.D.	stainless steel		
2	1	2X12 1/2 FCC 2.35-2.63 O.D.	stainless steel		
3	1	3 x 7 1/2 3.73-4.00 FCC Clamp	stainless steel		
4	1	3 x 12 1/2 3.73-4.00 FCC Clamp	stainless steel		
5	1	4X7 1/2 FCC 4.45-4.73 O.D.	stainless steel		
6	1	4X7 1/2 FCC 4.74-5.14 O.D.	stainless steel		
7	1	4X7 1/2 FCC 4.95-5.35 O.D.	stainless steel		
8	1	6X7 1/2 FCC 6.84-7.24 O.D.	stainless steel		
9	1	6X7 1/2 FCC 7.05-7.45 O.D.	stainless steel		
10	1	6X12 1/20FCC 7.05-7.45 O.D.	stainless steel		
11	1	6X12 1/20FCC 7.45-7.85 O.D.	stainless steel		
12	1	6X30 FCC 6.84-7.24 O.D.	stainless steel		
13	1	6X30 FCC 7.45-7.85 O.D.	stainless steel		
14	1	6X20 FCC 6.84-7.24 O.D.	stainless steel		
15	1	8X7 1/2 FCC 8.99-9.39 O.D.	stainless steel		
16	1	8X12 1/2 FCC 8.99-9.39 O.D.	stainless steel		
17	1	8X7 1/2 FCC 9.27-9.67 O.D.	stainless steel		
18	1	8X20 FCC 8.99-9.39 O.D.	stainless steel		
19	1	8X30 FCC 8.99-9.39 O.D.	stainless steel		

Part A cont'd: Full Circle Clamps & Couplings

Item No.	*Qty*	*Product Description*		*Unit Price*	
20	1	8X30 FCC 9.27-9.67 O.D.	stainless steel		
21	1	8X20 FCC 9.27-9.67 O.D.	stainless steel		
22	1	12X12 1/2 FCC 13.10-13.50 O.D	stainless steel		
23	1	12X20 FCC 13.10-13.50 O.D.	stainless steel		
24	1	12X20 FCC 14.10-14.40 O.D.	stainless steel		
25	1	6" Quantum or equal			
26	1	8" Quantum or equal			
27	1	12 Quantum AC-PVC / DR18			
28	1	3/4 X 3 Leak Repair Clamp. 1.05 O.D.			
29	1	1 x 3 Leak Repair Clamp			
30	1	1 1/4 X 3 Leak Repair Clamp. 1.66 O.D.			
31	1	2 X 3 Leak Repair Clamp 2.37 O.D.			
32	1	3/4"-3 Part Union CTS Comp. X CTS Comp.			
33	1	1" 3 Part Union CTS Comp. X CTS Comp.			
34	1	6X12 1/2 FCC 6.84-7.24 O.D.			
35	1	8X12 1/2 FCC 9.27-9.67 O.D.			
36	1	1"X3/3X13.5 U Branch CTS x MIPT			
37	1	1"X5/8X3/4 CTS Comp.X MN Angle Stop			
38	1	12X20 FFC 14.10-14.40	stainless steel		
39	1	10X12 1/2 FCC O.D. 11.04-11.4	stainless steel		
40	1	10X20 FCC O.D. 11.04-11.44	stainless steel		
41	1	8X20 FCC O.D. 9.40-9.50	stainless steel		

42	1	8X12 1/2 FCC O.D. 9.27-9.67	stainless steel		
43	1	6X12 1/2 FCC O.D. 6.84-7.24	stainless steel		
44	1	6X20 FCC O.D. 6.84-7.24	stainless steel		
45	1	6 X 20 FCC 7.05 - 7.45	stainless steel		

Part A cont'd: Full Circle Clamps & Couplings

Item No.	*Qty*	*Product Description*		*Unit Price*	
46	1	6 X 20 FCC 7.45 - 7.85	stainless steel		
47	1	16 x 20 double band f.c.c.for C900 17.15 17.90			
48	1	16 x 20 triple band f.c.c for A/C 18.00/19.20			
49	1	18x20 triple band f.c.c.for C/I & C900 19.50/20.70			
50	1	1 1/4 Dresser Coupler (Smith Blair)			
51	1	1 1/2 Dresser Coupler (Smith Blair)			
52	1	1" Dresser Coupler (Smith Blair)#411-105			
53	1	.75 Dresser Couplers 411-105			
54	1	2" Dresser Couplers 411-105			
55	1	ALPHA Restrained Joint 4" 4.50-4.90			
56	1	ALPHA Restrained Joint 6" 6.60-7.00			
57	1	ALPHA Restrained Joint 8" 8.60-9.10			
58	1	ALPHA Restrained Joint 10" 10.75-11.20			
59	1	ALPHA Restrained Joint 12" 12.75-13.30			
60	1	ALPHA XL Restrained Joint 4" 4.80-5.10			
61	1	ALPHA XL Restrained Joint 6" 6.90-7.20			
62	1	ALPHA XL Restrained Joint 8" 9.05-9.40			
63	1	ALPHA XL Restrained Joint 10" 11.10-11.45			
64	1	ALPHA XL Restrained Joint 12" 13.20-13.60			
65	1	ALPHA Restrained End CAP 4" 4.50-4.90			
66	1	ALPHA Restrained End CAP 6" 6.60-7.00			
67	1	ALPHA Restrained End CAP 8" 8.60-9.10			
68	1	ALPHA Restrained End CAP 10" 10.75-11.20			
69	1	ALPHA Restrained End CAP 12" 12.75-13.30			
70	1	ALPHA XL Restrained End CAP 4" 4.80-5.10			
71	1	ALPHA XL Retrained END CAP 6" 6.90-7.20			
72	1	ALPHA XL Restrained End Cap 8" 9.05-9.40			
73	1	ALPHA XL Restrained End Cap 10" 11.10-11.45			
74	1	ALPHA XL Restrained End Cap 12" 13.20-13.60			
75	1	Patch Clamp 1/2 inch			
76	1	Patch Clamp 3/4 inch			
77	1	Patch Clamp 1" inch			
78	1	Patch Clamp 1 1/4" inch			
79	1	Patch Clamp 1 1/2 " inch			
80	1	Patch Clamp 2" Inch			
81	1	16" Quantum AC-PVC / DR18			
82	1	JCM Service Saddles 4x1 AC	stainless steel		
83	1	JCM Service Saddle 6x1 AC	stainless steel		
84	1	JCM Service Saddle 6x1 C-900	stainless steel		
85	1	JCM Service Saddle 8x1 AC	stainless steel		

Sub Total: $ -

Part B: Brz. Meter Service Connections

Item No.	*Qty*	*Product Description*	*Unit Price*	
1	1	3/4 X 2 1/2 Cast Brz Meter Cplg N/L		
2	1	1 X 2 5/8 Cast Brz Meter Cplg N/L		
3	1	3/4 part Cplg Flare X Flare N/L		

4	1	3/4 Corporation Stop Mip X Flare N/L		
5	1	3/4 Corporation Stop Mip X CTS Comp. N/L		
6	1	1 Corporation Stop Mip X Flare N/L		
7	1	1" Corporation Stop Mip x CTS Comp. N/L		
8	1	2 Ball Corp. Stop Mipt X Fipt w/ 2" Tee Head N/L		
9	1	3/4 Angle Meter Stop FIPT X MN w/ LW N/L		
10	1	3/4 Angle Meter Stop CF X MN w/LW N/L		
11	1	2 Angle Meter Stop FIPT X MF w/LW N/L		
12	1	2 X 3/4 IPT Brz S/S Saddle F/PVC Class Pipe		
13	1	2 X 1 IPT Brz S/S Saddle F/PVC Class Pipe		
14	1	4 X 3/4 IPT Brz S/S Saddle F/C-900		
15	1	4 X 2 IPT Brz S/S Saddle F/C-900		
16	1	4 X 1 IPT Brz S/S Saddle F/C-900		
PAGE 3				

Part B: Brz. Meter Service Connections

Item No.	*Qty*	*Product Description*	*Unit Price*	
17	1	4 X 3/4 IPT Brz D/S Strap Saddle F/AC & CI		
18	1	4 X 1 IPT Single Strap Saddle AC & CI		
19	1	6 X 1 IPT Brz S/S Saddle F/C-900		
20	1	6 X 2 IPT Brz S/S Saddle F/PVC Class Pipe		
21	1	6 X 1 IPT Brz Single Strap Saddle AC & CI		
22	1	8 x 3/4 IPT Brz S/S Saddle F/C-900		
23	1	8 x 1 IPT Brz Dbl Strap Saddle AC & CI		
24	1	8 X 2 IPT Brz Dbl. Strap Saddle		
25	1	12 X 3/4 IPT Brz Dbl. Saddle F/ AC & DI		
26	1	12 X 1 IPT Brz Dbl. Saddle F/AC & DI		
27	1	12 X 2 IPT Brz Dbl. Saddle F/ AC & DI		
28	1	12 X 3/4 IPT S/S Saddle F/ C-900		
29	1	12 X 1 IPT S/S Saddle F/ C-900		
30	1	12 X 2 IPT S/S Saddle F/ C-900		
31	1	1" Angle Stop CF X MN w/LW N/L		
32	1	3/4 Angle Stop CTS Comp X MN w/LW N/L		
33	1	8" X 1" IPT S/S Saddle F/C-900		
34	1	4X3/4 IPT S/S Saddle F/PVC Class pipe		
35	1	4X2" IPT S/S Saddle F/PVC Class Pipe		
36	1	4X1 IPT S/S Saddle F/PVC Class Pipe		
37	1	2"Brass Thread 90 Degrees N/L		
38	1	2"Brass Thread Couplers N/L		
39	1	2" Brass Thread 45 Degrees N/L		
40	1	2" Corporation Stop Mip X Mip Thread Tee head N/L		
41	1	3/4" Angle Stop CTS Comp X MN w/LW N/L		
42	1	1" Angle Stop Comp w/Locking wing N/L		
43	1	3/4 c.f. x m.n. curb stop w/ lock wing		
44	1	1 x 3/4 Brz Bushing N/L		
45	1	2 x 4 Std Brz Nipple N/L		
46	1	1"x3/4 angle stop		
PAGE 4				**0**

Part B: Brz. Meter Service Connections

Item No.	*Qty*	*Product Description*	*Unit Price*	
47	1	2 x cl Std Brz Nipple N/L		
48	1	2 x 6 Std Brz Nipple N/L		
49	1	2 x 12 Std Brz Nipple N/L		
50	1	6 X 2 Tapping Saddle dbl strap A/C		
51	1	1" c.f. x m.n. curb stop w/ lock wing		

52	1	3/4" Straight Cut Off Fip X Fip W/Lockwing N/L		
53	1	1" Straight Cut Off Mip X Fip W/Lockwing N/L		
54	1	Hydrant Brass CAP 2" male NPT Outlet		
55	1	Hydrant Brass CAP 1/4 NPT Outlet		
56	1	3/4" Brass Tee Comp X Comp X Comp N/L		
57	1	Female X Male Reducers 2.5" to 2"		
58	1	1" Brass Tee Comp X Comp X Comp N/L		
			Sub Total:	**$ -**

Part C: Gate Valves Hydrants & Valve Boxes

Item No.	*Qty*	*Product Description*	*Unit Price*	
1	1	2" IB R/W Threaded Gate Valve		
2	1	4 MJ Gate Valve R/W less accy		
3	1	6 MJ Gate Valve R/W less accy		
4	1	8 MJ Gate Valve R/W less accy		
5	1	6 MJ x Flg. Gate Valve R/W less accy		
6	1	8 MJ x Flg. Gate Valve R/W less accy		
7	1	18-24 Valve Boxes w/lids		
8	1	Valve Box Spacer 2"		
9	1	Valve Box Spacer 4"		
10	1	Valve Box Spacer 6"		
11	1	4' Bury Fire Hydrant w/6 Aquagrip shoe F/DIP		
12	1	5' Bury Fire Hydrant w/6"Aquagrip shoe F/DIP		
13	1	6" super centurion A423 5 1/4 Mueller F.H. ext.		
14	1	12" super centurion A423 5 1/4 Mueller F.H. ext.		
15	1	18" super centurion A423 5 1/4 Mueller F.H. ext.		
16	1	24" super centurion A423 5 1/4 Mueller F.H. ext.		
17	1	36" super centurion A423 5 1/4 Mueller F.H. ext.		
18	1	MJ Fitting for 4" PVC Pipes 90° L/Accy		
19	1	MJ Fitting for 6" PVC Pipes 90° L/Accy		
20	1	MJ Fitting for 8" PVC Pipes 90° L/Accy		

Part C: Gate Valves Hydrants & Valve Boxes

Item No.	*Qty*	*Product Description*	*Unit Price*	
21	1	MJ Fitting for 10" PVC Pipes 90° L/Accy		
22	1	MJ Fitting for 12" PVC Pipes 90° L/Accy		
23	1	MJ Fitting for 4" PVC Pipes 45° L/Accy		
24	1	MJ Fitting for 6" PVC Pipes 45° L/Accy		
25	1	MJ Fitting for 8" PVC Pipes 45° L/Accy		
26	1	MJ Fitting for 10" PVC Pipes 45° L/Accy		
27	1	MJ Fitting for 12" PVC Pipes 45° L/Accy		
28	1	MJ Fitting for 4" PVC Pipes Tee's L/Accy		
29	1	MJ Fitting for 6" PVC Pipes Tee's L/Accy		
30	1	MJ Fitting for 8" PVC Pipes Tee's L/Accy		
31	1	MJ Fitting for 10" PVC Pipes Tee's L/Accy		
32	1	MJ Fitting for 12" PVC Pipes Tee's L/Accy		
33	1	Hose Monster 2.5" NST Flusher		
34	1	Weather Tough Padlocks Keyed Alike		
35	1	Kupferles Eclipse 9700 automatic flusher		
36	1	Hose Monster 4" to 4.5" Flusher		
37	1	Hydrant Flow and Pressure Testing kits/gauges		
38	1	Reed Service line Shears		
39	1	Safty flange repair kit For Mueller FH		
40	1	18" MJ Gate Valve R/W less accy		
41	1	20" MJ Gate Valve R/W Less accy		

42	1	16" MJ Gate Valve R/W Less accy		
43	1	16x8 MJ X MJ tee		
44	1	16x12 MJ x MJ Tee		
45	1	12x8 MJ x MJ Tee		
46	1	12x6 MJ x MJ Tee		
47	1	12x8 MJ x Flange Tee		
48	1	12x6 MJ x Flange Tee		
49	1	8x8 MJ x MJ Tee		
50	1	6x6 MJxMJ Tee		
51	1	4x4 MJxMJ Tee		
52	1	8x8 MJ x Flange Tee		
53	1	6x6 MJ x Flange Tee		
54	1	4x4 MJx Flange Tee		
55	1	8x8 MJ x MJ 45°		
56	1	6x6 MJxMJ 45°		
57	1	4x4 MJxMJ 45°		
58	1	8x8 MJxMJ 90°		
59	1	6x6 MJxMJ 90°		
60	1	4x4 MJxMJ 90°		
61	1	3' Bury Fire Hydrant w/6 Aquagrip shoe F/DIP		
62	1	4" Gate Valve with ALPHA Connection		
63	1	6" Gate Valve with ALPHA Conneciton		
64	1	8" Gate Valve with ALPHA Connection		
65	1	10" Gate Valve with ALPHA Connection		
66	1	12" Gate Valve With ALPHA Connection		
67	1	Mueller Hydro Guard HG-6 Auto Flusher		
68	1	2" Telescopic Valve keys "Heavy Duty"		
			Sub Total:	**$ -**

Part D: Sewer Items

Item No.	*Qty*	*Product Description*	*Unit Price*	
1	1	24" M/H Rings & ductile Covers San. Sewer W/City LANDSCAPE Logo - Made in USA		
2	1	24" Manhole cover only San. Sewer W/City LANDSCAPE Logo - Made in USA		
3	1	27 x 2 hdpe grade rings		
4	1	Standard 24" Rain Guards for Sewer Manholes		
5	1	Fernco's Clamp for 4"x4" C.I./PVC X Clay		
6	1	Fernco's Clamp for 6"x6" C.I./PVC X Clay		
7	1	Fernco's Clamp for 10 x10 C.I. / PVC x Clay		
8	1	Fernco's Clamp For 12x12 C.I. / PVCx Clay		
9	1	Fernco's Clamp for 8"x8" C.I./PVC X Clay		
10	1	8 x 2 MJ Tapped Cap L/Accy		
11	1	6 x 2 MJ Tapped Cap L/Accy		
12	1	36" Manhole Ring & ductile Covers W/City landscape Logo - Made in USA		
13	1	32" Manhole cover only San. Sewer W/City LANDSCAPE Logo - Made in USA		

0.00

Part D: Sewer Items

Item No.	*Qty*	*Product Description*	*Unit Price*	
14	1	34 x 2 hdpe grade rings		
15	1	24" pamtight d.i. ring & cover water tight		
16	1	32" pamtight d.i. ring & cover water tight		
17	1	Butyl Mastic sealant 21' roll		
18	1	25' N/O Weighted Float Switch		

19	1	40' N/O Weighted Float Switch		
20	1	3" L/W bronze face check valve L/Accy		
21	1	4" L/W bronze face check valve L/Accy		
22	1	6" L/W bronze face check valve L/Accy		
23	1	8" L/W bronze face check valve L/Accy		
24	1	10" L/W bronze face check valve L/Accy		
25	1	3' C/I threaded companion flanges		
26	1	4" C/I threaded companion flanges		
27	1	6" C/I threaded companion flanges		
28	1	8" C/I threaded companion flanges		
29	1	3" gate valve flg/flg L/Accy		
30	1	4" gate valve flg/flg L/Accy		
31	1	6" gate valve flg/flg L/Accy		
32	1	8'gate valve flg/flg L/Accy		
33	1	10" gate valve flg/flg L/Accy		
34	1	3" flange bolt set 304 w/RRFFG		
35	1	4" flange bolt set 304 w/RRFFG		
36	1	6" flange bolt set 304 w/RRFFG		
37	1	8" flange bolt set 304 w/RRFFG		
38	1	10" flange bolt set 304 w/RRFFG		
39	1	12" flange bolt set 304 w/RRFFG		
40	1	48"x3'x1/2" fiberglass M/H w/32" opening		
41	1	48"x4'x1/2" fiberglass M/H w/32" opening		
42	1	48"x5'x1/2" fiberglass M/H w/32" opening		
43	1	48"x6'x1/2" fiberglass M/H w/32" opening		
44	1	48"x7'x1/2" fiberglass M/H w/32" opening		
45	1	48"x8'x1/2" fiberglass M/H w/32" opening		
46	1	3" 50' discharge hose with quick connect		
47	1	6" 50' discharge hose with quick connect/Bauer		
48	1	12" Discharge hose with Bauer connections		
49	1	3" Suction hose with quick Connects		
50	1	6" suction hose with quick connects		
51	1	12" suction hose with Bauer connections		
52	1	4-6" multi Size Muni Ball Inflatable Plug		
53	1	6-8 Multi size Muni Ball Inflatable Plug		
54	1	8-10 Multi Size Muni Ball Inflatable Plug		
55	1	10-12 Multi Size Muni Ball Inflatable Plug		
56	1	12-18 Multi Size Muni Ball Inflatable Plug		
57	1	18-24 Big Mouth Plug		
58	1	40' Lansas Poly Lift Rope/Inflation Hose		
59	1	24" metal lid raisers for manhole lids		
60	1	30" SupereCover manhole R/C		
61	1	24"SuperCover Composite Mahole Ring and Cover		
62	1	Red, White , and Blue Inverted marking paint		
63	1	H-TEC Automatic air realese and Vacuum valve, stainless-		
64	1	steel 316 Ti for operating range 0-250 PSI		
65	1	32" metal manhole lid riser		
66	1	I CON COUPLING INTERNAL PUSHFIT COUPLING 4"		
67	1	I CON COUPLING INTERNAL PUSHFIT COUPLING 6"		

Part D: Sewer Items

Item No.	*Qty*	*Product Description*	*Unit Price*	

			Sub Total:	**$ -**

Part E: PVC Materials/supplies				
Item No.	***Qty***	***Product Description***	***Unit Price***	
1	1	18" PVC c/900 Pipe DR 18		
2	1	16" PVC c/900 Pipe DR 18		
3	1	12" PVC c/900 Pipe DR 18		
4	1	10" PVC DR 18 Pipe		
5	1	8" PVC c/900 Pipe DR 18		
6	1	6" PVC c/900 Pipe DR 18		
7	1	4" PVC DR18		
8	1	3" PVC Sch 40 Pipe		
9	1	4" PVC Sch 40 Pipe		
10	1	6" PVC Sch 40 Pipe		
11	1	2" PVC c/200 Pipe Gasket		
12	1	1 1/2" Sch 40 PVC Pipe		
13	1	1 1/4" Sch 40 PVC Pipe		
14	1	1" Sch 40 PVC Pipe		
15	1	3/4" Sch 40 PVC Pipe		
16	1	12" C909 DR-18		
17	1	10" C909 DR-18		
18	1	8" C909 DR-18		
19	1	6" C909 DR-18		
20	1	4" C909 DR-18		
21	1	4" SDR 35		
22	1	8" SDR 35		
23	1	6" SDR 35		

PAGE 8

Part E: PVC Materials/supplies				
Item No.	***Qty***	***Product Description***	***Unit Price***	
25	1	4" SDR 35		
26	1	3/4 Polyethylene Serv. Tubing (100' Rolls)		
27	1	1" Service Tubing		
28	1	6" slip by slip couplings		
29	1	6" PVC Flanges		
30	1	4" slip by slip couplings		
31	1	4" PVC Flanges		
32	1	3" slip By slip couplings		
33	1	measuring wheels		
34	1	20" PVC c900 DR18		
35	1	3" PVC Flanges SCH 40		
36	1	3/4 PVC cap SCH 40		
37	1	3/4 Coupling female/w threads SCH 40		
38	1	2" slip by slip coupling SCH 40		
39	1	2" End Caps SCH 40		
40	1	2" 90's SCH 40		
41	1	2" Tee SCH 40		
42	1	2" 45's SCH 40		
43	1	3" Tee SCH 40		
44	1	3" slip By slip couplings SCH 40		
45	1	3" Cap SCH 40		
46	1	3" 90's SCH 40		
47	1	4" slip by slip couplings SCH 40		
48	1	4" Tee SCH 40		

49	1	4" 90 SCH 40		
50	1	4" Cap SCH 40		
51	1	PVC Cleaner		
52	1	PVC Glue Wet & Dry		
53	1	Lenox Plastic pipe saws 18"		
54	1	Lenox Plastic pipe saws 12"		
55	1	pipe dough		
56	1	14" x 1 all purpose diamond cutting blades wet/dry		
57	1	TS 800 STIHL cutquick		
58	1	Hymax Grip Swivel joing (LaLo) 4"		
59	1	Hymax Grip Swivel joing (LaLo) 6"		
60	1	Hymax Grip Swivel joing (LaLo) 8"		
61	1	Hymax Grip Swivel joing (LaLo) 10"		
62	1	Hymax Grip Swivel joing (LaLo) 12"		
63	1			
	1			
			Sub Total:	**$ -**

Part F	Tapping Material Items			
Item No.	***Qty***	***Product Description***	***Unit Price***	
1	1	Tapping Sleeve A/C 8"x6" (Stainless steel) / PVC		
2	1	Tapping Sleeve 8X6 for c/900 (Stainless steel) / AC		
3	1	Tapping Sleeve 12x6 for C900PVC (Stless steel)		
4	1	Tapping Sleeve 12x6 for A/C (Stainless steel)		
5	1	Tapping Sleeve 12x8 for A/C (Stainless steel) / PVC		
6	1	4" MJ Romagrip Accy w/gasket for c-900 & IPS		
7	1	6" MJ Romagrip Accy w/gasket for c-900 & IPS		
8	1	8" MJ Romagrip Accy w/gasket for c-900 & IPS		
9	1	10" MJ Romagrip Accy w/gasket for c-900 & IPS		
10	1	12" MJ Romagrip Accy w/gasket for c-900 & IPS		
11	1	12X4 Tap Sleeve C900 (ALL STAINLESS STEEL)		
12	1	12X4 Tap Sleeve A/C (ALL STAINLESS STEEL)		
13	1	12 X 8 Tapping Sleeve C-900 (All Stainless Steel)		
14	1	AquaTap Pro 2		
			Sub Total:	**$ -**

0

0.00

Part G	Meter Boxes / Lids			
Item No.	***Qty***	***Product Description***	***Unit Price***	
1	1	1300 Meter Box w/Solid Blue Lid		
2	1	1500 Jumbo Meter Box w/Solid Blue Lid		
3	1	Lids Only - Solid 1300 Series Blue		
4	1	Lids Only - Solid 1500 Series Blue		
5	1	Meter Riser Brz. 1"x1"x10		
6	1	Meter Riser Brz. 5/8 x 5/8 x 7		
7	1	Plunger style barrel locks and keys (stainless steel)		
8	1	Barrel Lock Meter Keys "Brooks Key"		
9	1	Meter pit pumps w/6' discharge hose		
10	1	Lids only with plastic reader / 1300		
11	1	Lids only with plastic readers / 1500		
12	1	meter swivel locks		
13	1	Fire Hydrant Meter W/ Built in Strainer		
14	1	Fire Hydrant Backflow Preventer		
15	1	Universal Hydrant lock Barrel Type		

16	1	water valve locking device		
			Sub Total:	**$ -**

Part H	Storm material			
Item No.	***Qty***	***Product Description***	***Unit Price***	
1	1	12x20 HP N 12 DW Storm Sld Pipe		
2	1	30x20 HP N 12 DW Storm SLD Pipe		
3	1	36x20 HP N 12 DW Storm SLD Pipe		
4	1	18 N 12 HDPE SPLT Coupling		
5	1	12 N 12 HDPE SPLT Coupling		
6	1	Type "A" Curb Inlets		
7	1	Type "C" Grate Inlets		
8	1	Type "CC" Grate Inlets		
9	1	type "F" Inlets		
10	1	Type "M" Manholes		
11	1	Safety End Treatments 18"		
12	1	Safety End Treatments 24"		
13	1	RCP Gasket Only 18"		
14	1	RCP Gasket Only 24"		
15	1	RCP Gasket Only 30"		
16	1	RCP Gasket Only 36"		
17	1	RCP Gasket Only 42"		
18	1	Tong & Grove 18"		
19	1	Tong & Grove 24"		
20	1	Tong & Grove 30"		
21	1	Tong & Grove 36"		
			Sub Total:	0.00

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-80

From:

Subject:
Approval on renewal of the lease agreement with I Theatre, Inc. for the use of the Tower Theatre and Tower House effective January 1, 2024 - December 31, 2024, including an option to extend lease through December 31, 2025, and authorize the Mayor to execute any related documents. (Staffed by Parks & Recreation Department.)

Background:
Bringing performing arts to South Texas! ITheatre's mission is to make theatre accessible to everyone. We are a community theatre that believes that a community can support local arts and artists, and by doing so, it will become culturally enriched. ITheatre strives to produce professional-quality theatrical productions that inspire and entertain our community.

ITheatre is comprised of like-minded individuals with a love for theatre. ITheatre is supported by its patrons and local business sponsors. ITheatre believes that a community can support local arts and artists, and by doing so, it will become culturally enriched.

Community theater has been produced at the Tower since 1969. In 2017, ITheatre continued the production of live performances at the Tower and continues to be the heart of the performing arts in the Rio Grande Valley. The Tower Theater is the only repurposed concrete water tank theater in the world.

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	Created/Initiated
OMAR RODRIGUEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
Tower Theatre Tower House Lease 2024, History of Tower Theatre

Responsibilities upon Approval:

THE STATE OF TEXAS *

*

COUNTY OF HIDALGO * **LEASE AGREEMENT**

*

CITY OF WESLACO *

THIS LEASE AGREEMENT is entered on this _____ day of_____ 2024 between the CITY OF WESLACO, a Home Rule municipal corporation, hereinafter called LESSOR, and the I Theatre, Inc. hereinafter called LESSEE,

ARTICLE I
LOCATION AND PURPOSE

1.01 LESSOR leases to LESSEE the property and improvements known as the Tower Theatre Building located at 120 South Kansas, and the Tower House, located at 112 East Second Street, both locations being in the City of Weslaco, Hidalgo County, Texas (Leased Premises).

1.02 The leased premises are to be used only to provide theatrical and musical productions, lectures, solo musical performances and other related educational and entertainment activities to the general public.

ARTICLE II
TERMS

2.01 The term of this lease shall commence January 1, 2024 and shall terminate on December 31, 2024.

2.03 LESSEE shall have the right to renew and extend this lease agreement on the same terms and conditions for an additional twelve (12) month term beginning on the 1st day of January 2025 provided LESSEE gives LESSOR thirty (30) days prior notice of its intent to renew this lease agreement.

2.04 Both parties must provide notice of its intent to terminate this lease in writing at least thirty (30) days prior to the termination of this lease. LESSSOR may terminate this lease at any time without cause by providing thirty (30) day written notice of termination.

ARTICLE III
NATURE OF ACTIVITIES

3.01 The I Theatre, Inc. agrees to present theatrical productions, cultural enrichment and youth theatrical programming during the term of this agreement.

3.02 LESSEE shall be allowed to charge a reasonable admission fee for productions, sell refreshments, and organize other fund raising projects for the express purpose of providing activities in accordance with this agreement.

ARTICLE IV
IMPROVEMENTS TO LEASE PREMISES

4.01 Any permanent improvements made to or furnished by the LESSEE on the lease premises shall belong to LESSOR upon expiration of this lease or any extension hereof.

4.02 LESSEE may not paint the interior or exterior of the lease premises or make alterations which might adversely affect the exterior of the lease premises. No alterations shall be made, nor permanent signs erected on the lease premises without the advance written consent of the LESSOR.

4.03 LESSEE shall accept possession of the lease premises and equipment AS IS.

ARTICLE V
INSURANCE

5.01 LESSOR shall insure the lease premises against fire, accident or natural disaster. In the event the lease premises are destroyed or damaged by fire, accident or natural disaster or shall be rendered unfit for use, LESSOR shall make diligent effort to restore the lease premises for use by LESSEE. If the lease premises are unfit for use this contract shall be mutually renegotiated and/or terminated at LESSORS discretion.

5.02 LESSEE agrees to hold LESSOR harmless for any liability for any accident or other legal cause of action based upon tort which occurs on the lease premises, caused by LESSEE its agents, employees or licensees. LESSEE further agrees that LESSOR shall not become obligated to pay any damages to any third party because of any accident or other loss caused by the negligence of LESSEE or any of its employees, agents or licensees. LESSEE will reimburse LESSOR for the amount of LESSOR'S actual payments in damages and expenses incurred as a result of LESSEE'S actions.

5.03 During the term of this lease LESSEE shall maintain liability insurance to protect LESSOR from any third party claim that may arise as a result of injuries or damages of any type caused to any person on the lease premises. The limits of this policy shall be no less than $100,000.00 liability per each person and $1,000,000.00 aggregate. LESSEE agrees to provide a copy of such policy of insurance to LESSOR at the time of execution of this agreement and said policy must name LESSOR as an additional insured.

ARTICLE VI

UTILITES

6.01 LESSOR shall pay charges for water, sewer, electricity and garbage/ trash pick-up service. LESSEE shall promptly pay for any and all long distance telephone charges. All utilities currently installed and/or connected to the lease premises prior to the date LESSEE takes possession shall be paid by the LESSOR. All utilities installed or connected after LESSEE takes possession of the lease premises shall be paid by the LESSEE.

ARTICLE VII

MAINTENANCE OF PREMISES

7.01 LESSOR agrees to maintain the roof, external building structure, interior walls and floors, plumbing, air-conditioning, heating, lamps, chairs, risers, and grounds surrounding the lease premises in suitable conditions for its agreed upon use. LESSOR shall have the right to make any repairs to the lease premises as needed.

7.02 LESSOR agrees to provide basic janitorial services and supplies and office supplies to LESSEE as may be needed.

ARTICLE VIII

SUBLEASE AND ASSIGNMENT

8.01 The LESSEE shall not sublet or assign the lease premises or any part thereof to a third party without the prior written consent of the LESSOR. LESSEE may allow other individuals and organizations to use the premises under the supervision of LESSEE and with LESSOR'S prior written consent provided the use is consistent with the terms of this agreement.

ARTICLE IX

MISCELLANEOUS

9.01 This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors or assigns.

9.02 This agreement shall be constructed under and in accordance with the laws of the State of Texas and all obligations of the parties created hereunder are to be performed in Hidalgo County, Texas.

9.03 In case any one or more of the provisions contained in the agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provisions of this agreement.

9.04 LESSEE shall not discriminate against any employee, applicant for employment or visitor because of race, religion, age, disability, sex or national origin.

IN WITNESS HEREOF, the parties hereto have caused this instrument to be executed by their duly authorized officers and their corporate seals affixed hereto on this _____ day of _____ 2024.

CITY OF WESLACO

BY: _____
Adrian Gonzalez, Mayor

ATTEST:

_____
Norma Cantu, City Secretary

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, City Attorney

I Theatre, Inc.
1002 W 8th Avenue
Weslaco, TX 78596-6710

BY: _____
Steve Urbina
PRESIDENT, I THEATRE, Inc.

_____
Kara Urbina
SECRETARY, ITHEATRE



TOWER THEATER
OF WESLACO

120 S Kansas Ave, Weslaco, TX 78596

This ground level water storage reservoir was constructed in 1928, nine years after Weslaco was founded. Built through the efforts of Mayor David E. Kirgan and City Water Commissioner William Detlef, it was a symbol of Kirgan's municipal reforms. The facility was used until 1938 when work was begun on the adjacent overhead tank. A project of the Works Progress Administration, it was completed in 1941 during the mayoralty of John L. Compere, Jr. The site now serves as a reminder of Weslaco's early development as a progressive city.

Adapted as a theater in 1969 by City Manager Cecil E. Massey.

Home of Mid Valley Civic Theatre, founded in Weslaco in 1969. The first performance was held on April 2, 1970

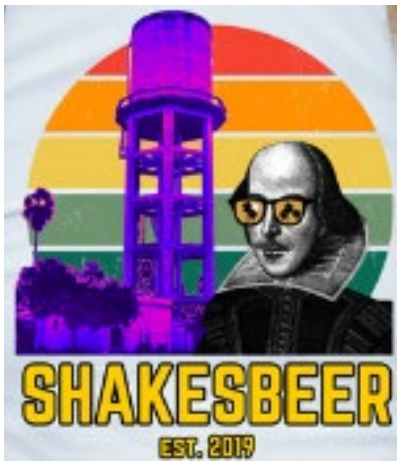
Texas Historical Commission. Erected 1982 (Marker Number 5756.)

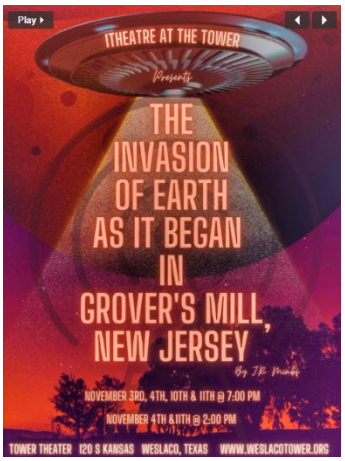
ITHEATRE I ♥ VE IT!

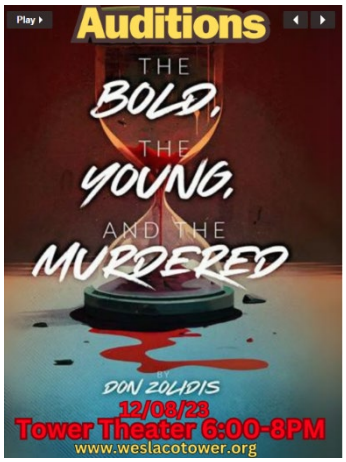
Bringing performing arts to South Texas!

Our mission is to make theatre accessible to everyone.
We are a community theatre that believes that a community can support local arts and artists, and by doing so, it will become culturally enriched. We strive to produce professional-quality theatrical productions that inspire and entertain our community.

The Tower Theater is the only repurposed concrete water tank theater in the world.









Proud Member of aact
Improving Communities One Theatre at a Time



About Us

ITheatre is comprised of like-minded individuals with a love for theatre. Our mission is to make theatre accessible to everyone. ITheatre is supported by its patrons and local business sponsors. ITheatre believes that a community can support local arts and artists, and by doing so, it will become culturally enriched. We strive to produce professional quality theatrical productions that inspire and entertain our community.
We are excited to be part of the next chapter of The Tower Theater.

Tower Theater History

Attending a performance at the Tower Theater of Weslaco is an exciting and wonderful experience. Adding to the excitement of the live theatre performance, is the fact that it is being performed in a Texas Historical Building (1982). The ground level water storage reservoir was constructed in 1928, nine years after Weslaco was founded.

After only 10 years, the growing community of Weslaco needed a larger water vicinity. The ground facility was used until 1938 when work was begun on the adjacent overhead tank. A project of the Works Progress Administration. It was completed in 1941. There was now a huge, unused, concrete building starving for attention. For years, the old water reservoir was used to store city supplies and welfare clothing.

In 1962, City Manager Cecil E. Massey decided to use the building to benefit the entire community. He had studied under Paul Baker, noted director of the Dallas Theater Center during his college days at Baylor University. His vision for the old round eye-sore as a theater was begun by cutting openings at ground level in the 12 inch thick walls. Massey collected odds and ends of canvas, doors from a Civic Center remodeling job, a parachute, and even a light from a battleship to create the first theater in the round in South Texas.

Acoustics in a round building with a high domed ceiling and constructed entirely of concrete presented the greatest problem. For several thousand dollars an acoustical engineer thought that he might make the building useable. But by using small town ingenuity, canvas squares stretched over two by two lumber, similar to regular theater stage flats, on the walls in a checkerboard pattern absorbed much of the sound as well as providing a decorative treatment for the rough concrete interior.

The high domed ceiling was concealed by a sixty-foot cargo parachute attached to the walls and drawn up in graceful folds to the small skylight in the center of the roof. These improvements plus the people in the audience solved the sound problem so that even a stage whisper could be heard.

Decorating the thirsty walls was accomplished by painting the entire building, including the lobby addition that was added around the tank, with blue-green army paint at 2 cents a gallon. Outside, a deck light from a battleship illuminated the front of the building. Its powerful beam reached up to the water tower which stands above and behind the city's remodeling efforts. A vision, less than one thousand dollars, and an abundance of American ingenuity, turned a lowly, abandoned water tank into a cultural asset for the City of Weslaco and surrounding communities.

The Tower Theater of Weslaco became the home of the Mid-Valley Civic Theatre in 1969. The first performance was held April 2, 1970. The Tower Theater of Weslaco has been updated with acoustical spray, a professional lighting system, air conditioning, risers for seating, and many other improvements throughout the years. It has been the home of over a hundred productions and many of the children who have worked and performed there have grown-up to be successful theater teachers, playwrights, directors, and actors.

Board member of the Mid-Valley Civic Theatre for over 40 years, Shirley Atkins directed and participated in most of the productions throughout the theater's history. "The Tower Theater has been a major part of my life, and I've loved every minute of it. We've produced major productions such as OLIVER and THE SOUND OF MUSIC. Shows that people said we could never produce, but we proved them wrong with excellent, high-quality productions of major musicals as well as smaller shows. All produced with local talent." Shirley posthumously received the 2015 CITIZEN OF THE YEAR award thanking her for her for "outstanding service to the City of Weslaco."

Risë Morris, Shirley's daughter, performed in shows and then directed shows at the Tower Theater of Weslaco for 47 years. "I love the Tower Theater of Weslaco and its power to bring joy to the participates as well as the audience. I've spent my whole life in this theatre." In 2017 Risë Morris retired and left some very big shoes to fill.

ITheatre had been producing plays at The Braught Memorial Theater for years and the group decided to take up the challenge of continuing the dream that is The Tower Theater. ITheatre is dedicated to keep the Tower Theater as the heart of the performing arts in the Rio Grande Valley.

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-82
From:	
Subject: Approval on Resolution 2024-04 for submission of a grant application for the FY2025 Border Zone Departments (BZFD) to the Office of the Governor, Public Safety Office Homeland Security Grants Division for specialized equipment, maintenance, and medical supplies to support emergency services associated with border security activities with NO MATCH REQUIRED, and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: 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)**:**	
Leslie Lugo ANTONIO LOPEZ Martin Garza	Created/Initiated Approved New
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation: Staff recommends approval	
Attachments, if any: R2024-04 FY2025 Border Zone Fire Departments Grant	
Responsibilities upon Approval: Execute, retain and distribute to the appropriate department.	

RESOLUTION NO. 2024-04

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2025 Border Zone Fire Departments be operated for 09/01/2024 through 09/01/2025; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor - FY2025 Border Zone Fire Departments Grant application; and

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

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the FY2025 Border Zone Fire Departments Grant to the Office of the Governor.

Grant Number: 5103501.

PASSED, APPROVED AND ADOPTED on this 6th day of February 2024.

CITY OF WESLACO

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Adrian Gonzalez, MAYOR

ATTEST:

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Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

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Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-97

From:
ROBERT LOPEZ

Subject:
Approval of Resolution 2024-05 and authorization to apply to the FY2025 General Victim Assistance Grant Program with a 20% match and no recurring costs to pay for salary, training, equipment and supplies for the Crime Victim Coordinator and Crime Victim Services Case Manager and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Background:
The purpose of this program is to provide services and assistance directly to victims of crime to speed their recovery and aid them through the criminal justice process.

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	Created/Initiated
ROBERT LOPEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Recommend approval.

Attachments, if any:
R2024-05 FY2025 General Victim Assistance Grant Program

Responsibilities upon Approval:
Execute, retain and distribute to appropriate department.

RESOLUTION NO. 2024-05

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2025 General Victim Assistance Grant Program be operated for 2024 through 2025; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor - FY2025 General Victim Assistance Grant Program 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; and

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the FY2025 General Victim Assistance Grant Program to the Office of the Governor.

Grant Number: **3814606**

PASSED, APPROVED AND ADOPTED on this 06th day of February 2024

CITY OF WESLACO

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Adrian Gonzalez, MAYOR

ATTEST:

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Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

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Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-98

From:
ROBERT LOPEZ

Subject:
Approval of Resolution 2024-06 and authorization to apply to the FY2025 Juvenile Justice & Truancy Prevention Grant Program with No Match Required to pay for salary, training, equipment and supplies and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Background:
The purpose of this announcement is to solicit applications for projects that prevent violence in and around school; and to improve the juvenile justice system by providing mental health services, truancy prevention and intervention through community-based and school programs.

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	Created/Initiated
ROBERT LOPEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Recommend Approval

Attachments, if any:
R2024-06 FY2025 Juvenile Justice and Truancy Prevention Grant Program

Responsibilities upon Approval:
Execute, retain and distribute to appropriate departments.

RESOLUTION NO. 2024-06

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2025 Juvenile Justice and Truancy Prevention Grant Program be operated for 2024 through 2025; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor FY2025 Juvenile Justice and Truancy Prevention Grant Program 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 Adrian Gonzalez as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the FY2025 Juvenile Justice and Truancy Prevention Grant Program to the Office of the Governor.

Grant Number: **4003405**

PASSED, APPROVED AND ADOPTED on this 06 day of February 2024.

CITY OF WESLACO

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Adrian Gonzalez, MAYOR

ATTEST:

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Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

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Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-99

From:
ROBERT LOPEZ

Subject:
Approval of Resolution 2024-07 and authorization to apply to the FY2025 Projects Safe Neighborhood Grant Program with No Match Required to pay for overtime, equipment and supplies with No Match required and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Background:
The purpose of this announcement is to solicit applications for projects that are designed to create and foster safer neighborhoods through a sustained reduction in violent crime, including, but not limited to, addressing criminal gangs and felonious possession and use of firearms.

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	Created/Initiated
ROBERT LOPEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:
R2024-07 FY2025 Project Safe Neighborhoods Grant Program

Responsibilities upon Approval:
Execute, retain and distribute to appropriate department.

RESOLUTION NO. 2024-07

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2025 Project Safe Neighborhoods Grant Program be operated for 2024 through 2025; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor - FY2025 Project Safe Neighborhoods Grant Program 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 Adrian Gonzalez as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the FY2025 Project Safe Neighborhoods Grant Program to the Office of the Governor.

Grant Number: **4271604**

PASSED, APPROVED AND ADOPTED on this 06 day of February 2024.

CITY OF WESLACO

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Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-100

From:
ROBERT LOPEZ

Subject:
Approval of Resolution 2024-08 and authorization to apply to the FY2025 Violence Against Women Justice and Training Program with a 30% match to pay for training and travel for law enforcement officers, judges, other court personnel, and prosecutors and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Background:
The purpose of this announcement is to solicit applications for projects that promote a coordinated multidisciplinary approach to improve the justice system's response to violent crimes against women, including domestic violence, sexual assault, dating violence, and stalking.

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:
Recommend approval.

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	Created/Initiated
ROBERT LOPEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Attachments, if any:
R2024-08 FY2025 Violence Against Women Justice and Training Program #4507603

Responsibilities upon Approval:
Execute, retain and distribute to appropriate department.

RESOLUTION NO. 2024-08

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2025 Violence Against Women Justice and Training Program be operated for 2024 through 2025; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor - FY2025 Violence Against Women Justice and Training Program application; and

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

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the FY2025 Violence Against Women Justice and Training Program to the Office of the Governor.

Grant Number: **4507603**

PASSED, APPROVED AND ADOPTED on this 06 day of February 2024

CITY OF WESLACO

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Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

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Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-101

From:
ROBERT LOPEZ

Subject:
Approval of Resolution 2024-09 and authorization to apply to the FY2025 Bullet-Resistant Shield Grant Program with No Match Required to purchase bullet resistant shields and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Background:
The purpose of this announcement is to solicit applications from law enforcement agencies toequip peace officers with rifle-resistant body armor.

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	Created/Initiated
ROBERT LOPEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:
R2024-09 FY2025 Bullet-Resistant Shield Grant Program # 4611002

Responsibilities upon Approval:
Execute, retain and distribute to the appropriate department.

RESOLUTION NO. 2024-09

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2025 Bullet-Resistant Shield Grant Program be operated for 2024 through 2025; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor-FY2025 Bullet-Resistant Shield Grant Program 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; and

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the FY2025 Bullet-Resistant Shield Grant Program to the Office of the Governor.

Grant Number: **4611002**

PASSED, APPROVED AND ADOPTED on this 06 day of February 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-102

From:
ROBERT LOPEZ

Subject:
Approval of Resolution 2024-10 and authorization to apply to the FY2025 Rifle-Resistant Body Armor Grant Program with No Match required to purchase rifle-resistant body armor and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Background:
The purpose of this announcement is to solicit applications from law enforcement agencies to equip peace officers with rifle-resistant body armor.

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	Created/Initiated
ROBERT LOPEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:
R2024-10 FY2025 Rifle Resistant Body Armor Grant Program # 4740802

Responsibilities upon Approval:
Execute, retain and distribute to appropriate department.

RESOLUTION NO. 2024-10

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2025 Rifle-Resistant Body Armor Grant Program be operated for 2024 through 2025; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor- FY2025 Rifle-Resistant Body Armor Grant Program 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; and

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the FY2025 Rifle-Resistant Body Armor Grant Program to the Office of the Governor.

Grant Number: **4740802**

PASSED, APPROVED AND ADOPTED on this 06 day of February 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

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Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

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Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-103

From:
ROBERT LOPEZ

Subject:
Approval of Resolution 2024-11 and authorization to apply to the FY2025 Body-Worn Camera Grant Program with a 25% match to purchase body-worn cameras, accessories, hard drive, storage or servers and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Background:
The purpose of this announcement is to solicit applications from law enforcement agencies to equip peace officers with body-worn cameras.

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	Created/Initiated
ROBERT LOPEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Recommend approval.

Attachments, if any:
R2024-11 FY2025 Body-Worn Camera Grant Program 4367803

Responsibilities upon Approval:
Execute, retain and notify the appropriate department.

RESOLUTION NO. 2024-11

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2025 Body-Worn Camera Grant Program be operated for 2024 through 2025; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor- FY2025 Body-Worn Camera Grant Program 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; and

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the FY2025 Body-Worn Camera Grant Program to the Office of the Governor.

Grant Number: **4367803**

PASSED, APPROVED AND ADOPTED on this 06 day of February 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

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Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-104

From:
ROBERT LOPEZ

Subject:
Approval of Resolution 2024-12 and authorization to apply to the FY2025 Criminal Justice Grant Program with no match required to pay for salary, training, equipment and supplies and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Background:
The purpose of this announcement is to solicit applications for projects that promote public safety, reduce crime, and improve the criminal justice system.

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	Created/Initiated
ROBERT LOPEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Recommend approval.

Attachments, if any:
R2024-12 FY2025 Criminal Justice Grant Program 5067601

Responsibilities upon Approval:
Execute, retain and distribute to appropriate department.

RESOLUTION NO. 2024-12

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2025 Criminal Justice Grant Program be operated for 2024 through 2025; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor- FY2025 Criminal Justice Grant Program 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 Adrian Gonzalez as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the FY2025 Criminal Justice Grant Program to the Office of the Governor.

Grant Number: 5067601

PASSED, APPROVED AND ADOPTED on this 06 day of February 2024

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

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Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-105

From:
ROBERT LOPEZ

Subject:
Approval of Resolution 2024-13 and authorization to apply to the FY2025 Internet Crimes Against Children Grant Program with no match required to pay for overtime to investigate crimes against children, purchase equipment and supplies and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Background:
The purpose of this announcement is to solicit applications for projects that develop an effective response to technology-facilitated child sexual exploitation and Internet crimes against children that encompasses forensic and investigative components, training and technical assistance, victim services, and community education.

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 Created
ROBERT LOPEZ
Martin Garza

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Recommend approval.

Attachments, if any:
R2024-13 FY2025 Internet Crimes Agasint Children Grant Program 5068001

Responsibilities upon Approval:
Execute, retain and distribute to appropriate department.

RESOLUTION NO. 2024-13

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2025 Internet Crimes Against Children Grant Program be operated for 2024 through 2025; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor- FY2025 Internet Crimes Against Children Grant Program 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; and

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the FY2025 Internet Crimes Against Children Grant Program to the Office of the Governor.

Grant Number: **5068001**

PASSED, APPROVED AND ADOPTED on this 06 day of February 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-106

From:
ROBERT LOPEZ

Subject:
Approval of Resolution 2024-14 and authorization to apply to the Federal Fiscal Year 2024 State Homeland Security Program - LETPA Projects with no match required to pay for overtime, equipment, and/or supplies and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Background:
The purpose of this announcement is to solicit applications for projects that support state and local efforts to prevent terrorism and targeted violence and prepare for the threats and hazards that pose the greatest risk to the security of Texas citizens.

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	Created/Initiated
ROBERT LOPEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:
R2024-14 State Homeland Security Program – LETPA Projects (SHSP-L) – Federal Fiscal Year 2024

Responsibilities upon Approval:
Execute, retain and notify the appropriate department.

RESOLUTION NO. 2024-14

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the State Homeland Security Program – LETPA Projects (SHSP-L) – Federal Fiscal Year 2024 be operated for 2024 through 2025; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor State Homeland Security Program – LETPA Projects (SHSP-L) – Federal Fiscal Year 2024 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 Adrian Gonzalez as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the State Homeland Security Program – LETPA Projects (SHSP-L) – Federal Fiscal Year 2024 to the Office of the Governor.

Grant Number: 5068401

PASSED, APPROVED AND ADOPTED on this 06 day of February 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-107

From:
ROBERT LOPEZ

Subject:
Approval of Resolution 2024-15 and authorization to apply to the State Homeland Security Program - Regular Projects (SHSP-R) - Federal Fiscal Year 2024 with No Match Required and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Background:
The purpose of this announcement is to solicit applications for projects that support state andlocal efforts to prevent terrorism and targeted violence and prepare for the threats and hazards that pose the greatest risk to the security of Texas citizens.

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	Created/Initiated
ROBERT LOPEZ	Approved
Martin Garza	New

City Manager Comments:

Staff Recommendation:
Recommend Approval

Attachments, if any:
R2024-15 State Homeland Security - Regular Projects (SHSP-R) - Federal Fiscal Year 2024 RESOLUTION 5068701 (1)

Responsibilities upon Approval:

RESOLUTION NO. 2024-15

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that State Homeland Security Program - Regular Projects (SHSP-R) - Federal Fiscal Year 2024be operated for 2024 through 2025; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor State Homeland Security Program - Regular Projects (SHSP-R) - Federal Fiscal Year 2024 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; and

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

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the State Homeland Security Program - Regular Projects (SHSP-R) - Federal Fiscal Year 2024 to the Office of the Governor.

Grant Number: 5068701

PASSED, APPROVED AND ADOPTED on this 06 day of February 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma Cantu, City Secretary

APPROVED AT TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-108

From:
ROBERT LOPEZ

Subject:
Approval of Resolution 2024-16 to apply for the FY2025 First Responder Mental Health Program with a 20% match required to pay for overtime, training and travel and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Background:
The purpose of this program is to provide services and assistance directly to peace officers andfirst responders to address direct and indirect trauma that occurs in the course of their normalduties either as the result of the commission of crimes by other persons or in response to anemergency.

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	Created/Initiated
ROBERT LOPEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Recommend approval.

Attachments, if any:
R2024-16 FY2025 First Responder Mental Health Program #5069101

Responsibilities upon Approval:
Execute, retain and notifiy appropriate department.

RESOLUTION NO. 2024-16

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas that the FY2025 First Responder Mental Health Program be operated for 2024 through 2025; and

WHEREAS, The City of Weslaco agrees to provide matching funds for the said project as required by the Office of the Governor-FY2025 First Responder Mental Health Program 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 Adrian Gonzalez as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that The City of Weslaco approves submission of the grant application for the FY2025 First Responder Mental Health Program to the Office of the Governor.

Grant Number: **5069101**

PASSED, APPROVED AND ADOPTED on this 06 day of February 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AT TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-110
From:	
Subject: Approval of Resolution 2024-17 to update signatories on legal financial documents identified with all accounts with PNC and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)	
Background: As we transitioned from PNC to Lonestar National Bank, we overlooked to update PNC resolution. This is to remove former Mayor David Suarez, and add current Mayor Adrian Gonzalez.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature Resolution	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA Rosalinda Cavazos Martin Garza	Created/Initiated Approved New
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation:	
Attachments, if any: R2024-17 All PNC Accounts	
Responsibilities upon Approval:	

RESOLUTION NO. 2024-17

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

1. I, **Norma A. Cantu**, certify that I am the **City Secretary** of The City of Weslaco, organized under the laws of **Texas**, Federal Employer ID Number **74-6002544**, engaged in Municipal business under the name of the **City of Weslaco**, and that the following is a correct copy of the resolution adopted at a meeting of the City Commission duly and properly called and held on **February 6, 2024**. This resolution appears in the minutes of this meeting and has not been rescinded or modified.

2. Be it Resolved that,

   (a) PNC Bank is designated as a depository for the funds of the City of Weslaco.

   (b) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by this Financial Institution.

   (c) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the City of Weslaco with this financial institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.

   (d) Any of the persons named below, so long as they act in a representative capacity as agents of the City of Weslaco, are authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated below, from time to time with this financial institution, concerning funds deposited in this financial institution, moneys borrowed from this financial institution or any other business transacted by and between the City of Weslaco and this financial institution subject to any restrictions stated below.

   (e) Any and all prior resolutions adopted by the City Commission of the City of Weslaco and certified to this Financial Institution as governing the operations of the City of Weslaco's account(s), are in full force and effect, unless supplemented or modified by this authorization.

   (f) The City of Weslaco agrees to the terms and conditions of any account agreement, properly opened by any authorized representative(s) of the City of Weslaco, and authorizes the financial institution named above, at anytime, to charge the City of Weslaco for all checks, drafts, or other orders, for the payment of money, that are properly drawn on this financial institution, and contain the required number of signatures for this purpose.

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

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

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

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

A – H (7) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the City of Weslaco as security for sums borrowed and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment. Number of authorized signatures required for this purpose 1.

A – H, J (8) Enter into written lease for the purpose of renting and maintaining a Safe Deposit Box in this financial institution.
Number of authorized signatures required to gain access and to terminate the lease 1.

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

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

In Witness Whereof, I have hereunto subscribed my name and affixed the seal of this Corporation on February 6, 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-85

From:
HOMER RHODES

Subject:
Approval for declaration of surplus items from various departments and authorize sale through online portal GovDeals and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

Background:
The City of Weslaco normally declares surplus vehicles and miscellaneous items that are deemed to have met their useful lifecycle and no longer needed and sell such items through auction.

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)**:**

HOMER RHODES Rosalinda Cavazos Martin Garza	Created/Initiated New

City Manager Comments:
Approve as arecommended by staff.

Staff Recommendation:
Staff recommends approval of surplus listing presented to be deemed as no longer needed or useful and to be sold through the auction portal - GovDeals.

Attachments, if any:
SURPLUS LETTER & BACKUP LISTING 2.6.2024

Responsibilities upon Approval:
Staff will prepare surplus items and sell them through an online auction portal - GovDeals.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

To: Mayor Adrian Gonzalez and City Commission

From: Homer Rhodes, Purchasing Agent

Date: January 26, 2024

RE: Declaration of Surplus Vehicles & Miscellaneous Items

Various city departments have provided a listing of surplus vehicles and miscellaneous. items including computer equipment. Declared surplus will be sold through GovDeals, the city's approved online auction portal. Surplus items that are damaged or deemed unsafe for handling will be disposed of at Public Works.

Department Heads have reviewed and inspected the listed items and have considered such items as have surpassed their useful lifecycle and as not transferrable to other departments for usage.

The surplus declaration and selling of such items will help the city maintain a clean work environment, reduce eyesore of junked vehicles in the Public Works yard and also reduce our commercial property insurance by removing inoperative vehicles from coverage.

I respectfully ask for your approval of the surplus list as presented.

Thank you

CITY OF WESLACO - SURPLUS FY 2023-24
POLICE CITY VEHICLES

DEPT: POLICE

YEAR	MODEL	UNIT #	VIN #	FAMP #	MILEAGE
2004	Ford Taurus	645	1FAFP52U04A181674		99257
2004	Ford Taurus	640	1FAFP52U74A181669		120090
2004	Ford Taurus	603	1FAFP52U64A181677		97280
2004	Ford Taurus	651	1FAFP52U64A181680		91703
2011	Cheverolet Camaro	626	2G1FG1ED6B9156214		87442
2006	Hummer H3	643	5GTDN136868136680		142559
2012	Cadillac SRX	649	3GYFNAE35CS645254		183585
2014	Ford Explorer	654	1FM5K8AR2EGC26272		202020
2012	Cheverolet Tahoe	692	1GNLC2E02CR255877		193733
2012	Cheverolet Tahoe	696	1GNLC2E09CR257240		177344
2010	Ford Mustang	605	1ZVBP8CH2A5121165		93381
2005	International 4000	608	1HTMNAA65H688253		125830

CITY OF WESLACO - SURPLUS FY 2023-24
CITY VEHICLES - MACHINERY & EQUIPMENT

DEPT: PUBLIC WORKS

YEAR	MODEL	UNIT #	VIN #	FAMP #	MILEAGE
1994	GMC 3500 TRUCK	380	1GDHC34K6RE550399	3110	
2003	CHEVROLET SILVERADO	342	1GCGC24U73Z261088		
1998	FORD RANGER	813	1FTYR10CXWUB40308		
	MASSEY FERGUSON TRACTOR	910	ABBC12ABXF-J34013-29777		

CITY OF WESLACO - SURPLUS FY 2023-24

CITY VEHICLES - MACHINERY & EQUIPMENT

DEPT: AIRPORT

YEAR	MODEL	UNIT #	VIN #	FAMP #	MILEAGE
2007	FORD / EDGE	202	2FMDK36C87BA30334		
	Yellow Lektro Tug			2872	

CITY OF WESLACO - SURPLUS FY 2023-24
MISCELLANEOUS ITEMS-AUTOMOTIVE

DEPT:		Indicate department here. Police				
DESCRIPTION	QTY.	SERIAL NO.		MODEL #		CITY - FAMP #
plastic prisiner seates	6	N/A		Chevy/Tahoe		
Center Partitians	9	N/A		Chevy/Tahoe		
plastic Seat	1	N/A		Crown Vic		
Push Bumpers	3	N/A		Chevy/Ford		
Rear Custom Seats	44	N/A		Chevy/Ford		
Door Panels	9	N/A		Chevy/Ford		
Window Bars	12	N/A		Chevy/Ford		
Metal Panels	19	N/A		Chevy/Ford		
Police Center Consoles	6	N/A		Chevy/Ford		
Light Bars	5	N/A		multy		
Plastic Center Console	1	N/A		Ford		
Cloth Center Console	1	N/A		Chevy		
Trunk Boxes	1	N/A		multy		

CITY OF WESLACO - SURPLUS FY 2023-24
MISCELLANEOUS ITEMS-OFFICE FURNITURE

DEPT: ~~Indicate department here~~ Police

DESCRIPTION	QTY.	SERIAL NO.	MODEL #	CITY - FAMP #
Brown Desks	26	N/A	Unk	
White Desks	3	N/A	Unk	
Electronc Rack	3	N/A	Unk	
Coffee Table	1	N/A	Unk	
Book Shelves	2	N/A	Unk	
Conference Table	1	N/A	Unk	
Filing Cabinets	2	N/A	Unk	
Officer Dividers	89	N/A	Unk	
Cloth Chairs	19	N/A	Unk	
Metal Folding Chairs	6	N/A	Unk	
Rolling chairs	23	N/A	Unk	
Coat Rack	2	N/A	Unk	

CITY OF WESLACO - SURPLUS FY 2023-24
MISCELLANEOUS ITEMS-Bicycles

DEPT:		~~Indicate department here~~ Police				
DESCRIPTION	QTY.	SERIAL NO.		MODEL #		CITY - FAMP #
Bicycles	33	N/A		huffy/other		
bike frames	2	N/A		huffy/other		
bike tires with rim	5	N/A		unk		
Bike Tire tubes	14	N/A		`unk		
bike racks	2	N/A		unk		

CITY OF WESLACO - SURPLUS FY 2023-24
MISCELLANEOUS ITEMS

DEPT:		~~Indicate department here.~~ Police				
DESCRIPTION	QTY.	SERIAL NO.		MODEL #		CITY - FAMP #
HVAC Systems (AC's)	11	N/A		UNK		

CITY OF WESLACO - SURPLUS FY 2023-24
MISCELLANEOUS ITEMS AS OF 1/24/2024

DEPT: IT DEPARTMENT

DESCRIPTION	QTY.	SERIAL NO.	MODEL #	CITY - FAMP #
Samsung Monitor	1	Z62JHCJCB00834M	NC190-T	
Samsung Monitor	1	Z62JHCJCB00833L	NC190-T	
Samsung Monitor	1	Z62JHCJCB00148P	NC190-T	
Samsung Monitor	1	Z62JHCJCB00855F	NC190-T	
Samsung Monitor	1	Z62JHCJCB00842F	NC190-T	
Samsung Monitor	1	Z62JHCJCB00823N	NC190-T	
Samsung Monitor	1	Z62JHCJCB00825Z	NC190-T	
Acer Monitor	1	ETCGQ0D0531310CBA98512	V223H	BLUE:08258
Acer Monitor	1	MMLYDAA001416118B38500	B246HC	BLUE:09218
Acer Monitor	1	ETCFA0W041118067C94324	V223H	BLUE:08252
Acer Monitor	1	MMLV6AA001335028AD4239	B243PWL	
Acer Monitor	1	MMLXQAA0014140DA3F4200	B246HC	
Acer Monitor	1	ETLPF0W00102907BA84331	A181HC	BLUE:0804
Acer Monitor	1	MMT2UAA001451018732400	V246WL	
Acer Monitor	1	MMLV6AA0013230069B4239	B243PWL	
Acer Monitor	1	ETLPF0W00102907B6F4331	A181HL	8015
Acer Monitor	1	MMLXXAA0026190A19F8531	V246HC	
Acer Monitor	1	ETLPF0W00102907BA84331	A181HC	
Acer Monitor	1	ETLDQ0C2011020EA2540J6	V193	8366
Acer Monitor	1	ETLA10C041706143CA4011	AC2216W	BLUE:05926
Acer Monitor	1	ETLFA0W041118067BE4324	V223H	BLUE:08256
Acer Monitor	1	MMLYDAA001609113FF8500	B246HL	BLUE:9216
Acer Monitor	1	MMLYDAA001416018B58500	B246HL	WHITE:4755
Acer Monitor	1	ETLPF0W00102907B954331	A181HL	8046
Acer Monitor	1	ETLPPF0W00102907B654331	A181HL	8103
Acer Monitor	1	MMLYDAA001416018C08500	b246hl	
Acer Monitor	1	MMLXXAA0026230BC598531	V246HL	WHITE:1676
Dell Monitor	1	CN-0KW14V-74261-45T-5RMB	P2214H	
Dell Monitor	1	CN-OPM372-72872-79K-1PJI	1708FPF	
Dell Monitor	1	MX-0P875P-70715-08G-3345	E2210Hc	
Dell Monitor	1	CN-0H265R-64180-025-219L	E2210Hc	7640
Dell Monitor	1	CN0PN37272827279K1DJI	1708FPF	6865
Asus Monitor	1	C6LMTF051792	V5229	BLUE:08822
Asus Monitor	1	C6LMTF051773	V5229	BLUE:08837
Asus Monitor	1	CALMTF087804	V5229	BLUE:08611
Asus Monitor	1	CALMTF087802	V5229	BLUE:08625
HP Monitor	1	CNC225Q2TF	LA2206X	BLUE:08813
HP Monitor	1	CNC223PQK1	LA2306X	BLUE:08812
HP Monitor	1	3CQ4150K9C	E231	
HP Monitor	1	6CM2120WC9	LV2311	Blue:07644
HP Monitor	1	3CQ4150K97	E231	
Gateway Monitor	1	ETCZV0W002202049284330	FHX2201V	
Lenovo Monitor	1	V112470	LS2421pwA	
Dell Server	1	8SLPZ12	POWER EDGE R420	1853
HP SERVER	1	MXQ02608QP	PROLIANT DL370G6	1842
HP SERVER	1	USE823N7C7	PROLIANT ML270G5	1847
HP	1	USE208W2M3	DL370G6	1324
DELL SERVER	1	FNT4552	POWER EDGE 2950	1187
Acer Monitor	1	ETLPF0W00120297B674311	A181HL	8110
Acer Monitor	1	ETLPF0W00102907B9B4331	A181HL	8107
Asus Monitor	1	CLAMTF087826	VS229	6827
Samsung Monitor	1	Z62JHCJCB00824P	NC190-T	
SAMSUNG PRINTER	1	CNK1JC9703685WBQ1FB8U0271	SCX-4623FW	8243
SAMSUNG PRINTER	1	24YSBFFB801149M	SCX-4623FW	1156
HP PRINTER	1	CNB9G20493	P2035	1448
THINK CENTRE LENOVO	1	MJBVYCM	A3U	2004

CITY OF WESLACO - SURPLUS FY 2023-24
MISCELLANEOUS ITEMS AS OF 1/24/2024

DEPT: IT DEPARTMENT

DESCRIPTION	QTY.	SERIAL NO.	MODEL #	CITY - FAMP #
EVER FOCUS	1	F6N106450113	EDR810H	2124
GATEWAY	1	29983442	ESXE4000	1844
LENOVO THINK SERVER	1	MJPBVP3	TS200V119U	1839
THINK CENTRE LENOVO	1	MJYELF8	A3U	1692
LENOVO THINK CENTRE	1	MJ00KU8Y	M000QUS	1691
WATCH GUARD BOX	3			
KEYBOARDS	12			

CITY OF WESLACO - SURPLUS FY 2023-24
MISCELLANEOUS ITEMS as of 1/24/2024

DEPT: WESLACO FIRE DEPT

DESCRIPTION	QTY.	SERIAL NO.	MODEL #	CITY - FAMP #
Steel Orange Locker	1			3897
Steel Orange Locker				3891
Steel Orange Locker				3899
Steel Orange Locker				No tag
Steel Orange Locker				3894
Steel Orange Locker				3892
Steel Orange Locker				3895
Bed Frame	6			N/A
Box Spring	6			N/A
Mattress	6			N/A
HON Chair	1			2539
HON Chair	1			3932
Grey Chair	1			N/A
Desk	1			50
Desk	1			4793
32" Television	1			1911
Table 5 Chairs	1			
Coffee Table	1			7543
Desk with Glasstop	1			7513
Desk with Glasstop	1			7512
Black Desk Chair	1			N/A
Black Faux Leather Chair	1			N/A
Filing Cabinet	1			N/A
Black Faux Leather Chair	1			3910
Black Faux Leather Chair	1			6594
Mini Fridge	1			N/A
Filing Cabinet	1			3915
Filing Cabinet	1			N/A
Filing Cabinet	1			N/A
Large Desk	1			1917
Book Shelf	1			4990
Black Chair	1			3919
Grey Chair	1			3930
Grey Chair	1			3863
Grey Chair	1			3862
Grey Chair	1			3934
Electric Stove	1			8487
Filing Cabinet	1			4797
Grey Chair	1			3931
EMS Stretcher	1			1966
EMS Stretcher	1			2122
Fridge	1			7539
Microwave	1			N/A
Washer GE	1			N/A
Centennial Dryer	1			N/A

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-35
From:	
Subject: Discussion and consideration on Resolution 2024–18 appointing two members to the Ambulance Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)	
Background: Fire Admin Office Spoke to both individuals and have expressed they would like to continue to serve on the Ambulance Board.	
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)**:**	
Leslie Lugo ANTONIO LOPEZ Martin Garza	Created/Initiated Approved New
City Manager Comments: Approve as recommended by the governing body.	
Staff Recommendation:	
Attachments, if any: Board App - Ted Walensky - Redacted, Board App - Sergio Lozano. Redacted, R2024-18 Ambulance Board expired term - Copy	
Responsibilities upon Approval: Execute, retain and notify the appointee and department.	

APPLICATION TO SERVE ON BOARD & COMMITTEES

NAME: Ted Walensky DATE: 1-16-24

HOME ADDRESS: [redacted]

( ) Inside City Limits (X) Outside City Limits

MAILING ADDRESS: Same

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

E-MAIL ADDRESS: twalensky@weslaco tx. gov

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

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:
I have been a Weslaco police officer for twenty-six years and have served as a board member on the Ambulance Advisory Board for over ten years.

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

AMBULANCE ADVISORY BOARD 1
ANIMAL SHELTER ADVISORY BOARD____
BOARD OF ADJUSTMENTS - BUILDING____
BOARD OF ADJUSTMENTS - ZONING____
CITIZENS DRAINAGE ADVISORY BOARD____
CIVIL SERVICE BOARD____
ECONOMIC DEVELOPMENT CORPORATION____
HOTEL OCCUPANCY TAX ADVISORY BOARD____
WESLACO RECYCLING TASK FORCE____
PARKS & RECREATION ADVISORY BOARD____
MAYOR JOE V. SANCHEZ PUBLIC LIBRARY____
PLANNING & ZONING COMMISSION____
TOWER OF HONOR____
WESLACO AIRPORT COMMITTEE____

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
JAN 18 2023
BY: nc

APPLICATION TO SERVE ON BOARD & COMMITTEES

NAME: SERGIO LOZANO DATE: 1-26-2024

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.)

P.D.S PHC

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

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

AMBULANCE ADVISORY BOARD 1
ANIMAL SHELTER ADVISORY BOARD_____
BOARD OF ADJUSTMENTS - BUILDING_____
BOARD OF ADJUSTMENTS - ZONING_____
CITIZENS DRAINAGE ADVISORY BOARD_____
CIVIL SERVICE BOARD_____
*ECONOMIC DEVELOPMENT CORPORATION*____
HOTEL OCCUPANCY TAX ADVISORY BOARD_____
WESLACO RECYCLING TASK FORCE____
PARKS & RECREATION ADVISORY BOARD_____
MAYOR JOE V. SANCHEZ PUBLIC LIBRARY_____
PLANNING & ZONING COMMISSION____
TOWER OF HONOR_____
WESLACO AIRPORT COMMITTEE_____

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nacantu@weslacotx.gov
Phone: (956) 968-3181
Fax: (956) 968-6717

FOR OFFICE USE ONLY

APPOINTED TO: _____

DATE: _____

PUBLIC ACCESS ___ **YES**
___ **NO**

RESOLUTION NO. 2024-18

A RESOLUTION OF THE CITY OF WESLACO APPOINTING TWO MEMBERS TO THE AMBULANCE ADVISORY BOARD.

WHEREAS, the City of Weslaco has established the Ambulance Advisory Board pursuant to Section 14-1(A) of Ordinance No. 78-39; and

WHEREAS, the terms of the members of this board are for two years; and

WHEREAS, the terms of the two members of this board are set to expire; and

WHEREAS, the Ambulance Advisory Board members shall serve without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following individuals are appointed to serve on the Ambulance Advisory Board.

NAME	TERM ENDING
_____	02/06/2026
_____	02/06/2026

PASSED AND APPROVED on this 6th day of February 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, **MAYOR**

ATTEST:

_____
Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, **CITY ATTORNEY**

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-67

From:
ARNOLDO BECHO

Subject:
Discussion and consideration of approval to accept Design Development documents and authorize the architect, Boultinhouse Simpson Gates, to proceed with construction and bidding documents for the new Mayor Joe V. Sanchez Public Library Project and authorize the Mayor to execute any necessary related documents. Possible action. (There was no action January 16, 2024; staffed by the Library Department.)

Background:
This initiative concludes the design process for our New Library/Library Renovation project. After discussions and a workshop with Boultinghouse Simpson Gates (BSG), city administration and BSG were able to evaluate a budget forecast and design of the New Library/Library Renovation project that is sufficient to consider movement to construction document production. At this time, BSG worked with the library board to narrow the desired look of the new library and complete the schematic elements of the design process.

The proposed design no longer includes renovation of the library theater, proposes the walkway to the theater as an alternate, proposes the outdoor area as an alternate, and proposes an expanded east-side colonnade as an alternate. By excluding the theater and proposing alternates, we are within $40K of the proposed budget. Please note that the theater space is still functional, and the library staff very much support our funds being used as proposed. If allowed, continued use of the library theater and some use of the old library building, our overall space will increase significantly.

BSG hopes that the Commission will approve or provide specific directions regarding modifications they may use to move into construction documents.

Upgrade of our facility is crucial to the continued success of library services in Weslaco. Currently, we are struggling to use our space efficiently due to a difficult footprint, we have no bathroom connected to our primary facility, and we average building maintenance costs above $15,000 yearly. That said, the library is among the most popular in the region. The community of Weslaco clearly treasures its library, and the upgrade would be invaluable to our community.

Library management feels that we are ready to proceed with construction documents. The progress made is significant enough to feel confident that we are ready to begin production of construction documents.

Contact library administration at abecho@weslacopl.us or 956.458.4983 for more information. We are happy to help.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:
NA

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
NA

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Library Board has not had the opportunity to officially vote on this measure, but individual conversations with each member suggest unanimous approval.

ADELAIDA VEGA	Created/Initiated
ARNOLDO BECHO	Approved
ANDREW MUNOZ	New
Martin Garza	

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Library management feels that we are ready to proceed to construction documents. The progress made is significant enough to feel confident that we are ready to begin production of construction documents.

Attachments, if any:
Memo - Authorize movement to the construction document production, 2024-01-06_MJVSPL_CityCommissionMtg_Architect New Library Presenation, PHASE APPROVAL FORM - Design - New Library

Responsibilities upon Approval:
Library and City Administration will work with BSG to implement construction documents and continue the project through full implementation.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

January 9, 2024

To: Adrian Gonzalez, Mayor; Adrian Farias Mayor Pro-Tem; Greg Kerr, Commissioner; Israel Gonzalez, Jr., Commissioner; Josh Pedraza, Commissioner; Letty Lopez, Commissioner; Jose "JP' Rodriguez, Commissioner; Martin Garza, City Manager
CC: MariCarmen Garcia, Andrew Munoz, Omar Rodriguez, Rosalinda Cavazos, Kayla Pena
Fr: Arnoldo Becho, Library Director
Re: Request to authorize movement to construction document production for the New Library/Library Renovation Project

This initiative concludes the design process for our New Library/Library Renovation project. After discussions and a workshop with Boultinghouse Simpson Gates (BSG), city administration and BSG were able to evaluate a budget forecast and design of the New Library/Library Renovation project that is sufficient to consider movement to production of construction documents.

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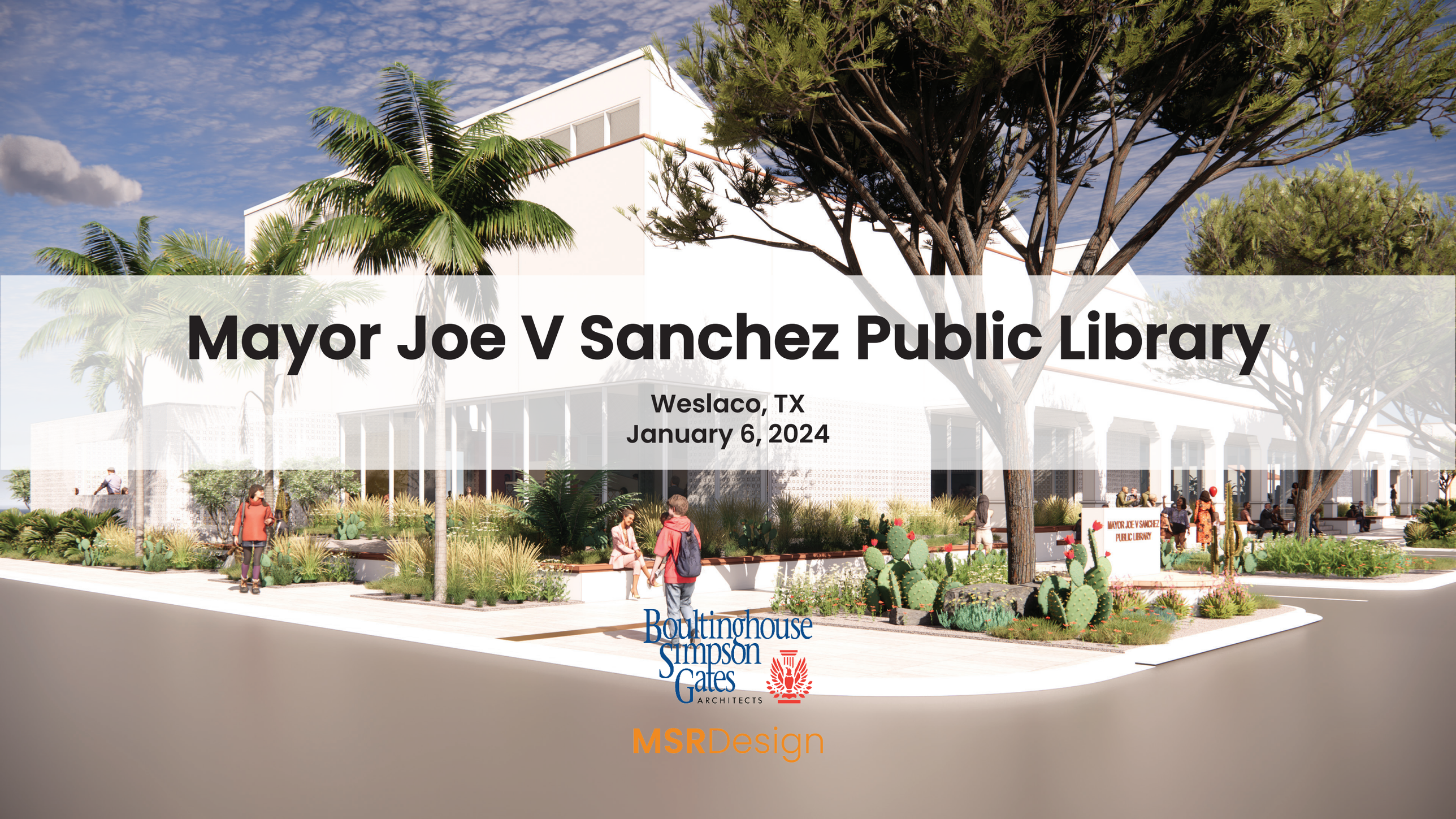
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Contact library administration at abecho@weslacopl.us or 956.458.4983 for more information. We are happy to help.

Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144
Email: abecho@weslacopl.us



Mayor Joe V Sanchez Public Library

Weslaco, TX
January 6, 2024

Boultinghouse Simpson Gates ARCHITECTS

MSRDesign

project progress







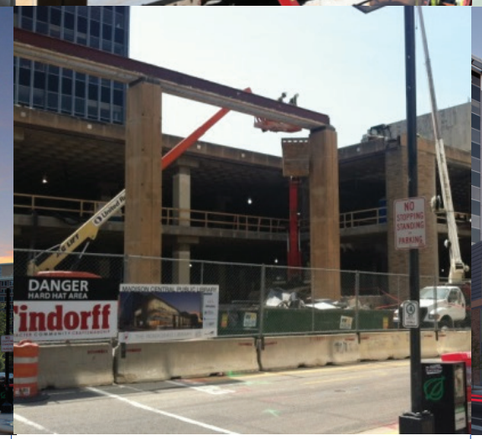














Project Scope and Programming

Schematic Design

Design Development & Construction Documents

Bidding and Construction

post-construction + move-in

agenda

- Design Development Drawings Presentation
- Project Cost Statement
- Schedule
  - Construction Documents
  - Bidding and Contract Award
  - Construction Phase

building exterior

llbrary addition and existing - Kansas elevation



library addition - Kansas elevation



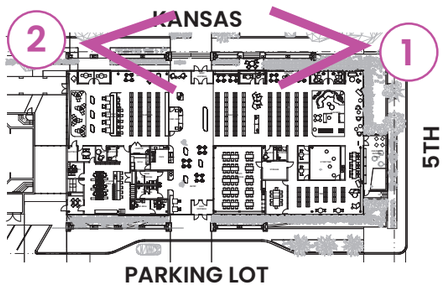
building entries - Kansas



Approach from 5th and Kansas (headed south)



Approach from Existing Library



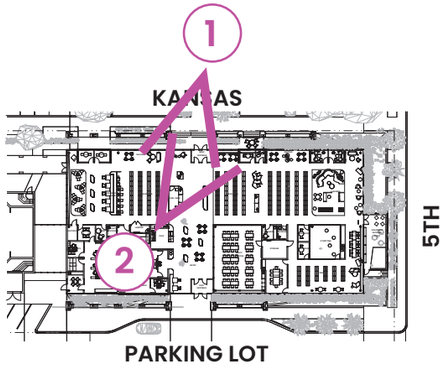
building entries - Kansas



West Entrance - Exterior



West Entrance - interior



library addition - east (parking lot) entry



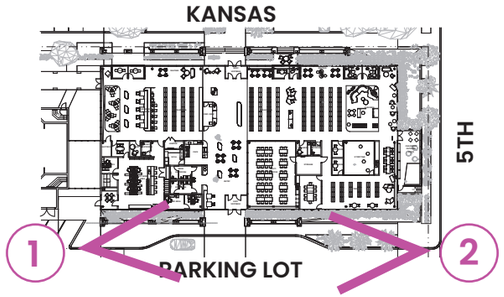
building entries - east



Sidewalk under drop off / pickup canopy.
Headed North



Drop-off / Pickup canopy, from drive aisle



building assemblies and materials



Skip-trowelled, “Monterrey” style stucco to match existing



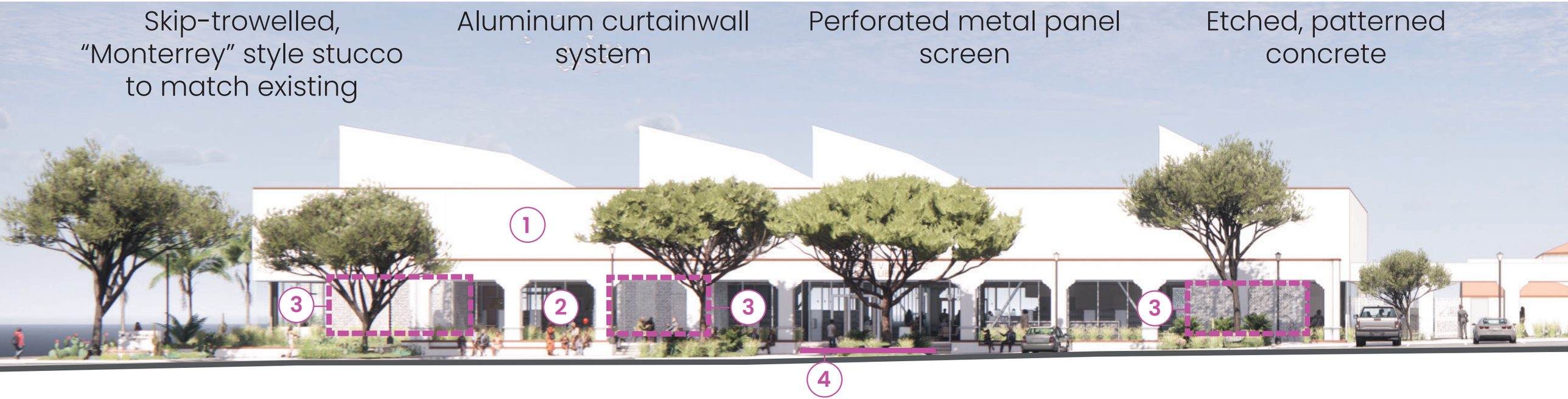
Aluminum curtainwall system



Perforated metal panel screen



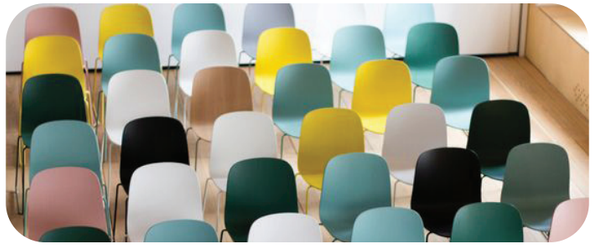
Etched, patterned concrete



building interior

building plan







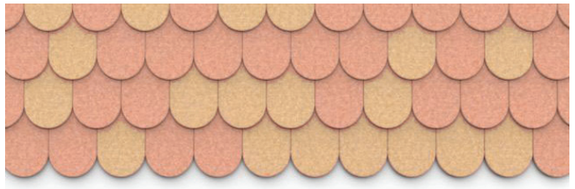

LUUM











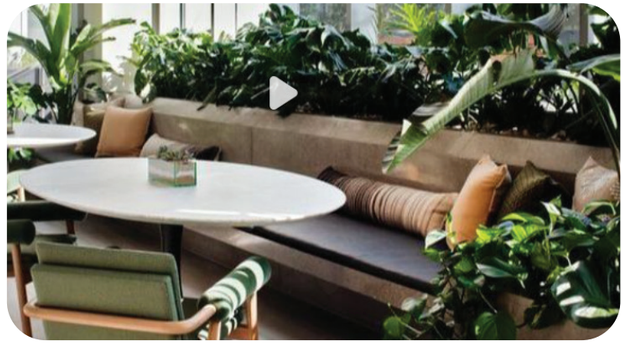


















THE QUIET PERCH

THE WATERING HOLE

THE ACTIVE FLOCK



project cost update

project cost summary

Budget

$10,700,000 total project budget

- $7,000,000 construction costs
- $500,000 FFE costs
- $3,200,000 soft costs

Construction Costs

$8,198,750 DD construction estimate (does not include FFE)

FFE Costs

$500,000 Budgeted. Used for Library Equipment, Furniture, shelving, etc.

project cost summary

Soft Costs

$2,330,593 to date.

- architects basic & additional services fees
- owners consultant fees
- geotechnical engineering
- code testing & allowances
- boundary & topographic surveys
- moving costs demolition & remediation
- new theater wall and demolition at Porter Doss building
- TDLR registration & inspection
- improvements beyond immediate building: new parking lot, Kansas Ave R.O.W improvements, site signage

project cost update - DD phase pricing summary

Construction Cost as of DD Estimate	$8,198,750
FFE Budget	$500,000
Soft Cost Total	$2,330,593
TOTAL PROJECT COST ESTIMATE	**$11,029,343**

Total Project Budget	$10,700,000
Project Costs in Excess of Budget	**$329,343**

Potential Alternates to Reduce Cost

▪ Alternate 1: Colonnade and Canopy	$133,000
▪ Alternate 2: Outdoor Program Area	$60,000
▪ Alternate 3: Covered Connection	$100,000
▪ TOTAL VALUE OF ALTERNATES	$293,000

bid alternate 1: full length colonnade and canopy

first priority for project

Construction Costs currently include the entire east colonnade, seat wall and canopy extents shown in the image

A bid alternate will be used to determine the costs of the areas shaded in magenta separately



bid alternate 2: north outdoor program area

second priority for project

Construction Costs currently include the cost of this outdoor patio and children's program space - retaining walls, stairs fencing and finishes.

A Bid Alternate will be used to provide the cost of this feature separately





bid alternate 3: covered connection

third priority for project

Construction Cost currently include a covered connection between the existing Theater and the New Library Addition.

A Bid Alternate will be used to provide the cost of the covered connection shown in the magenta dashed area separately.



Next Steps

Preliminary schedule for remainder of project design, construction and move-in.

- **Approval of Design Development Phase**: January, 2024
- **Construction Documents Phase**: 5 Months: January - June 2024
- **Bidding and Contracting**: 2 Months: July - August 2024
- **Construction Phase**: 12-Months: September 2024 - September 2025.
- **FFE Phase**: Concurrent with Construction and Occupancy Phases.
- **Substantial Completion:** Early October, 2025
- **Occupancy: 2 months**: October - November 2025
- **Grand Opening**: Early December 2025

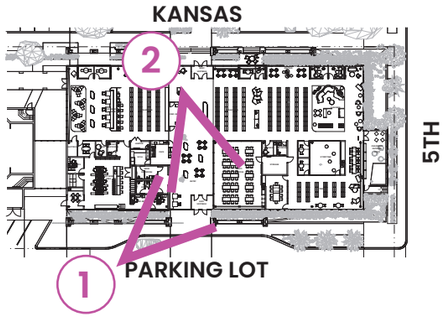
building entries - east



East Entrance - exterior



East Entrance - Interior



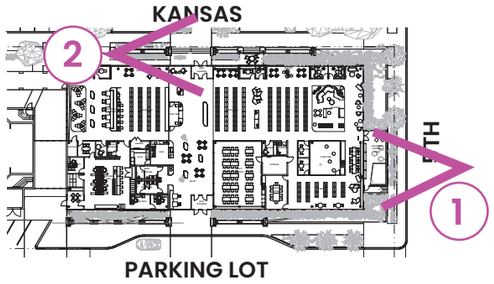
screens and fencing - views



Outdoor Play Area Fencing along 5th.
Opening in Fencing for views to and from Maker Space at interior of Library in Children / Teen area.



Sun Screen Panels under Colonnade



screens and fencing - views



screens and fencing - views



building materials and assemblies



Tradition painted
Talavera tile

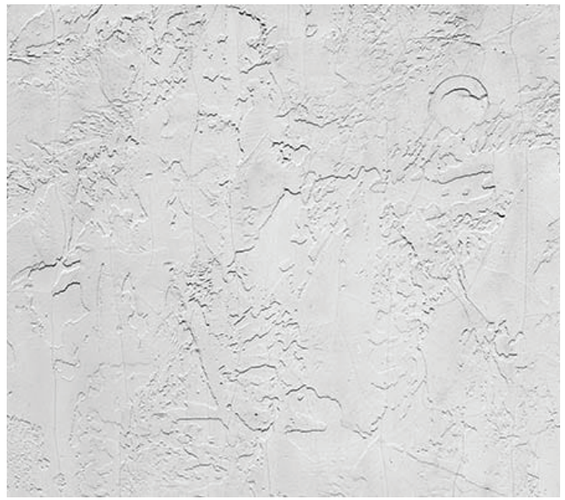


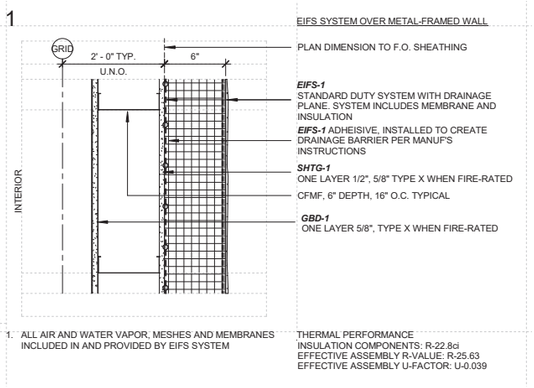
Perforated panel sun
screen



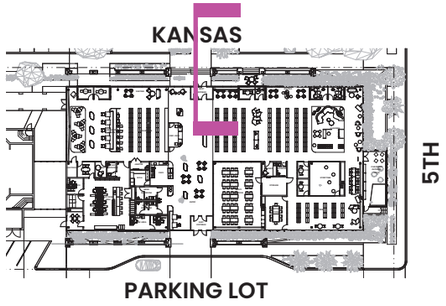
Perforated Panel with
Talavera style patterns

building materials and assemblies

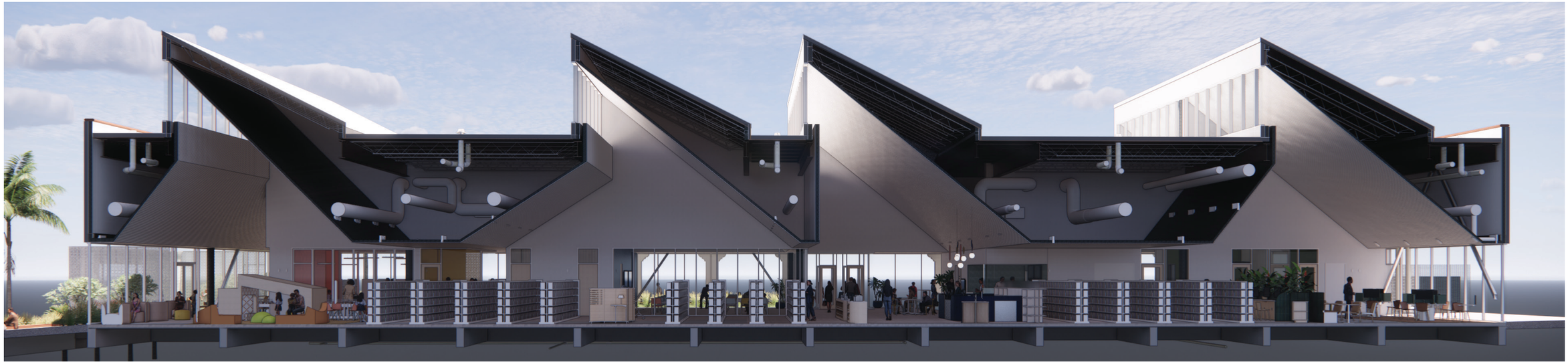


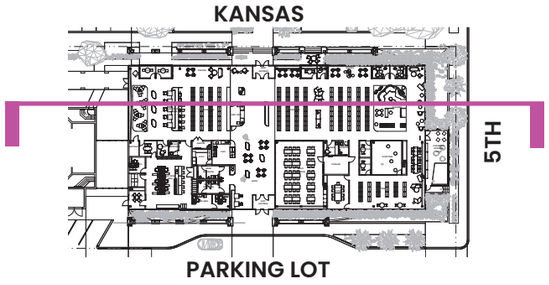




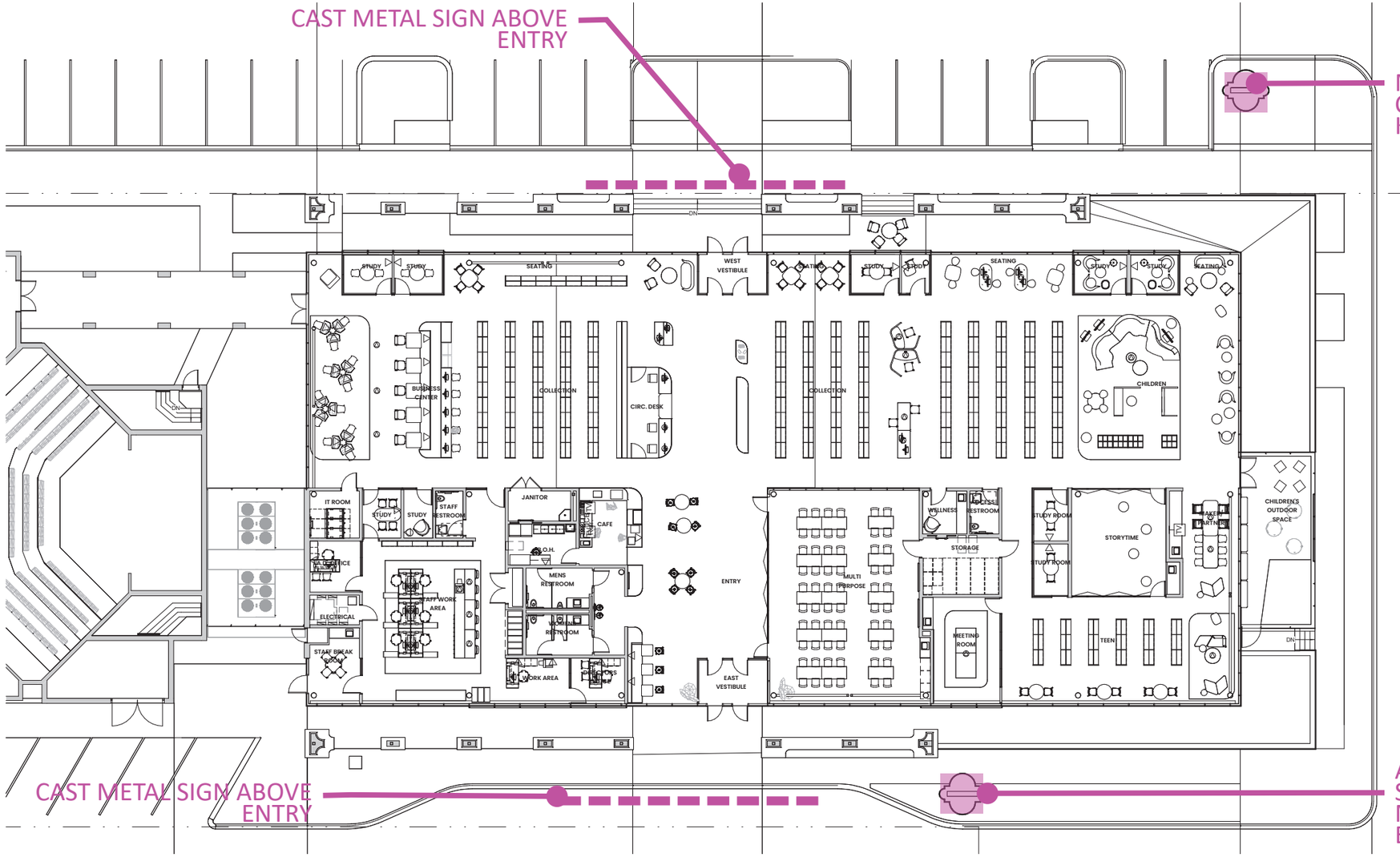


building materials and assemblies





signs - potential locations



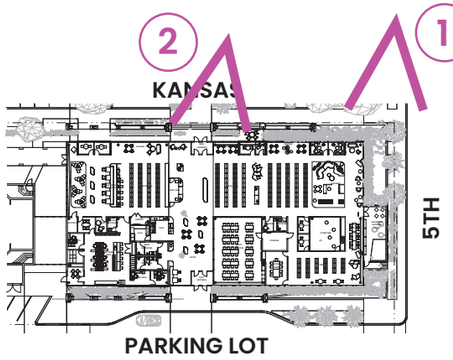
signs - facing Kansas



Monumental sign in landscape at 5th and Kansas



Cast signage above entry



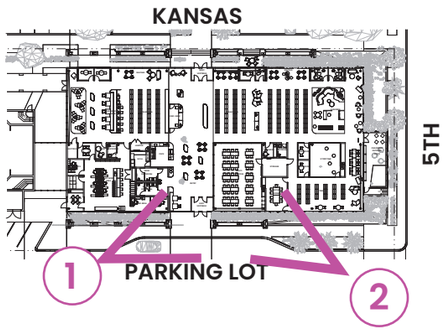
signs - facing parking



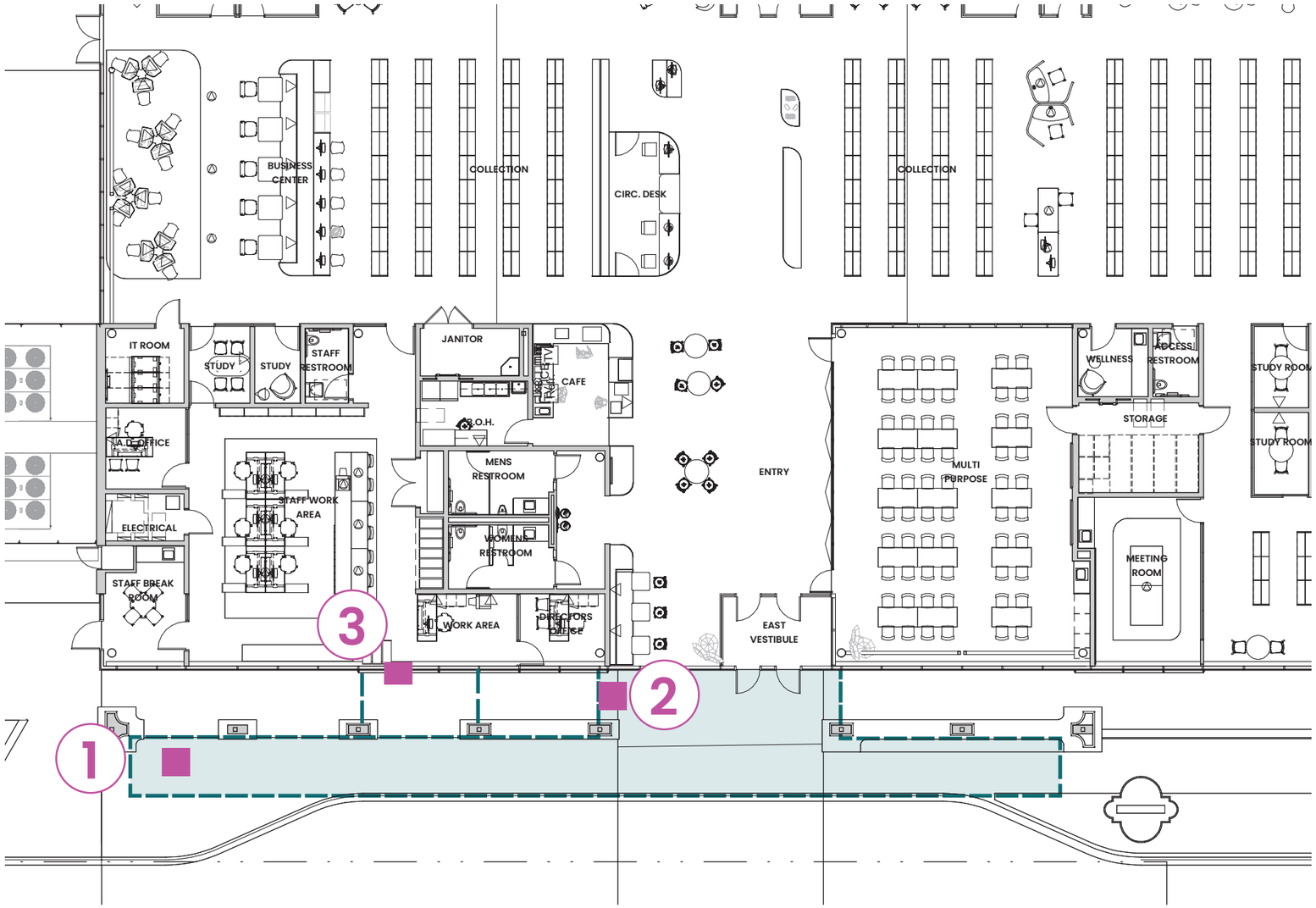
cast, illuminated sign above drop-off canopy



Alternate option to provide signage at an additional monumental sign.



book drops - potential locations



Location 1 :
End of Drive to prevent cars stacking up.

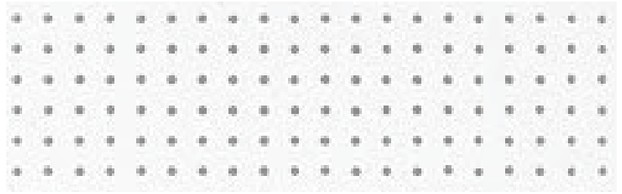
Location 2:
Adjacent to entry to allow for less canopy coverage

Location 3:
Through-Wall into staff work area

INTERIOR CONCEPT



backdrop / canvas



ceilings - perforated gypsum



terracotta

walls - gypsum



flooring - concrete

walls - glass



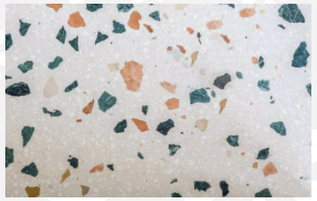
wood

feature areas



wallcoverings

+



countertops



specialty tile

furniture + finishes

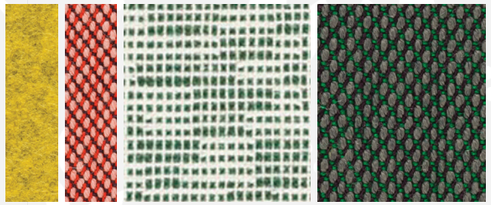


lounge pieces

+

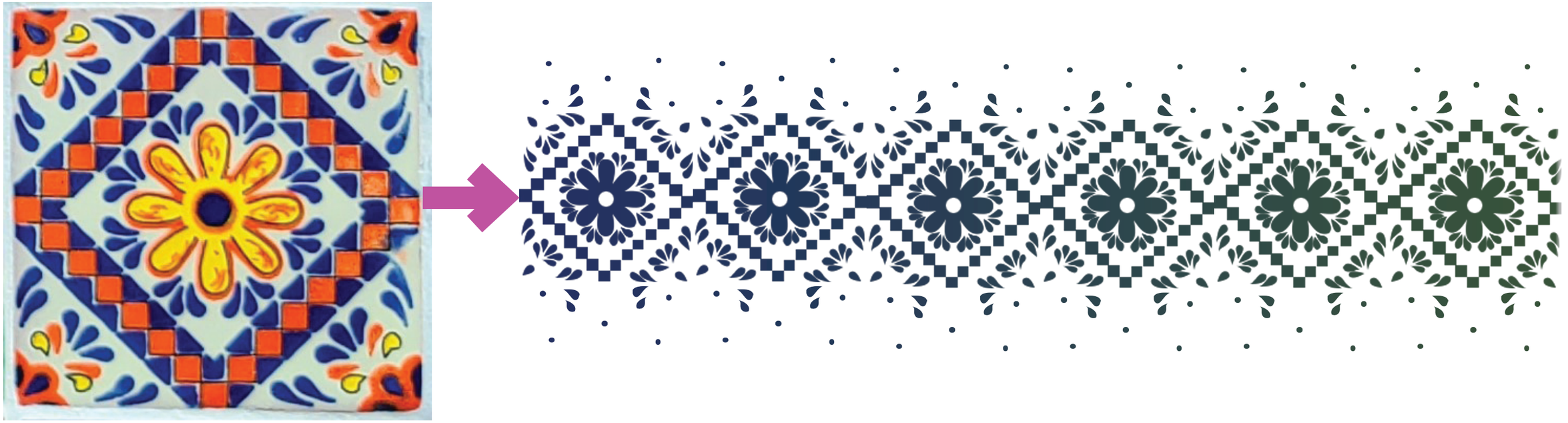


chairs



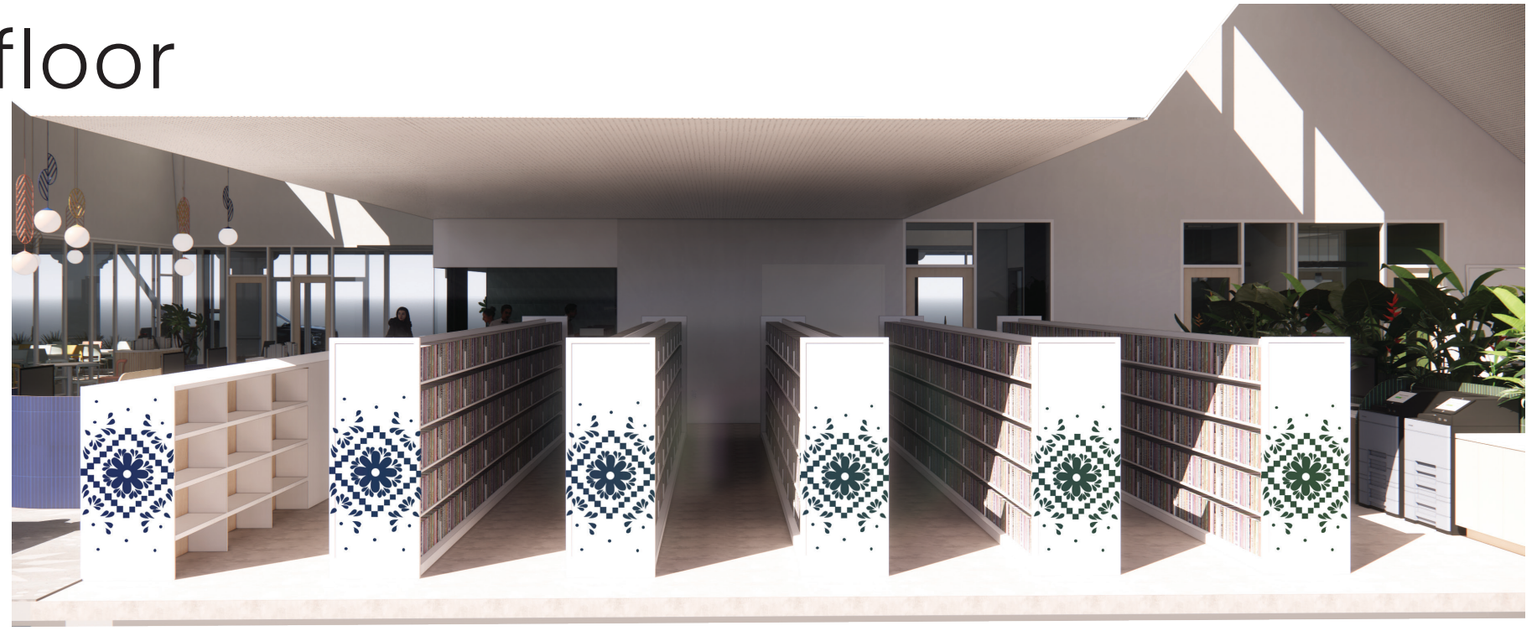
textiles

design endpanels/floor



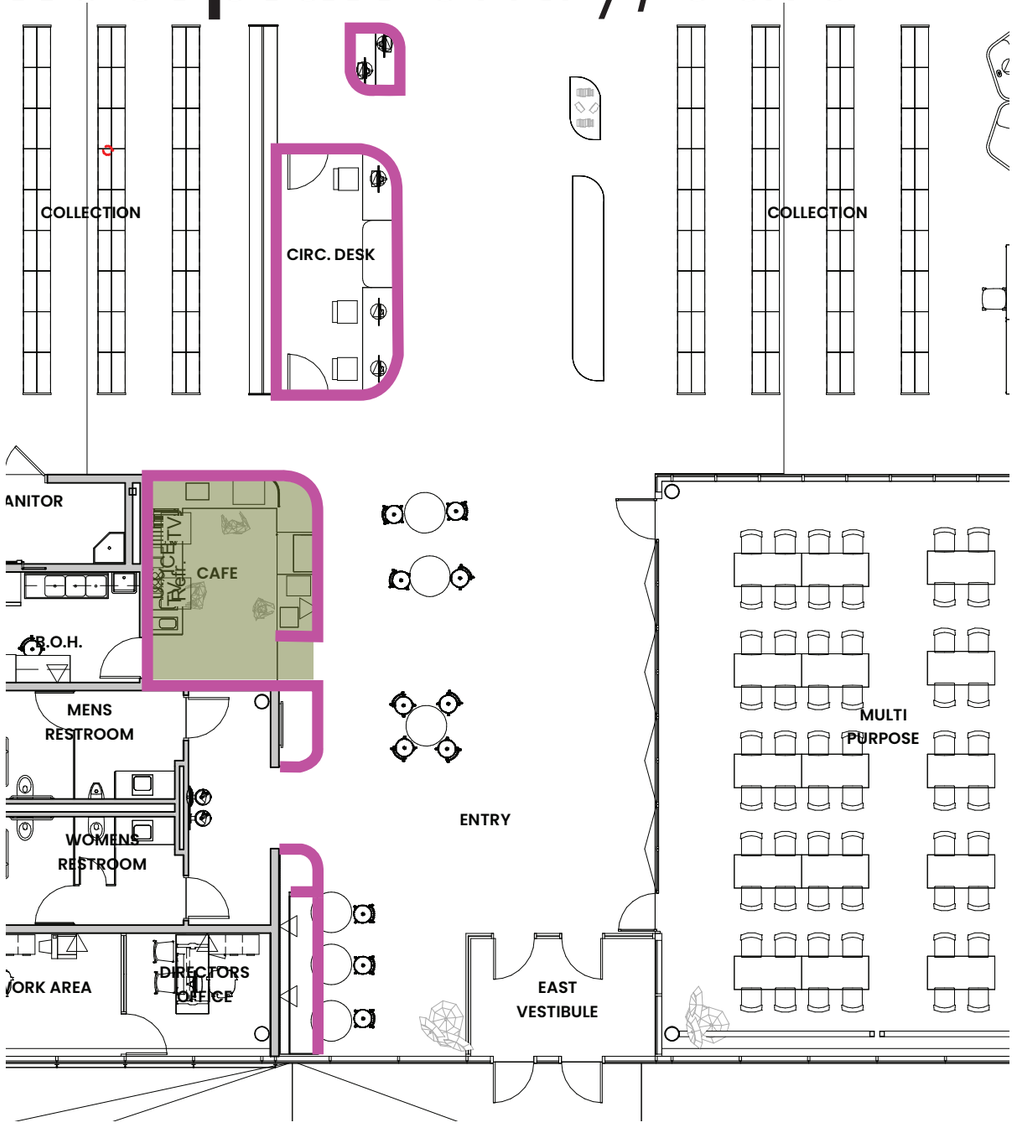
design endpanels/floor







floorplan entry/cafe



tile

acoustic













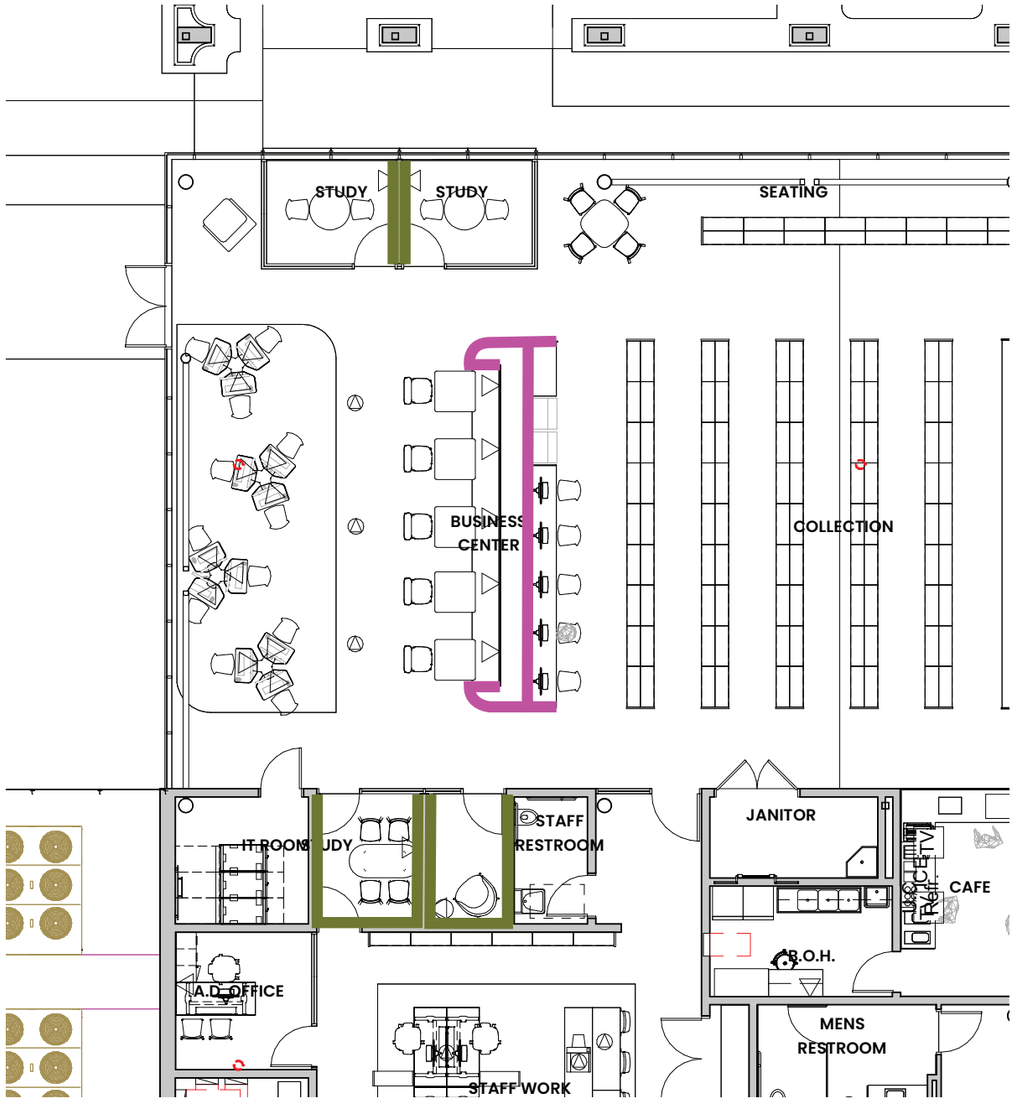
3D entry/cafe



3D entry/cafe



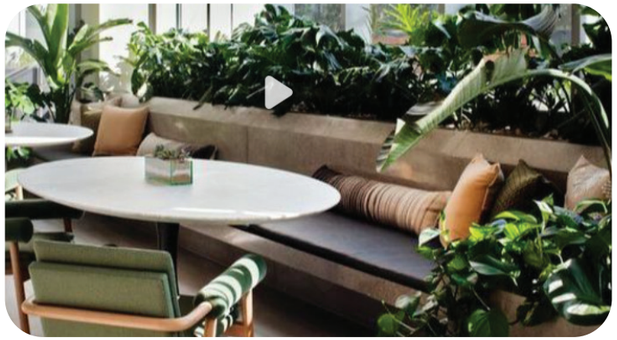
floorplan business



tile

acoustic











3D business center



floorplan multipurpose room



tile

acoustic

drapery













3D multipurpose room



floorplan storytime/maker space/teens

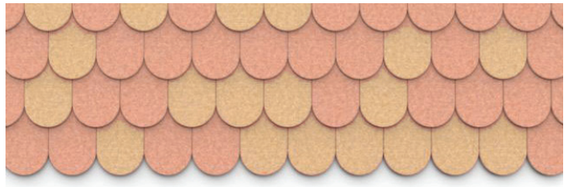


tile

acoustic

drapery











3D storytime



3D teens



floorplan children's



PHASE APPROVAL FORM

DATE: January 29, 2024

TO: Martin Garza, City Manager
City of Weslaco, Texas
Attn: Arnold Becho

RE: PHASE APPROVAL

Mayor Joe V. Sanchez Public Library
Alterations and Addition to Existing Building

APPROVED: Design Development Documents
Reference Article (1.1) (1.2) (1.3) of Owner/Architect Agreement.

ATTENTION:
Boultinghouse Simpson Gates Architects

By execution of this document, you are hereby authorized to proceed with preparation of the Construction & Bidding Documents for the Project. This authorization is made after our January 6, 2024 review of the Design Development Documents as prepared by Boultinghouse Simpson Gates Architects and the Design Team.

_____ No Exceptions
_____ Exceptions as per attached list

List of Documents:	Date:
Design Development Documents	January 6, 2024

The current Fixed Limit Budget of Construction Cost is authorized at Ten Million, Seven Hundred Thousand ($10,700,000) Dollars.

OWNER:

By: _____

Title/Date: _____

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-71

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Teresa Ramos to approve a Conditional Use Permit to operate an event center at 2420 E Business 83, also being West Tract N355.23' IRR TR LOT 1 FT 702 1.44AC GR 1.30AC NET, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on January 5, 2024.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 20, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of January 17, 2024.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
CUP-205 E Bus 83 Ste A - Memo, 205 E Bus 83 Ste A- Application, Notice and Radius Map, 2420 E Bus 83- Aerial

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: CUP- 205 E Business 83 Ste A

DATE: January 10, 2024

The applicant is proposing to obtain a permit for a new event center. The owner has already gone through the permitting process and had addressed all staff's comments. The site will host small children's parties and will not allow on site cooking or alcohol. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

USE-000551-2023

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. Deadline to submit request is 30 days prior to the meeting.

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

FILE NO._____

NOV 17 2023

PROPOSED PROJECT

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

Lot 1 and 2 & abandoned 3rd st. Block 27

Subdivision Name Original Town-Site of Weslaco

Street Address 205A E Business 83 Weslaco TX 78596

Existing Zoning Commercial Existing Land Use Commercial

Purpose for the Conditional Use Permit Request Event Center primarily for the use Kids events

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

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

APPLICANT

Name Cynthia Mae Gonzalez / Dominique Contreras Phone (956) 975-7466

Address 9161 N Mile 4 W Fax:_____

City Mercedes State TX Zip Code 78570 E-Mail: cynthiamae90@gmail.com
miniglamspa@gmail

OWNER

Name TED P. SUNDERLAND Phone 956-463-3552

Address 203 E. Business 83, Suite 408 Fax:_____

City WESLACO State TX Zip Code 78596 E-Mail: alandapart@aol.com

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

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

Yes_____ No ✓

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

Signature _____ Date 11/17/23
Owner

Signature _____ Date 11/17/2023
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site — Date _____

P & Z Notice of Public Hearing Published in Newspaper — Date _____

City Commission Notice of Public Hearing Published in Newspaper — Date _____

Presented to P & Z Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

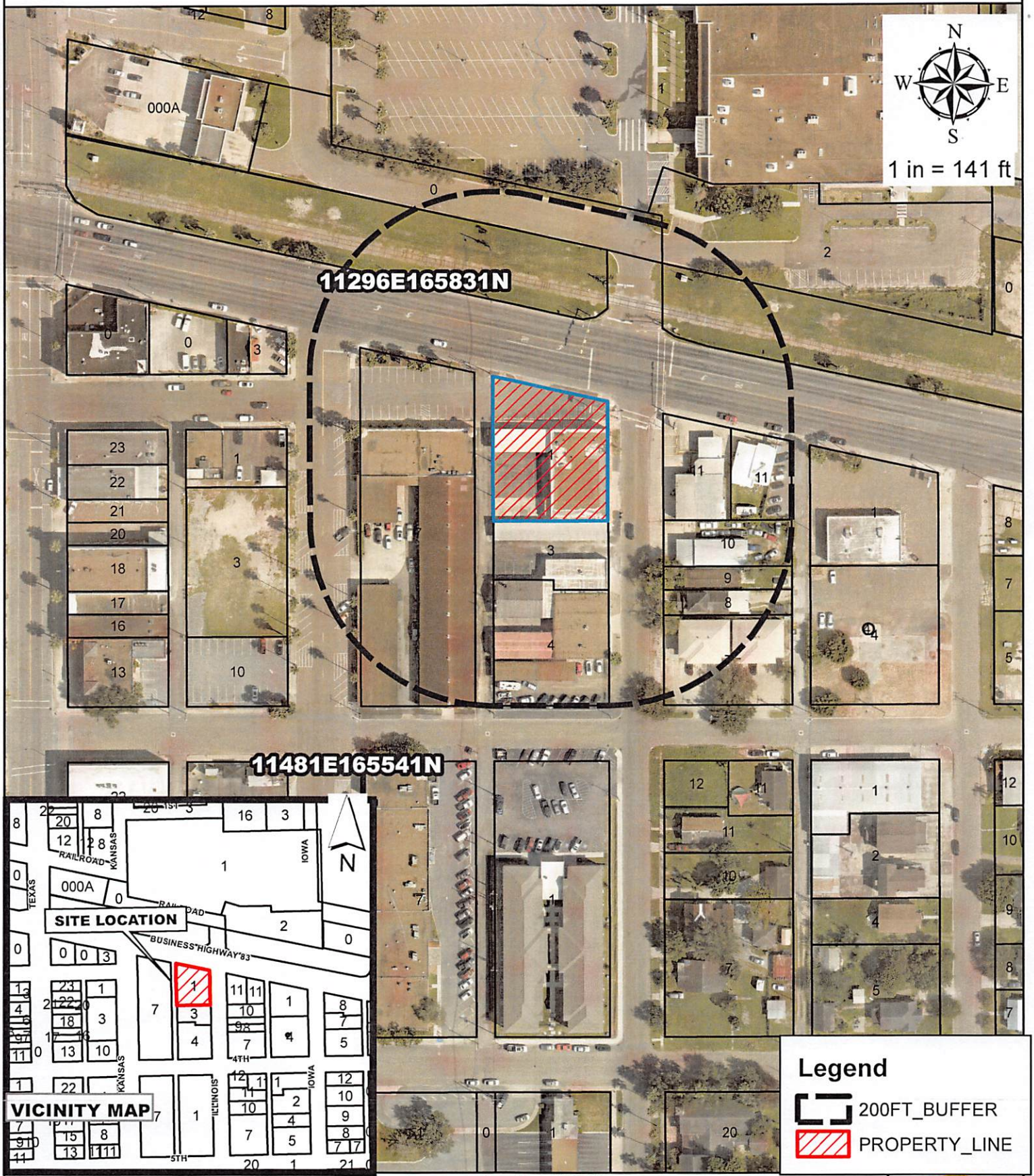
Presented to City Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Cynthia Mae Gonzalez and Dominique Contreras.
205 E Business 83 Suite A
Weslaco Original Townsite

Purpose for the CUP Request

Existing zoning:	B-3
Existing land use:	Mixed use Commercial
CUP Request:	Event Center

City of Weslaco Code Enforcement Dept.

DEC 13, 2023

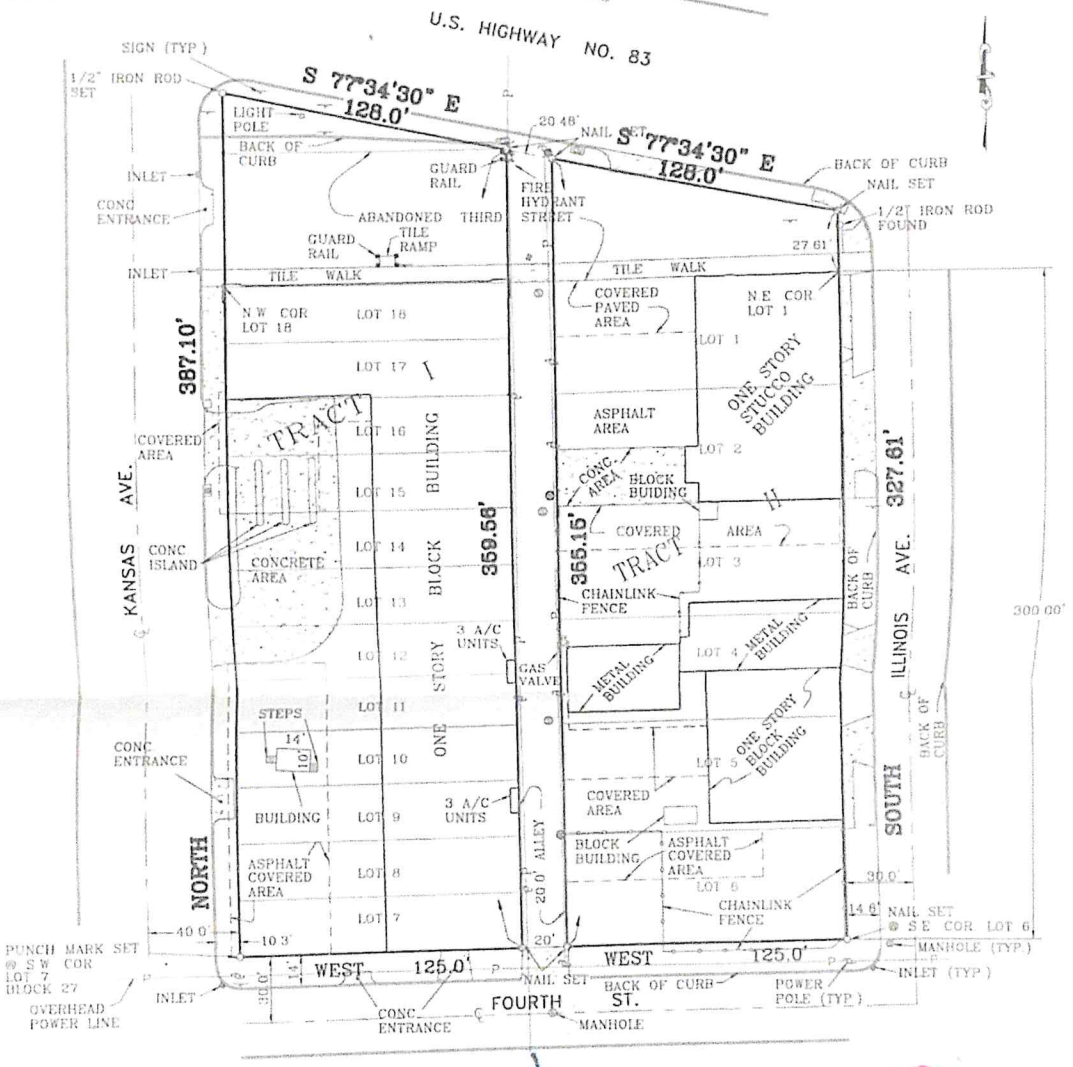
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2230-00-000-0002-00 WESLACO ALBERTSON'S COMMERCIAL 0 S ILLINIOS	L: 248982 B: 0
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-000-0000-21 WESLACO ORIGINAL TOWNSITE 61.43' X TO RR IN ILLINOIS ST 0.08AC 0 WESTGATE DR	L: 14981 B: 0
SUNDERLAND TED PAUL 720 LION LAKE DR N WESLACO TX 78596	W2300-00-027-0001-00 WESLACO ORIGINAL TOWNSITE LTS 1 & 2 .15X27.6' NORTH OF LOT 1 BLK 27 209 E BUS HWY 83	L: 100736 B: 45495
SUNDERLAND TED PAUL 720 LION LAKE DR N WESLACO TX 78596	W2300-00-027-0007-00 WESLACO ORIGINAL TOWNSITE BLK 27 RTH BETWEEN 3RD & BUS 83 203 E BUS HWY 83	L: 265341 B: 464316
WESLACO GARDEN APARTMENTS 204 E CANO ST EDINBURG TX 78539	W2300-00-028-0007-00 WESLACO ORIGINAL TOWNSITE BLK 28 301 E 4TH ST	L: 57715 B: 414646
ORTIZ HERMILO 309 S ILLINOIS AVE WESLACO TX 78596	W2300-00-028-0008-00 WESLACO ORIGINAL TOWNSITE BLK 28 OF 8 309 S ILLINOIS AVE	L: 13916 B: 45999
VALADEZ TERESA 307 S ILLINOIS AVE WESLACO TX 78596	W2300-00-028-0009-00 WESLACO ORIGINAL TOWNSITE N 1/2 307 S ILLINOIS AVE	L: 12425 B: 31989
ELENDER SYLVIA MARTINEZ 606 W 14TH ST WESLACO TX 78596	W2300-00-028-0010-00 WESLACO ORIGINAL TOWNSITE BLK 28 305 S ILLINOIS AVE	L: 42000 B: 22670
MORALES JAVIER 12403 BAIL BOND DR EDINBURG TX 78542	W2300-00-028-0011-00 WESLACO ORIGINAL TOWNSITE E66' 303 E BUS HWY 83	L: 39600 B: 45535
HORTA HECTOR 300 E BUSINESS 83 WESLACO TX 78596	W2300-00-028-0011-01 WESLACO ORIGINAL TOWNSITE W74'LOT 301 E BUS HWY 83	L: 44400 B: 69691
SUNDERLAND TED PAUL 720 LION LAKE DR N WESLACO TX 78596	W2300-00-027-0003-00 WESLACO ORIGINAL TOWNSITE ALL LT 3 .70' LOT 4 BLK 27	L: 48574 B: 19649
SUNDERLAND TED PAUL 720 LION LAKE DR N WESLACO TX 78596	W2300-00-027-0004-00 WESLACO ORIGINAL TOWNSITE AN IRR ALL LOTS 5 & 6 BLK 27	L: 94059 B: 38257

SUBJECT TO RESTRICTION

1. ROADWAYS, EASEMENT AND RESTRICTIONS AS SHOWN ON THE MAP AND DEDICATION OF ORIGINAL TOWNSITE OF WESLACO, REC. IN VOLUME 2, PG. 30, M/R H.C.TX.

2. ALLEY AND UTILITY EASEMENT REC. IN VOL. 1088, PG. 101, D/R H.C.TX.

FLOOD INSURANCE RATE MAP OF COMMUNITY
PANEL NO.: 480349 0005 B
REVISED DATE: MARCH 4, 1980
ZONE: "C" AREAS OF MINIMAL FLOODING
ADDRESS: 203 & 209 E. U.S. BUSS. HWY "83"
WESLACO, TX. 78596



PLAT OF SURVEY

TRACT I: A TRACT OF LAND, BEING ALL OF LOTS 7 THROUGH 18, INCLUSIVE, BLOCK 27, TOGETHER WITH A PORTION OF ABANDONED THIRD STREET AND AN UNNUMBERED TRIANGULAR-SHAPED TRACT LYING BETWEEN THIRD STREET AND BUSINESS HIGHWAY 83, ALL OUT OF THE ORIGINAL TOWNSITE OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 2, PAGE 30, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

TRACT II: A TRACT OF LAND, BEING ALL OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 27, TOGETHER WITH A PORTION OF ABANDONED THIRD STREET, ALL OUT OF THE ORIGINAL TOWNSITE OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 2, PAGE 30, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

SURVEYED FOR: TED P. SUNDERLAND AND WIFE MARCO M. SUNDERLAND

SCALE: 1" = 50'

"THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 10/23/13; THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON."

THIS SURVEY IS DONE FOR THE EXCLUSIVE USE OF THE OWNER AND IS NOT VALID AFTER 6 MONTHS WITHOUT AN ORIGINAL SEAL AND SIGNATURE

JUAN GARCIA JR. R.P.L.S. #4203

STATE OF TEXAS REGISTERED JUAN GARCIA JR. 4203 PROFESSIONAL LAND SURVEYOR

J N H

SURVEYING CO., LLC.
(956) 423-1702

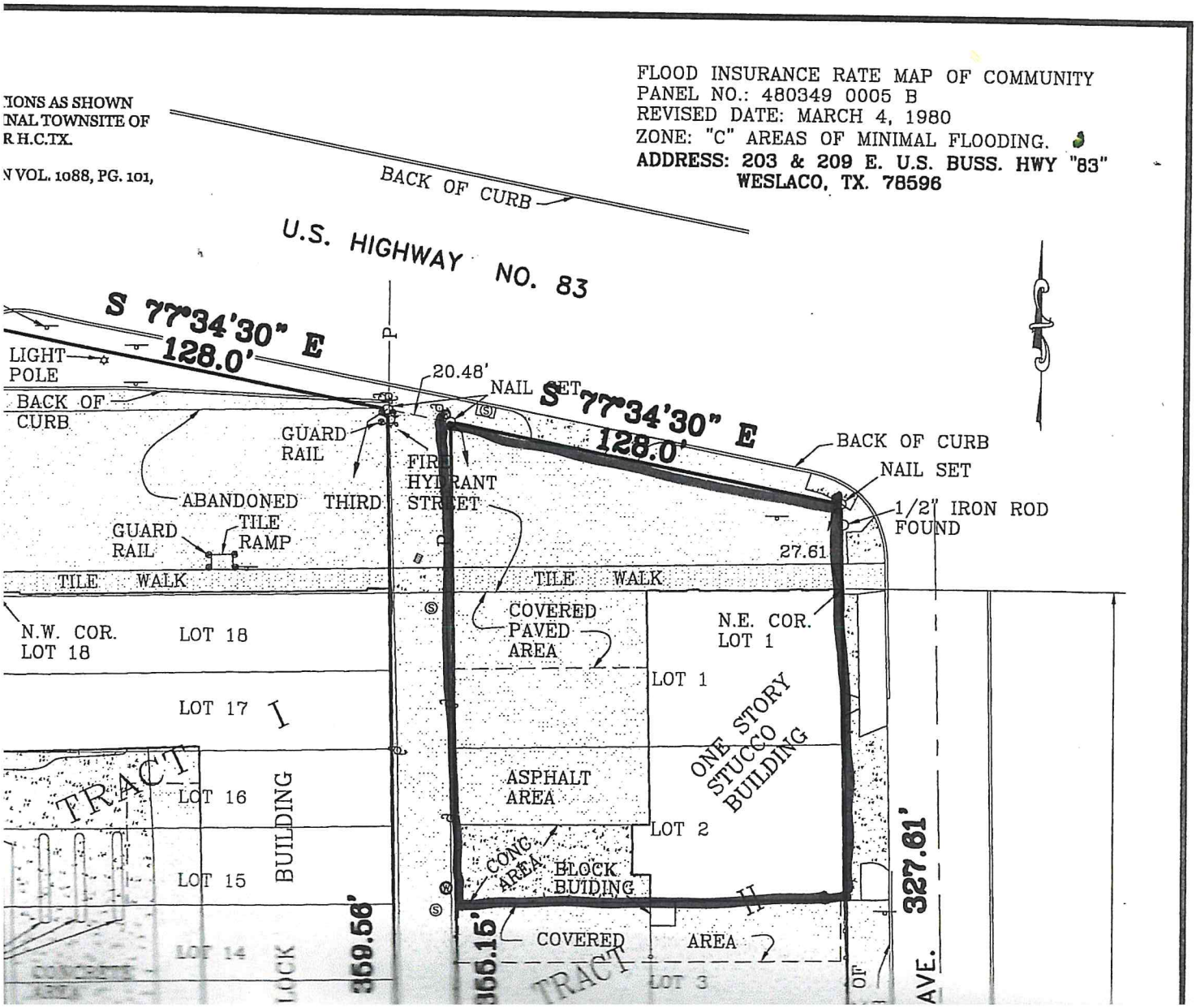
GF NO. 136509

JOB NO.: JN4725

IONS AS SHOWN
NAL TOWNSITE OF
R H.C.TX.

N VOL. 1088, PG. 101,

FLOOD INSURANCE RATE MAP OF COMMUNITY
PANEL NO.: 480349 0005 B
REVISED DATE: MARCH 4, 1980
ZONE: "C" AREAS OF MINIMAL FLOODING.
ADDRESS: 203 & 209 E. U.S. BUSS. HWY "83"
WESLACO, TX. 78596

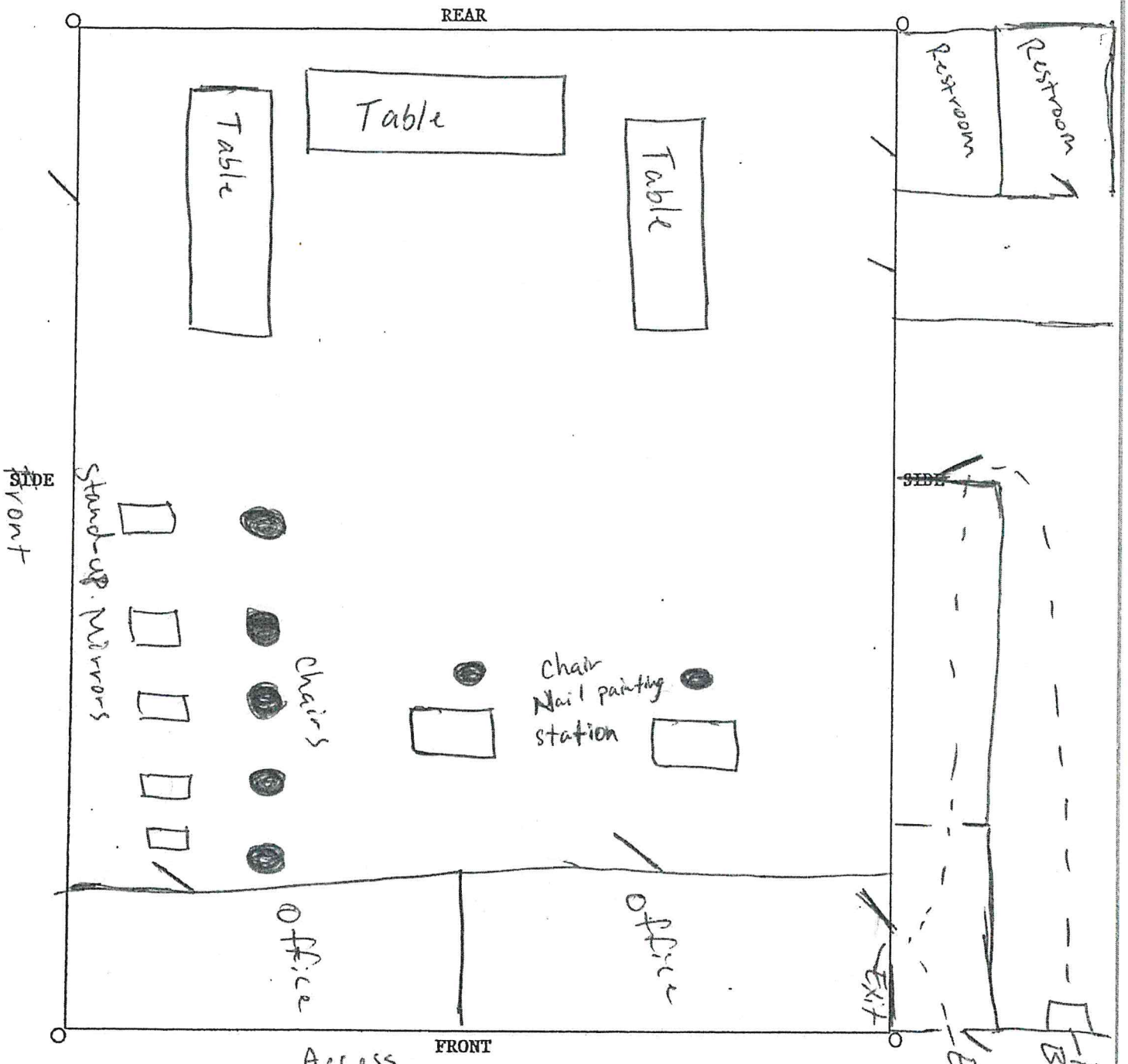


COMM-00 8236-2023
(Suite A)

11/14/2023

Attach to application

Date: 11/10/23



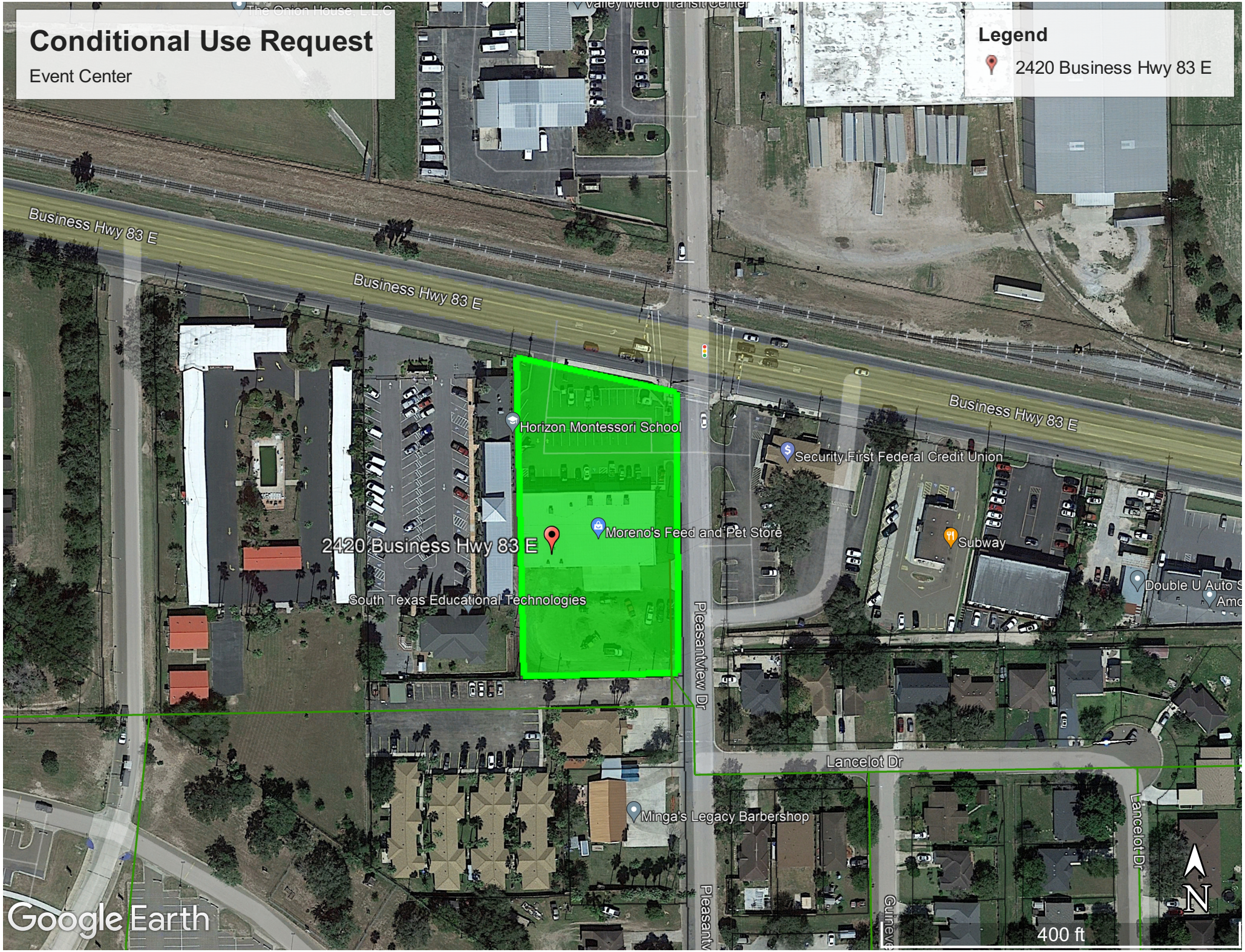
Description of improvement: to Electrical panel

Width of lot: _____

Depth of lot: _____

Also indicate the distance between structures on site plan.

For review you must indicate the front, side, and rear setbacks from property lines.


Conditional Use Request
Event Center
Legend
2420 Business Hwy 83 E
Business Hwy 83 E
Business Hwy 83 E
Business Hwy 83 E
Horizon Montessori School
Security First Federal Credit Union
Moreno's Feed and Pet Store
Subway
2420 Business Hwy 83 E
South Texas Educational Technologies
Pleasantview Dr
Lancelot Dr
Minga's Legacy Barbershop
Lancelot Dr
Google Earth
400 ft
N

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-72

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Glazer's Beer and Beverage of Texas, LLC. to approve a Conditional Use Permit to obtain a Wholesaler's Permit and Branch Distributor's License, at 3311 Development Drive, also being Lot 12, Mid-Valley International Industrial Park Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a Wholesaler's Permit and Branch Distributor's License. Seven (7) property owners within 200 feet of the applicant's property were notified by letter on January 5, 2024.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 20, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of January 17, 2024.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
CUP-3311 Development Dr. - Memo, 3311 Development Dr. -Application, Notice, Radius Map, 3311 Development Dr- Aerial

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: CUP- 3311 Development Dr.

DATE: January 30, 2024

The applicant is proposing to obtain a permit for a Local distributors license and will be for the new Glazers site at mind Valley International Industrial Park. The site will host small children's parties and will not allow on site cooking or alcohol. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO._____

PROPOSED PROJECT

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

Lot 12 Block _____

Subdivision Name Mid-Valley International Industrial Park Subdivision

Street Address 3311 Development Drive

Existing Zoning Light to heavy industrial use Existing Land Use under construction

Purpose for the Conditional Use Permit Request warehousing and distribution of alcoholic and non-alcoholic beverages

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

_____

_____$300.00 non-refundable filing fee.
_____Detailed dimensioned site plan/map must be submitted with this request.
_____Survey and metes and bounds if the legal description is a portion of a lot.
_____City and school tax receipts attached.
_____I have received a copy of "CUP Application Instructions"

APPLICANT

Name Adrian Leal, Vice President & General Manager, Glazer's Beer and Beverage of Texas, LLC Phone 956-605-2087

Address 2000 Redbud Fax:_____

City McAllen State TX Zip Code 78502 E-Mail: adrian.leal@glazersbeer.com

OWNER

Name Glazer's Weslaco, LLC Phone 972-392-8110

Address 14911 Quorum Drive, Suite 200 Fax:_____

City Dallas State TX Zip Code 75254 E-Mail: angela.lilly@glazersbeer.com

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

Revised Form December 6, 2016

Please do not alter this application.

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

Yes_____ No X_____

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

Signature Michael Glazer Executive Vice President and Secretary Date 12/13/23
Owner

Signature General Manager Date 12/13/23
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site Date _____

P & Z Notice of Public Hearing Published in Newspaper Date _____

City Commission Notice of Public Hearing Published in Newspaper Date _____

Presented to P & Z Commission Date _____
Approved _____ Disapproved _____ Tabled _____

Presented to City Commission Date _____
Approved _____ Disapproved _____ Tabled _____

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

42,723

TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

WHOLESALER'S DISTRIBUTOR'S MANUFACTURER'S PREQUALIFICATION PACKET

L-W (9/2019)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13 Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.

All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. ***www.tabc.texas.gov/laws/code_and_rules.asp***

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add a Subordinate License/Permit Number_____

☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number_____

☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number_____

2. Type of Wholesaler's, Distributor's, and Manufacturer's License/Permit

☒	**W**	Wholesaler's Permit	☐	**J**	Bonded Warehouse Permit
☐	**X**	General Class B Wholesaler's Permit	☐	**JD**	Bonded Warehouse Permit (Dry Area)
☐	**O**	Private Carrier's Permit	☐	**BB**	General Distributor's License
☐	**L**	Private Storage Permit	☒	**BC**	Branch Distributor's License
☐	**K**	Public Storage Permit	☐	**BI**	Importer's License
☐	**GS**	Winery Storage Permit	☐	**BJ**	Importer's Carrier's License
☐	**GF**	Winery Festival Permit	☐	**BA**	Manufacturer's License – allows on-premise consumption
☐	**DA**	Brewer's Self Distribution Permit	☐	**B**	Brewer's Permit – allows on-premise consumption
☐	**DB**	Manufacturer's Self Distribution License	☐	**D**	Distiller's and Rectifier's Permit – allows on-premise consumption
☐	**G**	Winery Permit – allows on-premise consumption			

3. Trade Name of Location (Name of distribution company, distillery, etc.)
Glazer's Beer and Beverage of Texas, LLC

4. Location Address of Primary Permit
3311 Development Drive

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78599

5. Mailing Address	City	State	Zip Code
14911 Quorum Drive, Suite 200	Dallas	TX	75254

6. Business Phone No.	Alternate Phone No.	E-mail Address
972-392-8090	972-392-8110	angela.lilly@glazersbeer.com

OWNER INFORMATION

7. Type of Owner

☐ Individual	☐ Limited Liability Partnership	☐ Joint Venture
☐ Partnership	☐ Corporation	☐ Trust
☐ Limited Partnership	☒ Limited Liability Company	☐ Other _____

8. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
Glazer's Beer and Beverage, LLC

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact **phone and email are mandatory and must be active and updated regularly**. If additional information is needed, it will be requested from this contact person. **Delays in responding to requests may delay the processing and approval of your license/permit.**

9. Contact Person:	Relation to Business:
Angela R. Lilly	VP & General Counsel
Phone (mandatory):	Email (mandatory):
972-392-8110	angela.lilly@glazersbeer.com

TABC DATESTAMP

10. Are you, the applicant a veteran-owned business?	☐ Yes	■ No
11. Are you, the applicant a Historically Underutilized Business (HUB)?	☐ Yes	■ No

13. If Applicant is:	**Who Must be Listed Below:** *(attach L-OIC if additional space is needed).*
Individual	Individual Owner
Partnership	All Partners
Limited Partnership	All General Partners
Corporation	All Officers
Limited Liability Company	All Officers or Managers
Joint Venture	Venturers
Trust	Trustee(s)

Last Name	First Name	MI	Title
Glazer	Bennett	J	Manager
Glazer	Michael	S	Manager
Stuart	Barkley	J	Manager

DISTILLER'S/RECTIFIER'S PERMIT (D), BREWER'S PERMIT (B), MANUFACTURER'S LICENSE (BA)
60-DAY SIGN INFORMATION

14. As required under Section 11.391 and 61.381, enter the exact date this sign was posted at your location.	Exact Date (MM/DD/YYYY)

15. Does the applicant, intend to sell for on-premise consumption during the life of this license/permit? ☐ Yes ☐ No
This permission will not be allowed without city/county certification to sell for on-premise consumption.

DISTILLERS (D)

16. Does the applicant, intend to sell commemorative bottles for off-premise consumption? ☐ Yes ☐ No
This permission will not be allowed without city/county certification to sell for on-premise consumption.

MEASUREMENT INFORMATION
Section 109.31 et. seq

17. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ■ No

NOTE: *For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.*

18. Will your business be located within 300 feet of any private/public school? ☐ Yes ■ No

NOTE: *For private/public schools measure in a direct line from the nearest property line of the school to the nearest property line of the place of business, and in a direct line across intersections.*

NOTE: *If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.*

PUBLIC STORAGE PERMIT (K) OR WINERY STORAGE PERMIT (GS)

If applying for a **Public Storage Permit (K) or Winery Storage Permit (GS)** include the Bonded Warehouse Permit (J) or Bonded Warehouse Permit (Dry Area) (JD) number. A **Public Storage permit (K)** may only be issued in the same county as your primary permit as per Section 45.03.

19. Name of Public or Winery Storage Facility

20. For Public Storage: Bonded Warehouse Permit	**21.** For Winery Storage: Bonded Warehouse Permit (Dry Area)
J -	**JD -**

22. Location Address of Storage Facility:

City:	County:	State:	Zip:

PRIVATE STORAGE PERMIT (L)

If applying for a **Private Storage Permit (L)** complete question 23. A **Private Storage Permit (L)** may only be issued in the same county as your primary permit as per Section 45.03.

For the location address of the **Private Storage Permit (L)** indicate owner of the property on **Owner of Property** form **(L-OP)**.

23. Location Address of Private Storage Permit

City	County	State	Zip Code

ALL APPLICANTS

24. CHECK HERE IF NOT IN CITY LIMITS ☐

I, the applicant, have confirmed I am not located in the city limits of any city and therefore all city certificates are not required.

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.

All required forms have been completed.	■ Yes ☐ No
I have reviewed all forms to ensure they are complete.	■ Yes ☐ No
I have obtained all required local and state certifications (pages 3-5).	■ Yes ☐ No
All application packets have been notarized.	■ Yes ☐ No
Phone numbers and email address for Contact Person are up to date.	■ Yes ☐ No
All additional documentation as required by the application packets is attached	■ Yes ☐ No
If required, out of state criminal history checks are attached (PHS #7).	☐ Yes ☐ No ■ N/A
Certification of publication in local newspaper has been completed (page 5).	■ Yes ☐ No ☐ N/A
A copy of the newspaper publication is attached (page 5).	■ Yes ☐ No ☐ N/A

WARNING AND SIGNATURE

If Applicant Is/Must Sign	
Individual	Individual Owner
Partnership	Partner
Limited Partnership	General Partner
Corporation	Officer
Limited Liability Company	Officer or Manager

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

BY SIGNING YOU ARE SWEARING TO ALL INFORMATION AND ATTACHMENTS TO THIS PACKET.

PRINT NAME Bennett J. Glazer **SIGN HERE** B H G

TITLE President

Before me, the undersigned authority, on this 1st day of March, 20 23, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE Tracey E. Hiatt **NOTARY PUBLIC**

SEAL

TRACEY E HIATT
Notary Public, State of Texas
Comm. Expires 07-30-2023
Notary ID 13031554-0

CONTINUED ON PAGE 4

CERTIFICATE OF CITY SECRETARY FOR: (W, X, G, J, BB, BC & BI)

I hereby certify on this 31st day of March, 2023, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a **"wet"** area for such license/permit excluding wineries, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN HERE Norma G Cantu City Secretary/Clerk — Weslaco City, **TEXAS**

SEAL

CITY OF WESLACO WESLACO, TEXAS

CERTIFICATE OF CITY SECRETARY FOR: (B, D & BA)

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a **"wet"** area for such license/permit excluding wineries, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages, and

☐ does ☐ does not

allow for on-premise consumption and

☐ does ☐ does not

allow for off-premise consumption in accordance with 501.035 of the Election Code.

SIGN HERE _____ City Secretary/Clerk — _____ City, **TEXAS**

SEAL

CERTIFICATE OF CITY SECRETARY FOR: (L & K)

ADDRESS FOR STORAGE PERMITS AND MANUFACTURER'S WAREHOUSE LICENSE

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a **"wet"** area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN HERE _____ City Secretary/Clerk — _____ City, **TEXAS**

SEAL

CERTIFICATE OF COUNTY CLERK FOR: (W, X, G, J, BB, BC & BI)

I hereby certify on this 31 day of March, 2023, that the location for which the license/permit is sought is in a **"wet"** area for such license/permit excluding wineries, and is not prohibited by any valid order of the Commissioner's Court.

SIGN HERE ARTURO GUAJARDO, JR. County Clerk — HIDALGO **COUNTY**

SEAL

COUNTY COURT COUNTY OF HIDALGO, TEXAS

CERTIFICATE OF COUNTY CLERK FOR: (B,D & BA)

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a **"wet"** area for such license/permit excluding wineries, and is not prohibited by any valid order of the Commissioner's Court, and

☐ does ☐ does not

allow for on-premise consumption and

☐ does ☐ does not

allow for off-premise consumption in accordance with 501.035 of the Election Code.

SIGN HERE _____ _____ **COUNTY**
County Clerk

SEAL

CERTIFICATE OF COUNTY CLERK FOR: (L & K)
ADDRESS FOR STORAGE PERMITS AND MANUFACTURER'S WAREHOUSE LICENSE

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a **"wet"** area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

SIGN HERE _____ _____ **COUNTY**
County Clerk

SEAL

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES FOR: (W, X, B, D, G, BB, BC, BI & BA)

This is to certify on this 14 day of March, 20 23 the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number 32059316607 **Outlet Number** 00014

Print Name of Comptroller Employee Vicki Webb

Print Title of Comptroller Employee Enforcement Officer

SIGN HERE _____ **FIELD OFFICE** Dallas NW

SEAL

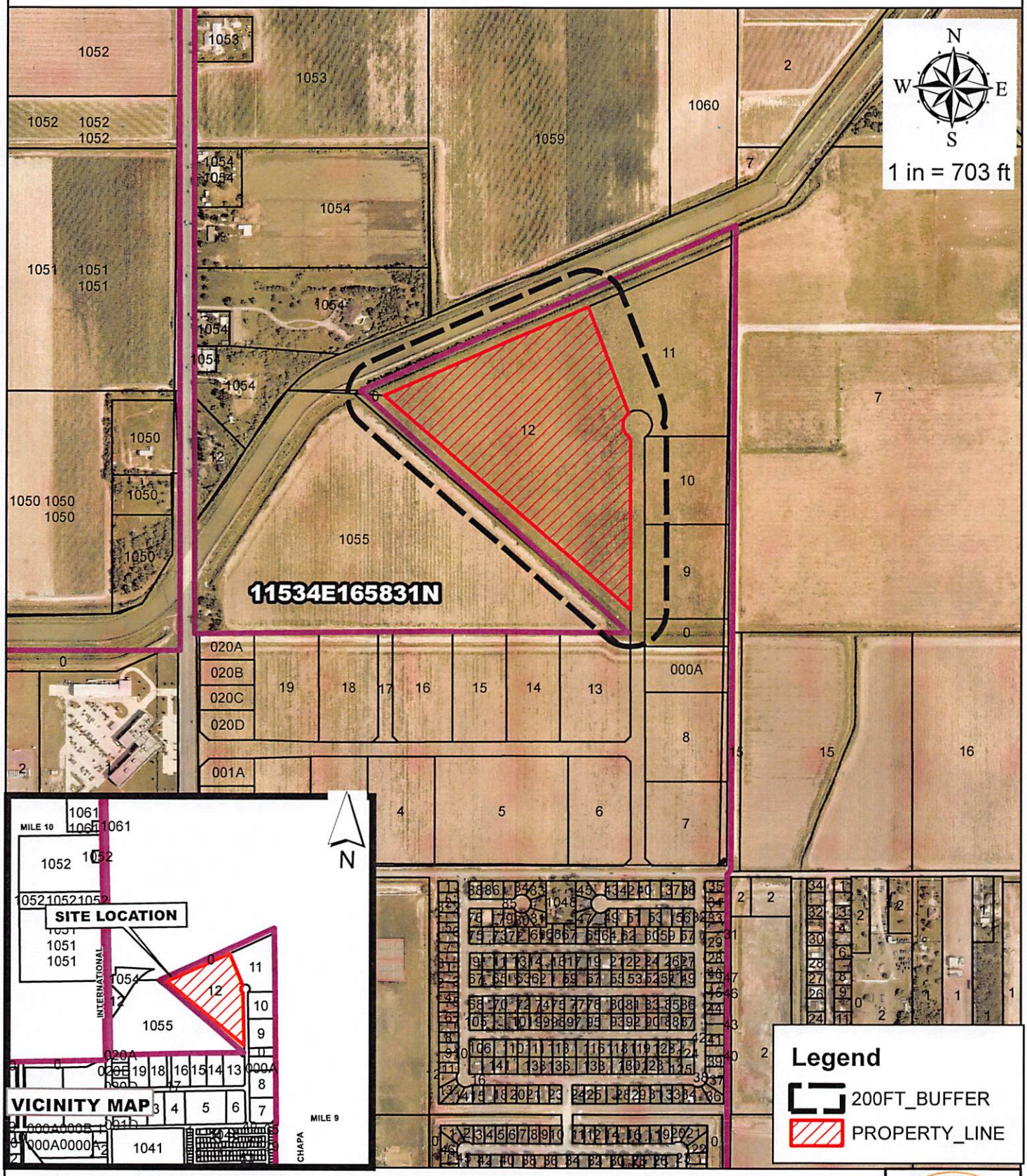
PUBLISHER'S AFFIDAVIT FOR: (W, X, B, D, G, BB, BC, BI & BA)

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Glazer's Beer and Beverage of Texas, LLC
3311 Development Dr
Mid Valley Int'l industrial Park

Purpose for the Conditional Use Request

Existing zoning:	I
Existing land use:	Commercial
CUP Request:	TABC

City of Weslaco Code Enforcement Dept.

DEC 29, 2023

MORENO LEROY 2424 E BUSINESS 83 WESLACO TX 78596	W3800-00-702-0000-50 WEST TRACT N355.23' IRR TR LOT 1 FT 1.30AC NET 2424 E BUS 83	L: 322780 B: 358961
ECONOMIC DEVELOPMENT OF WESLACO THE 275 S KANSAS AVE STE A WESLACO TX 78596	M4016-00-000-000A-00 MID-VALLEY INTERNATIONAL INDUSTRIAL 2810 DEVELOPMENT DRIVE	L: 311956 B: 0
ECONOMIC DEVELOPMENT OF WESLACO THE 275 S KANSAS AVE STE A WESLACO TX 78596	M4016-00-000-0009-00 MID-VALLEY INTERNATIONAL INDUSTRIAL 3110 DEVELOPMENT DRIVE	L: 646212 B: 0
ECONOMIC DEVELOPMENT OF WESLACO THE 275 S KANSAS AVE STE A WESLACO TX 78596	M4016-00-000-0010-00 MID-VALLEY INTERNATIONAL INDUSTRIAL 3210 DEVELOPMENT DRIVE	L: 610490 B: 0
ECONOMIC DEVELOPMENT OF WESLACO THE 275 S KANSAS AVE STE A WESLACO TX 78596	M4016-00-000-0011-00 MID-VALLEY INTERNATIONAL INDUSTRIAL 3410 DEVELOPMENT DRIVE	L: 1000460 B: 0
GLAZER'S WESLACO LLC 14911 QUORUM DR STE 200 DALLAS TX 75254	M4016-00-000-0012-00 MID-VALLEY INTERNATIONAL INDUSTRIAL 3311 DEVELOPMENT DRIVE	L: 1905381 B: 0
ECONOMIC DEVELOPMENT OF WESLACO THE 275 S KANSAS AVE STE A WESLACO TX 78596	M4016-00-000-0013-00 MID-VALLEY INTERNATIONAL INDUSTRIAL 3911 ECONOMIC AVENUE	L: 612743 B: 0

TEXAS ALCOHOLIC BEVERAGE COMMISSION

PUBLISHER'S AFFIDAVIT	
Name of newspaper	The Monitor
City, County	McAllen, Hidalgo
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	3/2/2023 & 3/3/2023
Publisher or designee certifies attached notice was published in newspaper stated on dates shown	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	3-3-2023
Signature of Notary Public	Norma I Barras
SEAL	
ATTACH PRINTED COPY OF THE NOTICE	

NORMA I BARRAS
Notary ID #128747846
My Commission Expires
September 22, 2023

LEGAL NOTICE
APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A BRANCH DISTRIBUTOR'S LICENSE (BC) AND WHOLESALER'S PERMIT (W) BY GLAZER'S BEER AND BEVERAGE OF TEXAS, LLC TO BE LOCATED AT 3311 DEVELOPMENT DRIVE, WESLACO, HIDALGO COUNTY, TEXAS 78599. OFFICERS OF SAID COMPANY ARE BENNETT J. GLAZER, PRESIDENT/CEO; MICHAEL S. GLAZER, EXECUTIVE VICE PRESIDENT/SECRETARY; BARKLEY J. STUART, EXECUTIVE VICE PRESIDENT/ASSISTANT SECRETARY; BETTY I. SILVERMAN, VICE PRESIDENT/TREASURER; PHILIP MEACHAM, CHIEF OPERATING OFFICER; ORMAN ANDERSON, CHIEF FINANCIAL OFFICER.

GENERAL NOTES

A. CONTRACTOR TO SUBMIT SPECIFICATIONS OF ACCESS GATE TO PROPERTY TO CITY OF WESLACO FIRE DEPARTMENT FOR APPROVAL

B. GATES TO MAINTAIN 20 FOOT CLEARANCE OR 12 FEET ON EACH SIDE OF AN ISLAND, IF APPLICABLE, PRIOR TO INSTALLATION OF GATE

C. AUTOMATED GATES SHALL HAVE A KNOX BOX GATE ENTRY SYSTEM AND SHALL BE MOUNTED ON A KEYPAD.

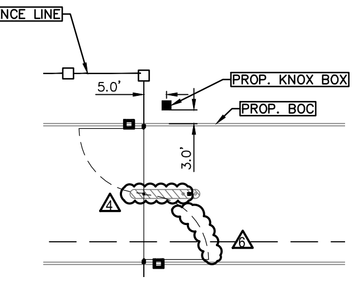
D. CHAINED GATES SHALL HAVE A KNOW PADLOCK IN PLACE.

E. AUTOMATED GATES SYSTEMS SHALL OPEN AUTOMATICALLY.

F. ALL FENCES AND GATES SHALL BE 8 FEET TALL.

KEY NOTES

1. PROP. (MANUAL) CHAIN LINK SWING GATES, 2/C11.2.1
2. PROP. 1,644 LF CHAIN LINK FENCE, REFER TO DETAIL 4/C11.2.1
3. PROP. FD. KNOCK BOX, REFER TO DETAIL 3/C11.2.1
4. PROP. (MOTOR OPERATED) ORNAMENTAL SWING GATE, REFER TO DETAIL 1/C11.2.2
5. PROP. 484 LF ORNAMENTAL FENCE, REFER TO DETAIL 2/C11.3.2
6. PROP. 3.5 FT ISLAND, REFER TO SHEET C11.3.1 FOR DETAILS
7. PROP. 2 FT ISLAND, REFER TO SHEET C11.3.2 FOR DETAILS
8. PROP. LIGHT POLE BY OTHERS, REFER TO ELECTRICAL PLANS FOR DETAILS



TYPICAL KNOX BOX SECTION VIEW
NTS.

1 C11.1.1 FENCING PLAN
SCALE: 1"= 60'

ARCHITECT
GMA ARCHITECTS
900 NORTH ROCK HILL ROAD
ST. LOUIS, MISSOURI 63119
(P) 314-822-5191 (F) 314-962-2714
WWW.GMAARCHITECTS.COM

DESIGN BUILDER
ARCO NATIONAL CONSTRUCTION | BEVERAGE GROUP
900 NORTH ROCK HILL ROAD
ST. LOUIS, MISSOURI 63119
(P) 314-963-0715 (F) 314-963-0714

CONSULTING ENGINEERS
CIVIL:
JOSEPH E. SAAD & ASSOCIATES, INC.
2500 W. LOOP ST, SUITE 1500
MCALLEN, TEXAS 78501
(P) 956-687-4900

STRUCTURAL:
RICHARD ADAMS ENGINEERS
5501 E BUSCH BLVD.
TAMPA, FLORIDA 33617
(P) 813-985-4600

MECHANICAL:
4ING DESIGN
8 SUGAR CREEK CENTER BUSINESS CENTER DR.
ST. LOUIS, MO 63114
(P) 314-488-5478

ELECTRICAL:
CDSEA, INC.
1390 S. MOUNTAIN EXPRESSWAY 2, SUITE 7
MISSION, TX 78572
(P) 956-584-1400

PLUMBING:
CASE ENGINEERING, INC.
706 HERCS COURT
ALLEN, TEXAS 75058
(P) 630-349-1600

FIRE PROTECTION:
SOUTHEAST FIRE PROTECTION
6300 CHIMNEY ROCK
HOUSTON, TX 77017
(P) 713-910-3262

PROJECT
Glazer's Beer & Beverage
WESLACO, TEXAS

LICENSE #: 137503
EXPIRES 12.31.2023

JOB NO: GA1019 BP203
PA : AHT
PERMIT SET
DATE : 9/13/2023

REVISIONS
- REV-4: 4-24-2023
- REV-5: 4-25-2023
- REV-6: 4-28-2023
- REV-7: 6-20-2023
- REV-8: 7-28-2023
- REV-9: 8-15-2023
- REV-10: 9-13-2023

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SHEET NUMBER
C11.1.1

GLAZER WESLACO FACILITY

WESLACO, TX. 78596

LANDSCAPE & IRRIGATION DRAWING INDEX

L1	LANDSCAPE PLAN, ORDINANCE SCHEDULE AND MATERIAL SCHEDULE
L2	ENLARGEMENTS AND LANDSCAPE DETAILS
L3	ENLARGEMENTS
L4	SPECIFICATIONS
L5	SPECIFICATIONS
IR1	OVERALL IRRIGATION PLAN
IR2	ENLARGEMENT
IR3	ENLARGEMENT
IR4	IRRIGATION SCHEDULES & NOTES
IR5	IRRIGATION DETAILS

CITY OF WESLACO LANDSCAPE ORDINANCE REQUIREMENTS

LANDSCAPE AREA MINIMUM REQUIREMENT -

SITE AREA IS 1,088,854 SF X 10% = 108,885 SF LANDSCAPE AREA REQUIRED
109,927 SF LANDSCAPE AREA PROPOSED

ONE TREE PER 50 LF OF FRONTAGE = 1,070 LF / 50 = 22 TREES REQUIRED
= 22 TREES PROPOSED

ADJACENT COMMERCIAL PROPERTY SCREENING -
SCREEN 25% OF VEHICLE USE AREA IN REAR OR SIDE YARDS

920 LF VEHICLE USE AREA IN THE SOUTH SIDE YARD

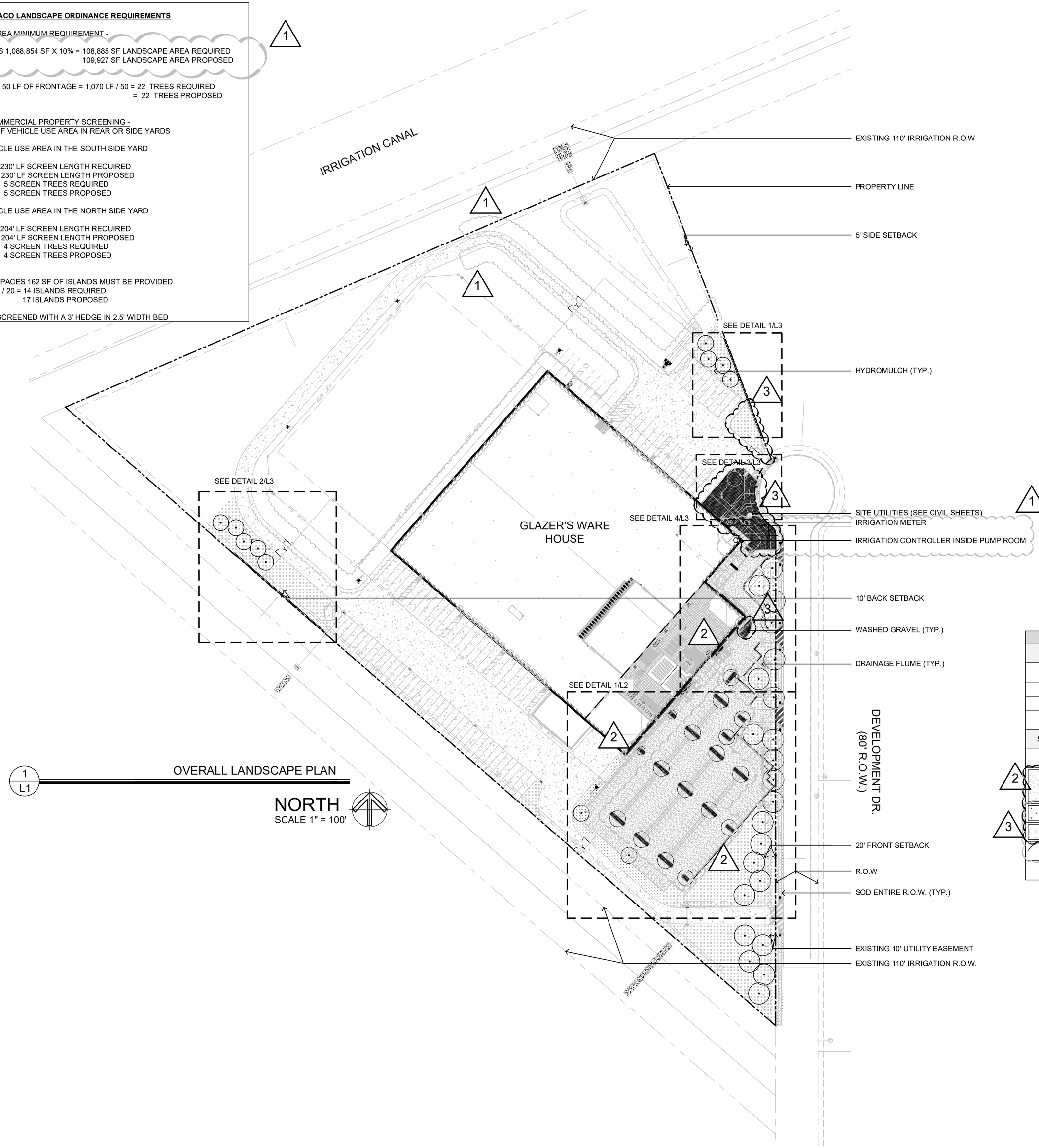
920 X 25% = 230' LF SCREEN LENGTH REQUIRED
230' LF SCREEN LENGTH PROPOSED
5 SCREEN TREES REQUIRED
5 SCREEN TREES PROPOSED

815 LF VEHICLE USE AREA IN THE NORTH SIDE YARD

815 X 25% = 204' LF SCREEN LENGTH REQUIRED
204' LF SCREEN LENGTH PROPOSED
4 SCREEN TREES REQUIRED
4 SCREEN TREES PROPOSED

FOR EACH 20 SPACES 162 SF OF ISLANDS MUST BE PROVIDED
263 SPACES / 20 = 14 ISLANDS REQUIRED
17 ISLANDS PROPOSED

PARKING LOT SCREENED WITH A 3' HEDGE IN 2.5' WIDTH BED



1 / L1 OVERALL LANDSCAPE PLAN

NORTH
SCALE 1" = 100'

GENERAL NOTES:

1. SEE CIVIL, MEP AND ARCHITECTURAL SHEETS FOR ALL CIVIL, MEP AND ARCHITECTURAL IMPROVEMENTS.
2. THE LOCATION OF ALL TREES, BOULDERS, SHRUBS AND EDGING SHALL BE STAKED OR MARKED IN THE FIELD BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
3. SOD ENTIRE PROJECT LIMITS AND ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. DO NOT SOD LANDSCAPE BEDS OR IMPERVIOUS SURFACES.
4. THE CONTRACTOR SHALL REMOVE 12" OF EXISTING SOIL IN ALL LANDSCAPE BEDS AND REPLACE WITH 9" OF PLANTING MIX AND 3" OF MULCH.
5. ALL DIRECTIONAL SIGNAGE TO BE PLACED INSIDE LANDSCAPE BEDS. SEE ARCHITECTURAL SHEETS FOR SIGNAGE.
6. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTORS REFERENCE. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK.
7. IF ANY FIELD CONDITIONS VARY FROM THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING UPON DISCOVERY.
8. MAINTAIN A POSITIVE SLOPE AWAY FROM THE BUILDING FOUNDATION.
9. THE QUANTITIES INDICATED ON THE LANDSCAPE MATERIAL SCHEDULE & PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THESE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/ OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
10. ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS AND THE ARCHITECTURAL BARRIERS ACT OF 1968.
11. ALL PRESERVED TREES SHALL BE TRIMMED BY A CERTIFIED ARBORIST UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. THIS SHALL BE DONE ONCE CONTRACTOR MOBILIZES AND BEFORE TREE PROTECTIONS ARE PUT INTO PLACE. MAINTAIN MINIMUM 14'-17' OVERHEAD CLEARANCE FOR EMERGENCY VEHICLES. NO MORE THAN 25% OF ANY TREE CANOPY CAN BE REMOVED.
12. IT IS THE CLIENT'S RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE AND IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.

LANDSCAPE MATERIAL SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	APPROXIMATE QTY.	COMMENTS
Ts	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS SAGE	418	1 GALLON, 2' TALL AT PLANTING, 3' O.C.
MON	QUERCUS POLYMORPHA	MONTERREY OAK	26	2" CAL., 10' HT., 45 GALLON
LO	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	22	2" CAL., 10' HT., 45 GALLON
SP	SABAL TEXANA	TEXAS SABAL PALM	2	6' CLR. TRUNK, FULLY BOOTED
SYMBOL	**ITEM**	**TYPE**	**APPROXIMATE QTY.**	**COMMENTS**
	WOOD MULCH	PREMIUM CYPRESS	2,955 SF	3" LAYER INSTALLED WITH A LAYER OF LANDSCAPE FABRIC
	STONE MULCH	WASHED GRAVEL	17,175 SF	1" - 2", NO CALICHE, COLOR TONES BLUE, GREY, & BROWN, 3" LAYER INSTALLED ON A LAYER OF LANDSCAPE FABRIC
	SOD	COMMON BERMUDA	14,117 SF	
	HYDROMULCH	COMMON BERMUDA	87,740 SF	
	LANDSCAPE BED EDGING	BENDA BOARD EDGING BY EPIC PLASTIC	2,052 LF	4" RECYCLED PLASTIC EDGING, BLACK

ALL LANDSCAPE MATERIAL SHALL BE APPROVED PRIOR TO DELIVERY TO THE SITE, AND SHALL BE MATCHING IN LANDSCAPE ARCHITECT APPROVED SIZE, SHAPE , AND QUALITY.

HEFFNER DESIGN TEAM, PLLC
4100 N 22nd St. | 1777 NE Loop 410, Ste. 600
McAllen, TX 78504 | San Antonio, TX 78217
(956) 540-7850 | (210) 820-2677
www.heffnerdesignteam.com

CONSULTING ENGINEERS
CIVIL: SAXE, JPC, 3945 N. 10TH ST., SUITE 1500, MCALLEN, TEXAS 78501, (P) 956-994-9505
STRUCTURAL: RICHARD JOAM ENGINEERS, 5501 E BUSCH BLVD, TAMPA, FLORIDA 33617, (P) 813-985-4600
ELECTRICAL:
PLUMBING:
FIRE PROTECTION:
MECHANICAL:

ARCHITECT: GMA ARCHITECTS, 900 NORTH ROCK HILL ROAD, ST. LOUIS, MISSOURI 63119, (P) 314-863-0714, WWW.GMAARCHITECTS.COM

DESIGN BUILDER: ARCO NATIONAL CONSTRUCTION | BEVERAGE GROUP, 900 NORTH ROCK HILL ROAD, ST. LOUIS, MISSOURI 63119, (P) 314-863-0715 (F) 314-863-0714

REGISTERED LANDSCAPE ARCHITECT — ANDREW T. HEFFNER — 2528 — STATE OF TEXAS

DATE: 02-14-23

PROJECT: Glazer's Beer & Beverage — WESLACO, TEXAS

LANDSCAPE PLAN, ORDINANCE SCHEDULE AND MATERIAL SCHEDULE

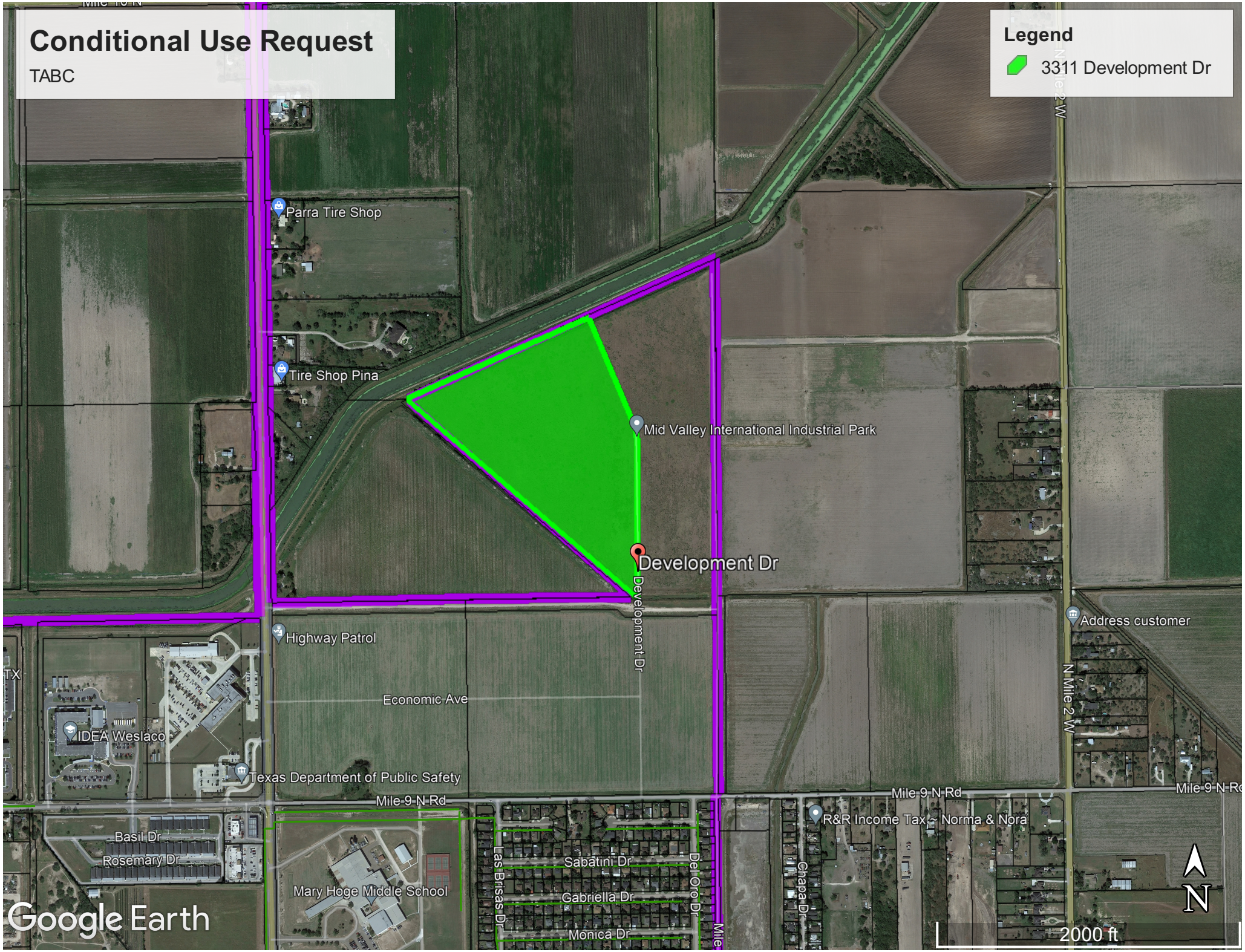
JOB NO: GA1019 BP-2435
PE : MAG.
PERMIT SET
DATE : 06-19-23

REVISIONS
02-14-23 1
06-19-23 2
08-02-23 3

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SHEET NUMBER
L1

100% ISSUED FOR PERMIT: 08.22.2022


Conditional Use Request
TABC
Legend
3311 Development Dr
Parra Tire Shop
Tire Shop Pina
Mid Valley International Industrial Park
Development Dr
Development Dr
Highway Patrol
Economic Ave
IDEA Weslaco
Texas Department of Public Safety
Mile 9 N Rd
Basil Dr
Rosemary Dr
Mary Hoge Middle School
Las Brisas Dr
Sabatini Dr
Gabriella Dr
Monica Dr
Del Oro Dr
Chapa Dr
R&R Income Tax - Norma & Nora
Address customer
N Mile 2 W
Mile 9 N Rd
N
2000 ft
Google Earth

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-73

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Villas on Sugar Cane Subdivision being 2.349 acre out of Farm Tract 57, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the North side of Mile 9 North Road, approximately 500ft west of Mile 4 ½ West Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed twenty-four (24) lot subdivision is located inside 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 a Flood Zone "X".

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat at their regular meeting of January 17, 2024.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of Preliminary and Final Plat.

Attachments, if any:
Villas on Sugar Cane-Final Plat- Memo, Villas on Sugar Cane-Application, Drainage Report and Legal Documents, Villas on Sugar Cane- Aerial, Villas on Sugar Cane- Plats

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Villas on Sugar Cane- Final Plat

DATE: January 30, 2024

The proposed use for the 18-lot subdivision is for townhome use and is located inside the city limits of Weslaco. The developer has not requested any variance at this time. The subdivision will be provided with water and sanitary sewer by the City of Weslaco. The developer has complied with all staff comments. The Planning & Zoning Commission recommended approval of the final plat.

Thank you,

Rebekah de la Fuente, CFM

SUBDIVISION PLATTING APPLICATION

PLAT-000575-2024

JAN 0 2 2024

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: Villas on Sugar Cane

Location: _____

Legal Description: A 2.53 acre tract of land out of Farm Tract 57, West Tract Subdivision, 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: _____

Existing Land Use: R-2 Proposed Land Use: Multi-Family Residential

Number of Lots Proposed: 24 Gross Acreage: _____

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Carlo and Brooke Cantu Telephone: (208) 972-1192

Address: 2016 S. 45th Street Fax: _____

City: McAllen State: TX Zip: 78503 E-mail: carlo@crcdesign-build.com

ENGINEER INFORMATION

Name: Quintanilla, Headley & associates, Inc. Telephone: (956) 381-6480

Address: 124 E. Stubbs St. Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: office@qha-eng.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: City of Weslaco

☑ YES ☐ NO Wastewater Provision: City of Weslaco

☑ YES ☐ NO Electric Company: AEP

☑ YES ☐ NO Phone Utility AT&T	☑ YES ☐ NO Gas Utility	☑ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District HCDD #1	☑ YES ☐ NO Irrigation District HCCID #9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
_____**$350.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: CARLO CANTU / CRC DEVELOPMENT & CONSTRUCTION CO. LLC

Owner Signature: _____ Date: 12-26-2023

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

Quintanilla, Headley & Associates, Inc.

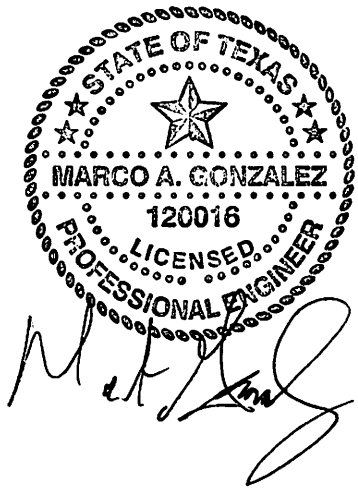
Hidalgo County Drainage District No. 1
Drainage Report
VILLAS ON SUGAR CANE SUBDIVISION
Hidalgo County, Texas

Prepared By:

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Alfonso Quintanilla, P.E. # 95534 - R.P.L.S. # 4856
Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
124 E. Stubbs St. Edinburg, Texas 78539
Phone: (956) 381-6480 Fax: (956) 381-0527
Email: alfonsoq@qha-eng.com

December 21, 2023



Cover Sheet.....1

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Drainage Report.....3

Hydraulic Calculations.....4

"C" Values for Rational Method.....5

Rainfall Intensity for Hidalgo County.....6

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Soil Map.....10

Soil Condition Attachments.....11-13

Quad Map.....14

H.C.D.D. No. 1 Map.....15

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

DRAINAGE REPORT
FOR
VILLAS ON SUGAR CANE SUBDIVISION

A 2.349 acre tract of land out of Farm Tracts 57, West Tract Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 2, pages 34-37, map records Hidalgo County, Texas, and according to general warranty deed recorded under County Clerk's Document Number 3353545, and warranty deed with vendor's lien recorded under county clerk's document number 3354448, official records, Hidalgo County, Texas. This subdivision is located on the north side of Mile 9 North Road, approximately 443' west of Mile 4 ½ West Road. It is in the city limits of the City of Weslaco. The proposed subdivision will consist of 18 townhomes lots.

The tract is Zone "X" (Unshaded), areas determined to be outside 500-year floodplain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, dated on June 6 2000, with LOMR dated May 30, 2002.

The soil is Hidalgo (28) and is group soil "B". It is a mixture of Clay Loam (CL) and Sandy Clay Loam (SC). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a northeast direction. The existing runoff for the proposed subdivision is Q=2.31 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=11.49 cubic feet per second for an increase of Q=9.18 cubic feet per second (50 year storm). Detention will be 12,226.59 cubic feet (0.28 acre feet) in accordance with the city's drainage requirements. Detention will be provided by the Detention Pond and will be maintained by the Lot Owners. The street runoff will be collected by the proposed streets curb and gutter that will discharge into the proposed detention area through a proposed 6' concrete spillway. A 24" bleeder line will discharge from the detention pond north into an existing City of Weslaco 30" Drain Line that runs through the property. The drain line runs north and discharges into the existing United Irrigation Drain Ditch 0302.

The drainage calculations are attached.

STATE OF TEXAS
MARCO A. GONZALEZ
120016
LICENSED
PROFESSIONAL ENGINEER

Marco A. Gonzalez, P.E.
December 21, 2023

124 E. Stubbs, Edinburg, TX 78539 ★ Phone 956/381-6480 ★ Fax 956/381-0527

EXISTING :

Area = 2.35 acres
V = 0.15
D = 279.00 Ft
c = 0.20

t = D / V(3600)
t = 0.52 Hrs = 31.00 min

From Rainfall Intensity Curve: i = 4.91

Q = ciA
Q = 2.31 cfs

FUTURE:

Area = 2.35 Acres
V = 0.40
D = 279.00 Ft
c = 0.48

t = D / V(3600)
t = 0.19 Hrs = 11.63 min

From Rainfall Intensity Curve: i = 10.19

Q = ciA
Q = 11.49 cfs

Time		I50yr	Q50yr in	V in	Q10yr out	V out	Req'd V	Req'd V	
min	hr	in/hr	cf/s	cf	cf/s	cf	cf	ac-ft	
15.00	0.250	9.10	10.26	9237	2.31	1844	7392.88	0.16972	
30.00	0.500	6.34	7.15	12872	2.31	2883	9989.60	0.22933	
45.00	0.750	4.98	5.61	15148	2.31	3922	11226.39	0.25772	
60.00	1.000	4.14	4.67	16820	2.31	4961	11859.31	0.27225	
75.00	1.250	3.58	4.03	18152	2.31	5999	12152.11	0.27897	
90.00	1.500	3.16	3.57	19265	2.31	7038	**12226.59**	**0.28068**	**PEAK**
105.00	1.750	2.85	3.21	20226	2.31	8077	12148.78	0.27890	
120.00	2.000	2.60	2.93	21074	2.31	9116	11958.46	0.27453	
135.00	2.250	2.39	2.70	21836	2.31	10155	11681.47	0.26817	
150.00	2.500	2.22	2.50	22529	2.31	11194	11335.53	0.26023	
165.00	2.750	2.08	2.34	23166	2.31	12233	10933.35	0.25100	
180.00	3.000	1.95	2.20	23756	2.31	13271	10484.35	0.24069	
195.00	3.250	1.84	2.08	24306	2.31	14310	9995.71	0.22947	
210.00	3.500	1.75	1.97	24822	2.31	15349	9473.06	0.21747	
225.00	3.750	1.66	1.87	25309	2.31	16388	8920.85	0.20479	
240.00	4.000	1.59	1.79	25770	2.31	17427	8342.72	0.19152	
255.00	4.250	1.52	1.71	26207	2.31	18466	7741.62	0.17772	
270.00	4.500	1.46	1.64	26625	2.31	19505	7120.05	0.16345	
285.00	4.750	1.40	1.58	27024	2.31	20543	6480.09	0.14876	
300.00	5.000	1.35	1.52	27406	2.31	21582	5823.50	0.13369	
315.00	5.250	1.30	1.47	27773	2.31	22621	5151.80	0.11827	
330.00	5.500	1.26	1.42	28126	2.31	23660	4466.31	0.10253	
345.00	5.750	1.22	1.38	28467	2.31	24699	3768.17	0.08651	
360.00	6.000	1.18	1.33	28796	2.31	25738	3058.38	0.07021	
375.00	6.250	1.15	1.29	29114	2.31	26777	2337.83	0.05367	
390.00	6.500	1.12	1.26	29423	2.31	27815	1607.30	0.03690	
405.00	6.750	1.08	1.22	29722	2.31	28854	867.49	0.01991	
420.00	7.000	1.06	1.19	30012	2.31	29893	119.01	0.00273	
435.00	7.250	1.03	1.16	30294	2.31	30932	-637.56	-0.01464	
450.00	7.500	1.00	1.13	30569	2.31	31971	-1401.73	-0.03218	
465.00	7.750	0.98	1.11	30837	2.31	33010	-2173.03	-0.04988	
480.00	8.000	0.96	1.08	31098	2.31	34049	-2951.05	-0.06775	

Peak Volume= 12226.59 cf (50 years storm)
0.28 ac-ft

STATE OF TEXAS
EULALIO RAMIREZ
77062
REGISTERED
PROFESSIONAL ENGINEER

Registration Number
F-1513

5-17-22

HCDD1 Runoff Coefficients - Urban Watersheds

	C value	Description
Pervious	0.20	Soil Group B
Impervious	0.90	Roof / Driveway

HC Unimproved Areas	
Soil Group	C value
A	0.10 - 0.15
B	0.15 - 0.20
C	0.20 - 0.25
D	0.25 - 0.35

Hidalgo County Typical "C" Value		
% Impervious	Weigthed C	Description
10%	0.27	Single Family (Lots Greater than 1 acre)
20%	0.34	Single Family (Lots 1/2 to 1 acre)
30%	0.41	Single Family (Lots 1/4 to 1/2 acre)
40%	0.48	Single Family (Lots less than 1/4 acre)
50%	0.55	Multi-Family (Lots greater than 1/3 acre)
60%	0.62	Multi-Family (Lots less than 1/3 acre)
70%	0.69	Multi-Family Attached / Apartment dweling
80%	0.76	Commercial / Industrial Lots
90%	0.83	Maximized for Commerical without Site Plan

RAINFALL INTENSITY FOR HIDALGO COUNTY								
TIME (Min)	10 YEAR (In / Hr)	50 YEAR (In / Hr)	TIME (Min)	10 YEAR (In / Hr)	50 YEAR (In / Hr)	TIME (Min)	10 YEAR (In / Hr)	50 YEAR (In / Hr)
1	14.283	17.386	31	4.913	6.224	61	3.184	4.099
2	13.28	16.210	32	4.820	6.111	62	3.149	4.056
3	12.425	15.204	33	4.731	6.002	63	3.115	4.014
4	11.687	14.333	34	4.646	5.897	64	3.082	3.973
5	11.041	13.570	35	4.584	5.797	65	3.050	3.933
6	10.472	12.895	36	4.485	5.701	66	3.018	3.894
7	9.965	12.294	37	4.409	5.608	67	2.987	3.855
8	9.512	11.755	38	4.337	5.519	68	2.957	3.818
9	9.102	11.268	39	4.266	5.433	69	2.928	3.781
10	8.731	10.825	40	4.199	5.350	70	2.890	3.745
11	8.393	10.421	41	4.134	5.270	71	2.871	3.710
12	8.084	10.051	42	4.071	5.193	72	2.843	3.676
13	7.799	9.710	43	4.010	5.118	73	2.818	3.642
14	7.536	9.395	44	3.951	5.046	74	2.700	3.610
15	7.293	9.102	45	3.894	4.976	75	2.784	3.577
16	7.068	8.831	46	3.839	4.908	76	2.730	3.546
17	6.856	8.577	47	3.786	4.843	77	2.714	3.515
18	6.659	8.340	48	3.734	4.779	78	2.890	3.485
19	6.474	8.117	49	7.684	4.717	79	2.666	3.455
20	8.301	7.908	50	3.636	4.658	80	2.643	3.426
21	8.138	7.711	51	3.589	4.600	81	2.620	3.398
22	5.985	7.525	52	3.543	4.543	82	2.598	3.370
23	5.839	7.349	53	3.499	4.488	83	2.576	3.342
24	5.702	7.183	54	3.455	4.435	84	2.554	3.315
25	5.572	7.025	55	3.413	4.383	85	2.533	3.289
26	5.448	6.875	56	3.373	4.333	90	2.434	3.164
27	5.331	6.732	57	3.333	4.284	100	2.258	2.944
28	5.219	6.596	58	3.294	4.236	120	1.981	2.596
29	5.112	6.467	59	3.257	4.189	180	1.473	1.951
30	5.011	6.343	60	3.220	4.144	210	1.313	1.747

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450 C

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

ZONE "X" (UNSHADED)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6,2000

REVISED TO
REFLECT LOMR
DATED MAY 30 2002

Federal Emergency Management Agency

30, 2002

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.

ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.

ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

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

OTHER AREAS

ZONE X Areas determined to be outside 500-year floodplain.

ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS

Identified 1983 | Identified 1990 | Otherwise Protected Areas

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

Floodplain Boundary

Floodway Boundary

Zone D Boundary

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

513 Base Flood Elevation line; Elevation in Feet*

D—D cross Section Line

(EL 987) Base Flood Elevation in Feet Where Uniform Within Zone *

RM 7 x Elevation Bench Mark (See notes below)

• M1.5 River Mile

*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

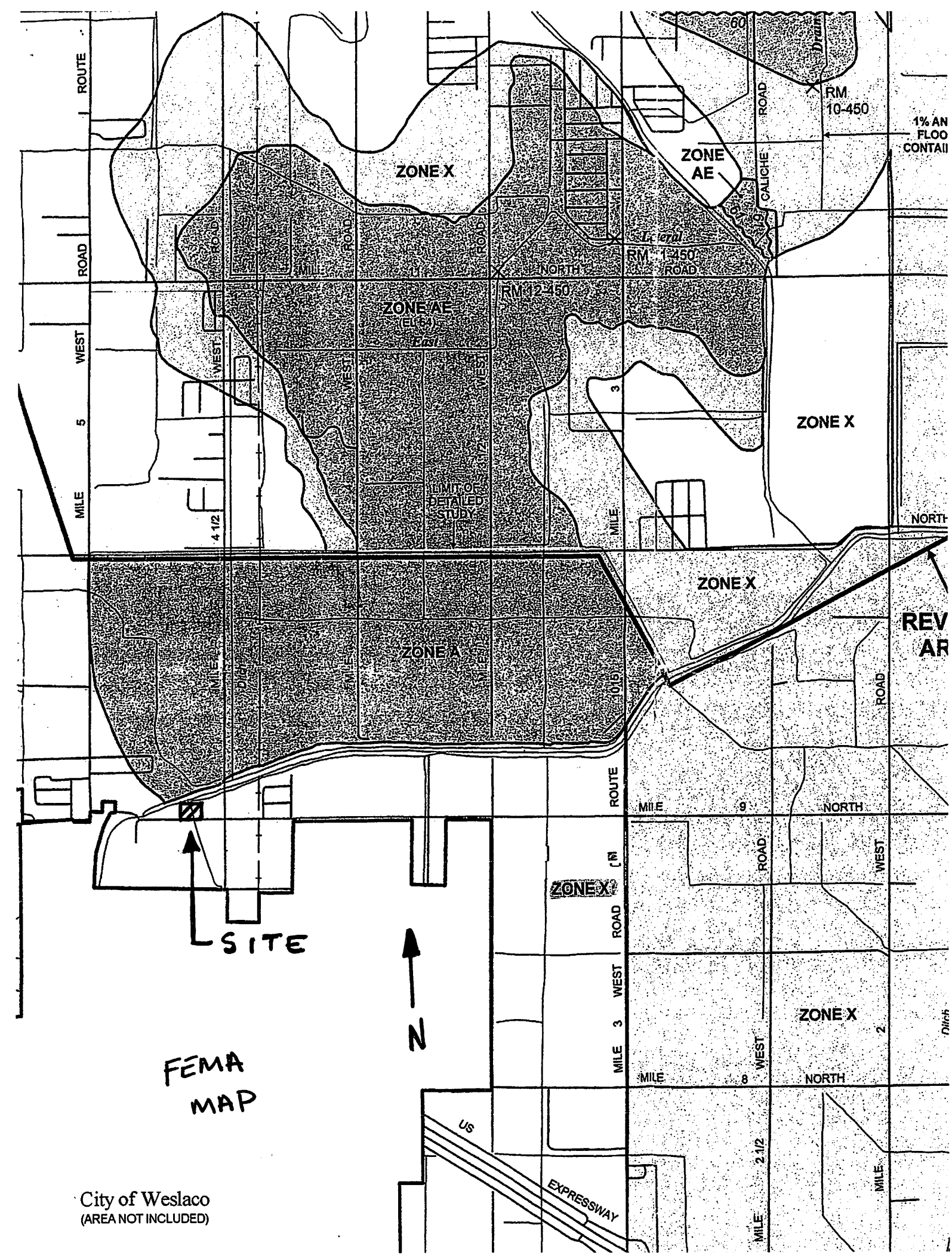
This map is for use in administering the National Flood insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on BFEs, and for any information on floodway delineations, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) inlude Zones A, AE, A1-A30, AH, AO, A99, V, VE and V1-V30.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data Table where floodway width is shown at 1/20 inch.


ZONE X
ZONE AE
ZONE AE
(EL 64)
East
ZONE X
ZONE A
ZONE X
ZONE X
ZONE X
RM 10-450
RM 12-450
RM 1-450
LIMIT OF DETAILED STUDY
SITE
N
FEMA MAP
City of Weslaco
(AREA NOT INCLUDED)
ROUTE 1
ROAD
WEST 5 MILE
CALICHE
NORTH
ROUTE
MILE 9 NORTH
MILE 8 NORTH
MILE 3 WEST
MILE 2 1/2
US EXPRESSWAY
4 1/2
3 1/2
1016


2 165 000 FEET
195 000 FEET
(Joins sheet 104)
MILE 6 WEST ROAD
MILE 5½ WEST ROAD
MILE 4½ WEST ROAD
MILE 4 WEST ROAD
MILE 10 NORTH ROAD
MILE 9 NORTH ROAD
MAIN SUPPLY CANAL
CANAL
DRAIN
SITE
SANITARY LANDFILL
SEWAGE DISPOSAL SETTLING BASINS
MID-VALLEY AIRPORT
SUGAR SWEET RO
JOE STEPHEN AVE
MISSOURI PACIFIC
WESLACO
88
83

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
13:*										
Randado	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented	---	---	---	---	---	---	---	---
14 Falfurrias	0-80	Fine sand	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15 Grulla	0-7	Clay	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18 Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20 Harlingen	0-8	Clay	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen	0-8	Clay	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24 Hebbronville	0-17	Sandy loam	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27 Hidalgo	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30 Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

TABLE 17.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS--Continued

Map symbol and soil name	Depth	Clay	Permeability	Available water capacity	Soil reaction	Salinity	Shrink-swell potential	Erosion factors		Organic matter
								K	T	
	In	Pct	In/hr	In/in	pH	Mmhos/cm				Pct
22, 23, 24------- Hebbronville	0-17 17-58 58-65	8-15 12-18 10-17	2.0-6.0 2.0-6.0 2.0-6.0	0.07-0.14 0.11-0.17 0.11-0.17	6.6-7.8 6.6-8.4 7.9-8.4	<2 <2 <2	Low---------- Low---------- Low----------	0.20 0.24 0.24	5	<1
25, 26, 27------- Hidalgo	0-17 17-28 28-80	15-20 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.08-0.15 0.08-0.17 0.08-0.20	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	Low---------- Moderate----- Moderate-----	0.24 0.32 0.32	5	1-3
28, 29----------- Hidalgo	0-17 17-28 28-80	20-30 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.08-0.17 0.08-0.17 0.08-0.20	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5	1-3
30--------------- Hidalgo	0-17 17-28 28-80	20-30 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.01-0.13 0.01-0.13 0.01-0.15	7.9-8.4 7.9-8.4 7.9-9.0	4-16 4-16 4-16	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5	1-3
31:* Hidalgo--------- Urban land.	0-17 17-28 28-80	20-30 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.08-0.17 0.08-0.17 0.08-0.20	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5	1-3
32:* Jimenez--------- Quemado---------	0-8 8-10 10-60 0-6 6-12 12-18 18-60	12-24 --- --- 10-18 18-27 --- ---	0.6-2.0 --- --- 0.6-2.0 0.6-2.0 --- ---	0.05-0.10 --- --- 0.09-0.13 0.05-0.10 --- ---	7.9-8.4 --- --- 6.1-7.8 6.6-7.8 --- ---	<2 --- --- <2 <2 --- ---	Low---------- ---------- ---------- Low---------- Low---------- ---------- ----------	0.10 ---- ---- 0.10 0.10 ---- ----	1	1-3 <1
33--------------- Laredo	0-14 14-65	12-35 18-35	0.6-2.0 0.6-2.0	0.15-0.22 0.13-0.20	7.9-8.4 7.9-8.4	<2 <4	Moderate----- Moderate-----	0.37 0.43	5	1-3
34--------------- Matamoros	0-65	35-55	0.06-0.2	0.14-0.19	7.9-8.4	<4	Very high----	0.32	5	0.5-1
35, 36, 37, 38--- McAllen	0-14 14-72	14-25 20-31	0.6-2.0 0.6-2.0	0.11-0.16 0.09-0.18	7.9-8.4 7.9-8.4	<2 <4	Low---------- Low----------	0.24 0.28	5	0.5-1
39--------------- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.12-0.18 0.09-0.15 0.06-0.20	7.9-8.4 7.9-9.0 7.9-9.0	<4 <8 >4	Very high---- Very high---- Very high----	0.32 0.32 0.32	5	1-3
40--------------- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.02-0.12 0.02-0.09 0.02-0.07	7.9-9.0 7.9-9.0 7.9-9.0	>4 >8 >8	Very high---- Very high---- Very high----	0.32 0.32 0.32	5	1-3
41--------------- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.12-0.18 0.09-0.15 0.06-0.20	7.9-8.4 7.9-9.0 7.9-9.0	<4 <8 >4	Very high---- Very high---- Very high----	0.32 0.32 0.32	5	1-3
42--------------- Nueces	0-29 29-72	2-12 18-34	2.0-6.0 0.2-0.6	0.05-0.10 0.12-0.17	6.1-7.3 6.6-8.4	<2 <2	Low---------- Moderate-----	0.17 0.24	5	<1
43:* Nueces---------- Sarita----------	0-29 29-72 0-48 48-80	2-12 18-34 1-10 18-35	2.0-6.0 0.2-0.6 6.0-20 2.0-6.0	0.05-0.10 0.12-0.17 0.05-0.10 0.13-0.19	6.1-7.3 6.6-8.4 6.1-7.3 5.6-8.4	<2 <2 <2 <2	Low---------- Moderate----- Low---------- Moderate-----	0.17 0.24 0.17 0.24	5 5	<1 0.5-1
44--------------- Olmito	0-47 47-65	35-55 35-55	0.2-0.6 0.06-0.2	0.13-0.18 0.06-0.18	7.9-8.4 7.9-8.4	<4 >4	Very high---- Very high----	0.32 0.32	5	1-3
45,* 46,* 47.* Pits										

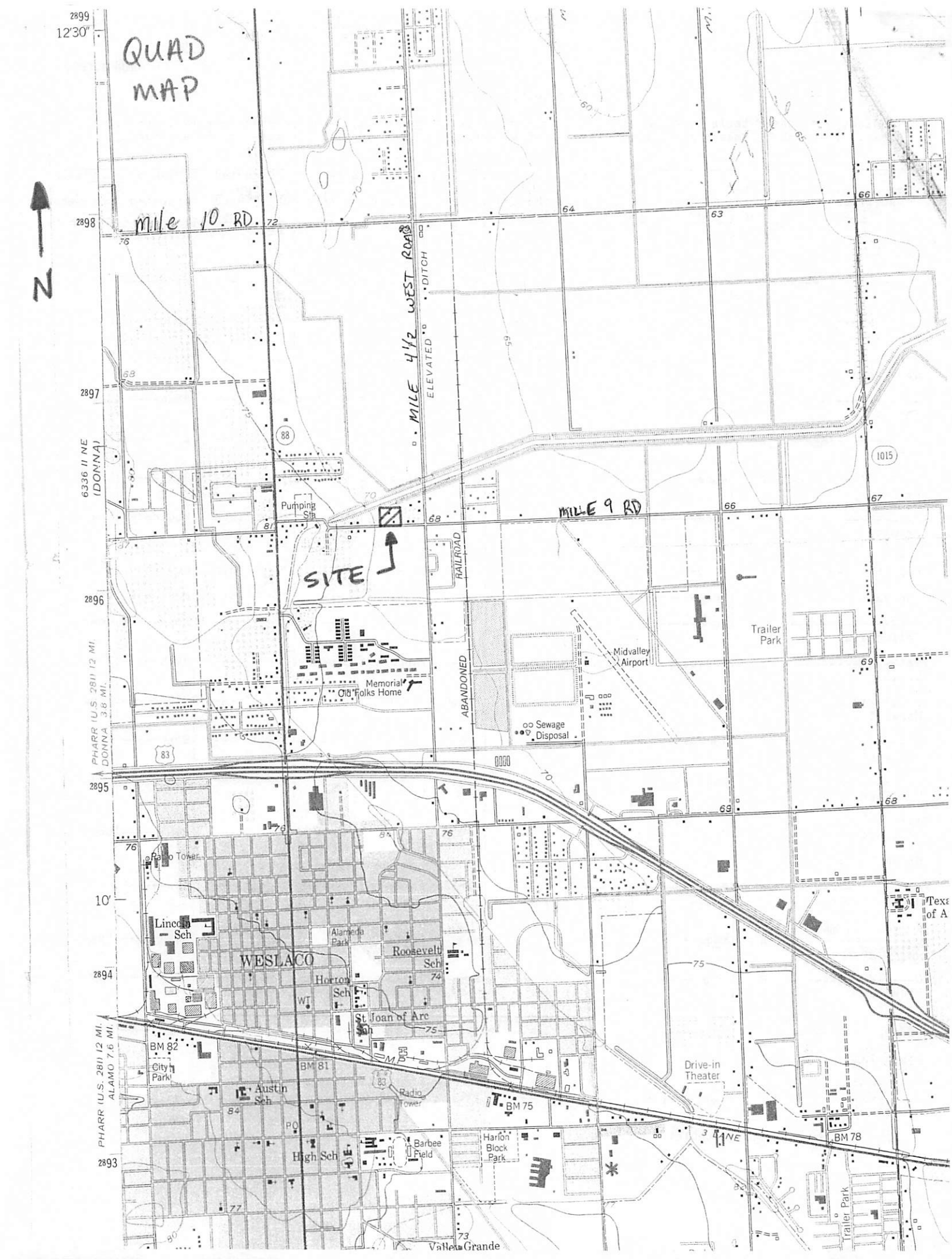
See footnote at end of table.

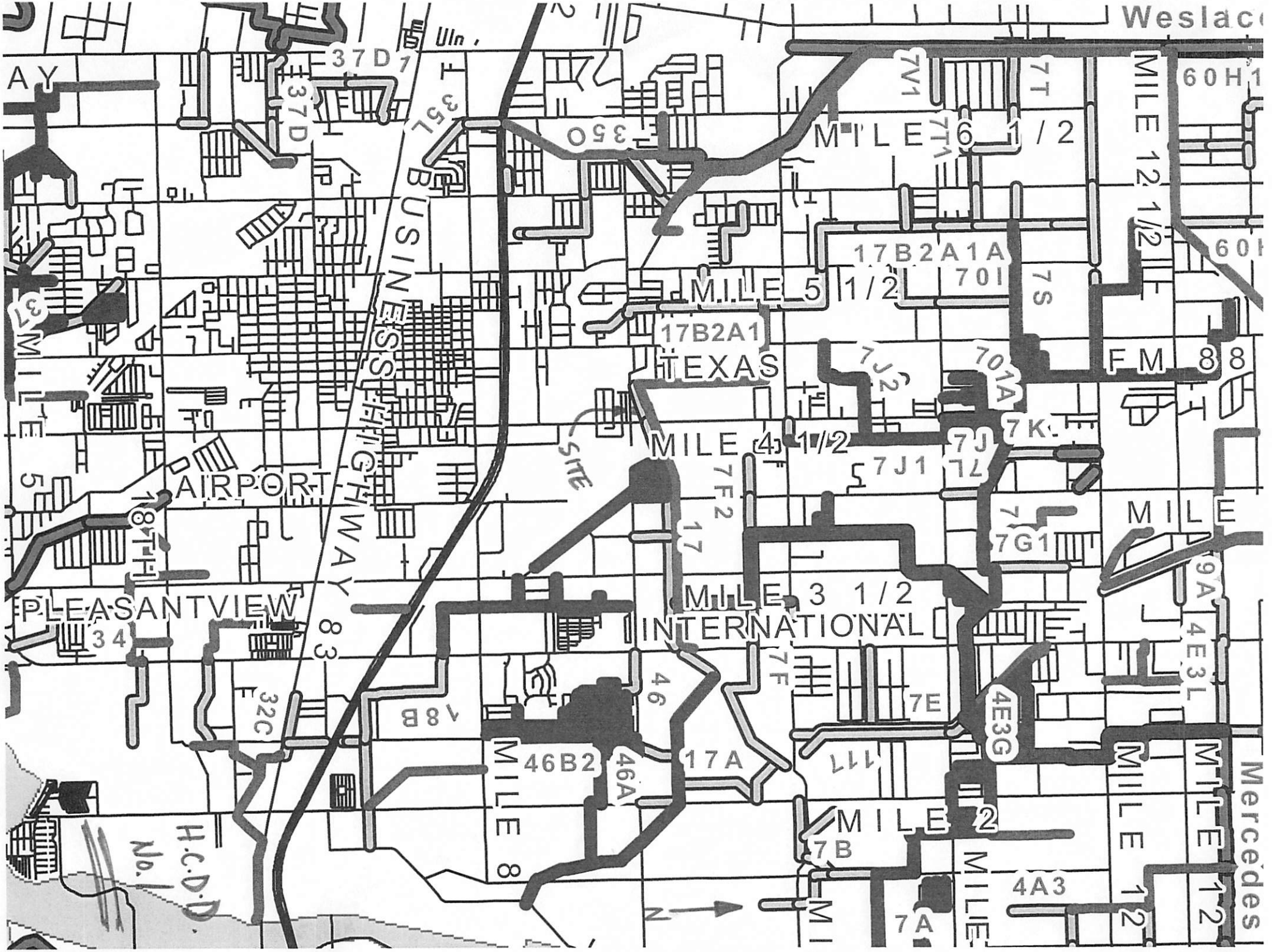
TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					Ft			In			
1.* Arents											
2---------- Benito	D	Occasional	Long------	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4---------- Brennan	B	None--------	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6---------- Camargo	B	Rare--------	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7---------- Cameron	D	None--------	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8---------- Comitas	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
9, 10, 11--------- Delfina	B	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12---------- Delmita	C	None--------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:*											
Delmita----------	C	None--------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado----------	C	None--------	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14---------- Falfurrias	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
15**---------- Grulla	D	Frequent----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18-------- Hargill	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
19---------- Harlingen	D	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
20---------- Harlingen	D	None--------	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:*											
Harlingen--------	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
22, 23, 24-------- Hebbronville	B	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
25, 26, 27, 28, 29---------- Hidalgo	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
30---------- Hidalgo	B	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31:*											
Hidalgo----------	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
32:*											
Jimenez----------	C	None--------	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.


QUAD MAP
N
Mile 10. RD.
MILE 4½ WEST ROAD
ELEVATED
DITCH
MILE 9 RD
SITE
RAILROAD
ABANDONED
Pumping Sta
Memorial Old Folks Home
Sewage Disposal
Midvalley Airport
Trailer Park
Radio Tower
WESLACO
Lincoln Sch
Alameda Park
Roosevelt Sch
Horton Sch
St Joan of Arc Sch
City Park
Austin Sch
High Sch
Barbee Field
Harlon Block Park
Drive-in Theater
BM 82
BM 81
BM 75
BM 78
Valley Grande
6336 II NE (DONNA)
PHARR (U.S. 281) 12 MI. DONNA 3.8 MI.
PHARR (U.S. 281) 12 MI. ALAMO 7.6 MI.


Weslaco
MILE 6 1/2
MILE 5 1/2
MILE 4 1/2
MILE 3 1/2
MILE 2
MILE 12 1/2
MILE 12
MILE 8
MILE 5
BUSINESS HIGHWAY 83
AIRPORT
SITE
TEXAS
FM 88
PLEASANTVIEW
INTERNATIONAL
H.C.D.D. No. 1
Mercedes
17B2A1
17B2A1A
7V1
7T1
7T
7I
7S
7J2
701A
7K
7J
7J1
7L
7F2
7G1
7F
7E
4E3G
4E3L
4A3
7B
7A
46B2
46A
17A
46
18B
32C
37D
350
351
60H
9A
117

VILLAS ON SUGAR CANE SUBDIVISION

A 2.349 ACRE TRACT OF LAND OUT OF FARM TRACT 57, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3353545, AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3354448, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 2.349 ACRE TRACT OF LAND OUT OF FARM TRACT 57, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3353545, AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3354448, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF FARM TRACT 57 AND IN THE CENTERLINE OF MILE 9 NORTH ROAD (SUGAR CANE DRIVE) FOR THE SOUTHWEST CORNER OF ERICA'S OAKWOOD VILLAGE TOWNHOUSES (RECORDED IN VOLUME 35, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS WEST, 443.02 FEET (DEED RECORD: 443.06 FEET) FROM THE SOUTHEAST CORNER OF FARM TRACT 57.

THENCE; WEST, ALONG THE SOUTH LINE OF FARM TRACT 57 AND THE CENTERLINE OF MILE 9 NORTH ROAD (SUGAR CANE DRIVE), A DISTANCE OF 350.83 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THE NANCY S. MARTINEZ TRACT (A 0.81 OF AN ACRE TRACT OF LAND OUT OF FARM TRACT 57, WEST TRACT SUBDIVISION, ACCORDING TO GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2538954, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF THE NANCY S. MARTINEZ TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 25.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 9 NORTH ROAD (SUGAR CANE DRIVE), PASSING A 1/2"IRON ROD WITH CAP STAMPED R&A FOUND AT 268.20 FEET FOR THE TOP OF DRAIN DITCH, A TOTAL DISTANCE OF 298.20 FEET TO A POINT FOR A CORNER OF THE ROBERT S. PONTIUS TRACT (A TRACT OF LAND OUT OF FARM TRACT 57, WEST TRACT SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1566, PAGE 1003, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE SOUTH LINE OF THE ROBERT S. PONTIUS TRACT, A DISTANCE OF 348.32 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF ERICA'S OAKWOOD VILLAGE TOWNHOUSES AND THE NORTHEAST CORNER OF THIS TRACT,

THENCE; S 00°03'35"E (DEED RECORD: SOUTH), ALONG THE WEST LINE OF ERICA'S OAKWOOD VILLAGE TOWNHOUSES, PASSING A 1/2"IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 265.41 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 9 NORTH ROAD (SUGAR CANE DRIVE), A TOTAL DISTANCE OF 290.41 FEET (DEED RECORD: 290.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.349 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH ERICA'S OAKWOOD VILLAGE TOWNHOUSES, RECORDED IN VOLUME 35, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
4856
REGISTERED PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

JULY 26, 2022
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VILLAS ON SUGAR CANE SUBDIVISION, TO THE CITY OF WESLACO, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

CARLO CANTU AND WIFE, BROOKE CANTU, OWNERS
2016 S. 45TH STREET
HIDALGO COUNTY, TEXAS

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared
CARLO CANTU AND WIFE, BROOKE CANTU, OWNERS
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____.

CLARISSA QUINTANILLA
Notary ID # 129815255
My Commission Expires
November 04, 2025

CLARISSA QUINTANILLA – NOTARY PUBLIC

STATE OF TEXAS
CITY OF WESLACO

I, THE UNDERSIGNED, MAYOR 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.

CITY MAYOR — DATE

ATTEST: CITY SECRETARY — DATE

STATE OF TEXAS
CITY OF WESLACO

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 COMMISSION

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9, DATED THIS _____ DAY OF _____ 20____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF 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 WITH IN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN 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 AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 — DATE

APPROVED BY DRAINAGE DISTRICT:

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

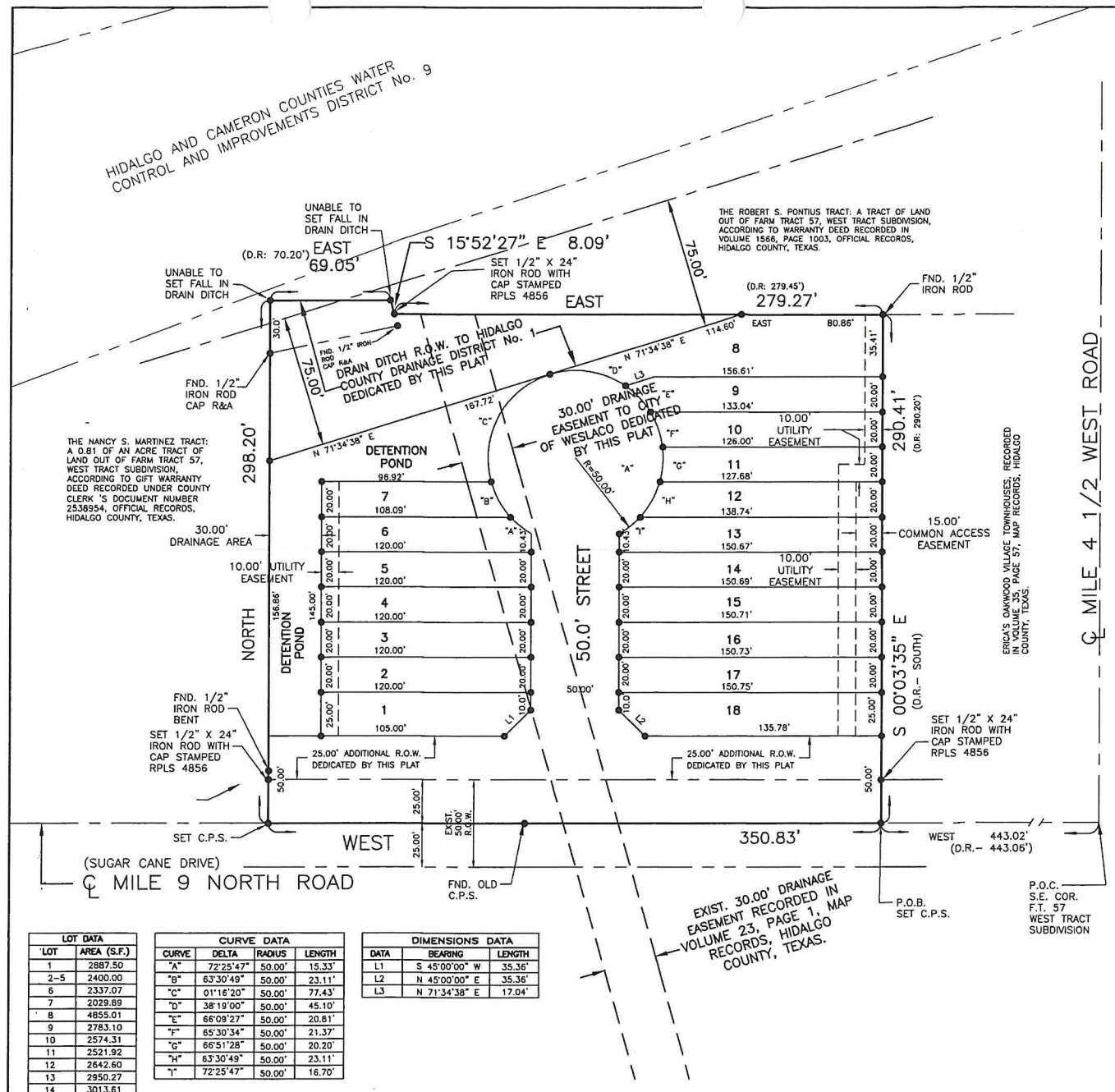
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

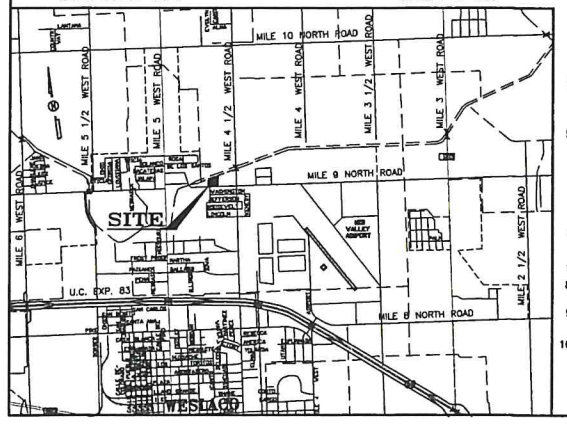


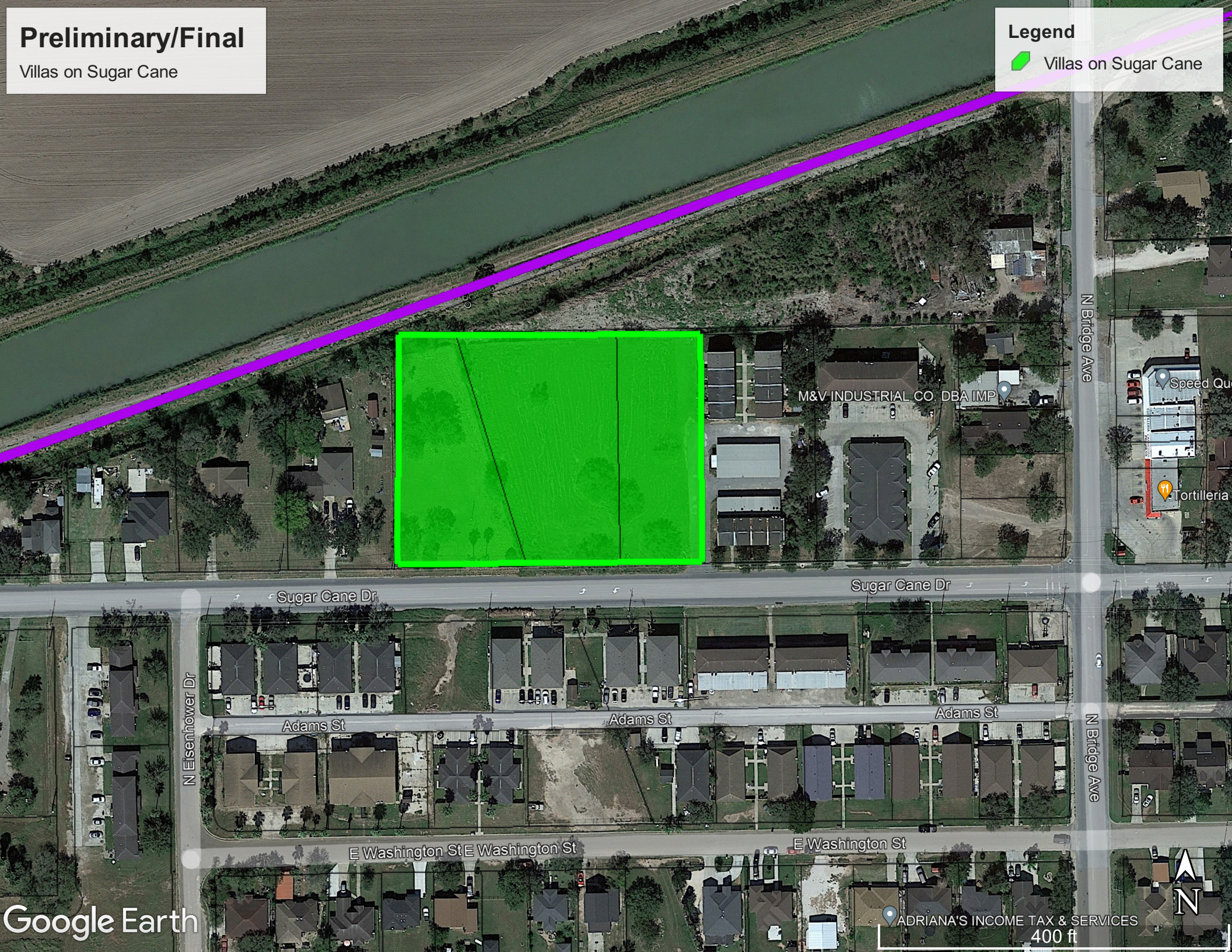
LOT DATA	
LOT	AREA (S.F.)
1	2887.50
2-5	2400.00
6	2337.07
7	2029.89
8	4855.01
9	2783.10
10	2574.31
11	2521.92
12	2642.60
13	2950.27
14	3013.61
15	3014.03
16	3014.44
17	3014.86
18	3656.66

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	72°25'47"	50.00'	15.33'
"B"	63°30'49"	50.00'	23.11'
"C"	01°16'20"	50.00'	77.43'
"D"	38°19'00"	50.00'	45.10'
"E"	66°09'27"	50.00'	20.81'
"F"	65°30'34"	50.00'	21.37'
"G"	66°51'28"	50.00'	20.20'
"H"	63°30'49"	50.00'	23.11'
"I"	72°25'47"	50.00'	16.70'

DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	S 45°00'00" W	35.36'
L2	N 45°00'00" E	35.36'
L3	N 71°34'38" E	17.04'

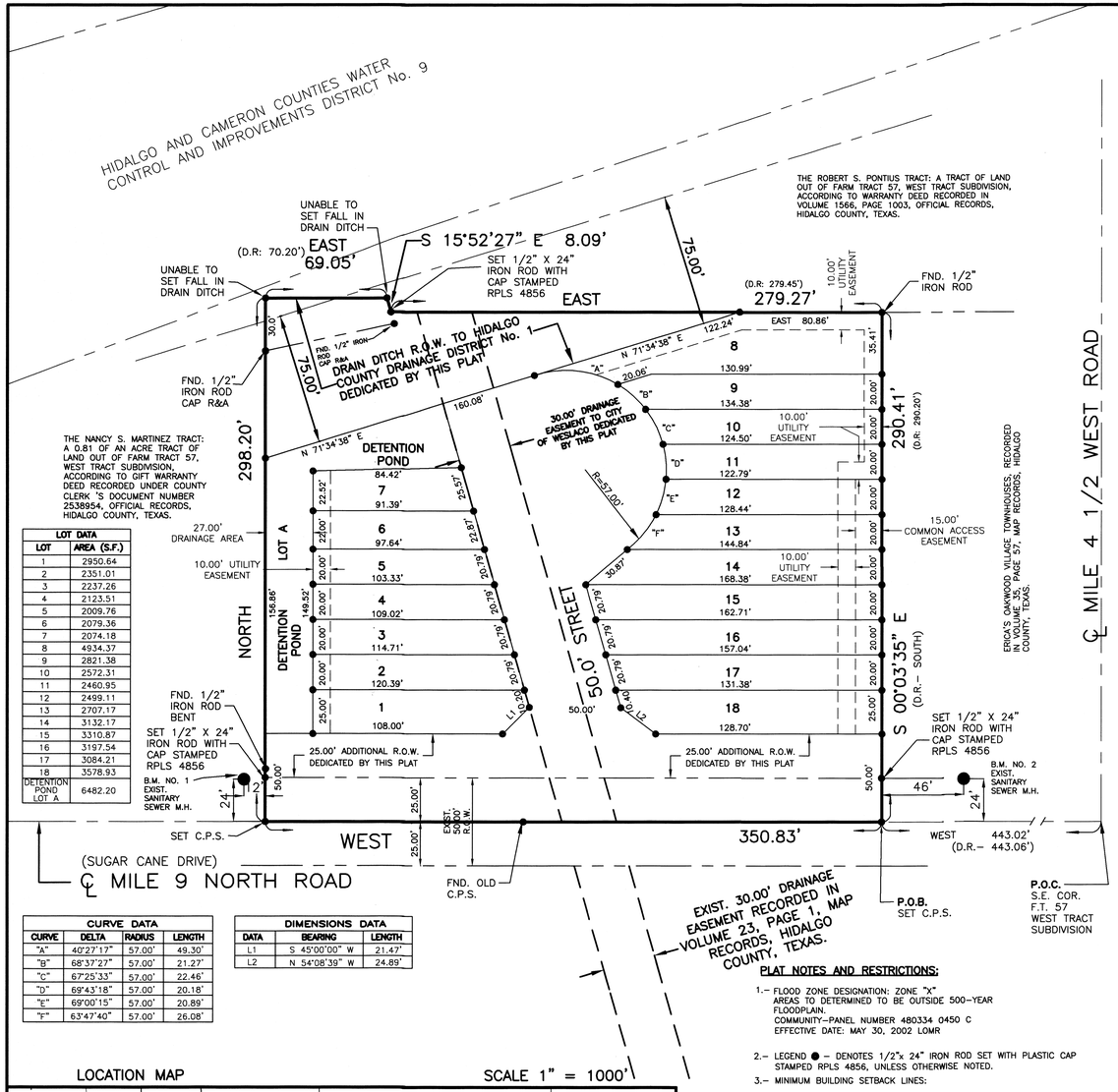
LOCATION MAP — SCALE 1" = 4000'


MILE 10 NORTH ROAD
MILE 9 NORTH ROAD
SITE
WESLACO
U.C. EXP. 83
MILE 5 1/2 WEST ROAD
MILE 5 WEST ROAD
MILE 4 1/2 WEST ROAD
MILE 4 WEST ROAD
MILE 3 1/2 WEST ROAD
MILE 3 WEST ROAD
MILE 2 1/2 WEST ROAD
MILE 8 WEST ROAD
MILE 8 1/2 WEST ROAD
MILE 9 1/2 WEST ROAD
MILE 10 WEST ROAD
MILE 2 NORTH ROAD
MILE 3 NORTH ROAD
MILE 4 NORTH ROAD
MILE 5 NORTH ROAD
MILE 6 NORTH ROAD
MILE 7 NORTH ROAD
MILE 8 NORTH ROAD
MILE 9 NORTH ROAD
MILE 10 NORTH ROAD
INTERNATIONAL BOULEVARD (HWY. 83)
SOUTH EXPRESSWAY 83
MID VALLEY AIRPORT
WESLACO MUNICIPAL GOLF COURSE
WESLACO HIGH SCHOOL
WESLACO MIDDLE SCHOOL
WESLACO EAST HIGH SCHOOL
WESLACO EAST MIDDLE SCHOOL
WESLACO SOUTH MIDDLE SCHOOL
WESLACO SOUTH HIGH SCHOOL
WESLACO ELEMENTARY SCHOOL
WESLACO ELEMENTARY SCHOOL
WESLACO ELEMENTARY


Preliminary/Final
Villas on Sugar Cane
Legend
Villas on Sugar Cane
M&V INDUSTRIAL CO. DBA IMP
N Bridge Ave
Speed Qu
Tortilleria
Sugar Cane Dr
Sugar Cane Dr
N Eisenhower Dr
Adams St
Adams St
Adams St
N Bridge Ave
E Washington St
E Washington St
E Washington St
ADRIANA'S INCOME TAX & SERVICES
400 ft
N
Google Earth

VILLAS ON SUGAR CANE SUBDIVISION

A 2.349 ACRE TRACT OF LAND OUT OF FARM TRACT 57, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3353545, AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3354448, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS



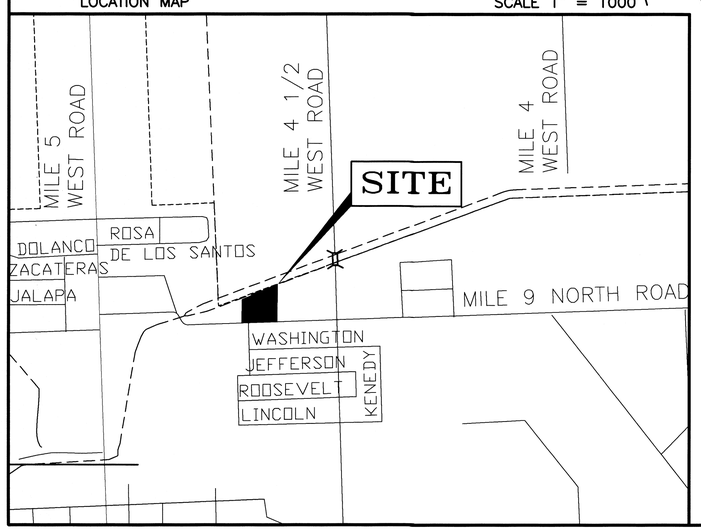
SCALE: 1"= 40'

LOT DATA	
LOT	AREA (S.F.)
1	2950.64
2	2351.01
3	2237.26
4	2123.51
5	2009.76
6	2079.36
7	2074.18
8	4934.37
9	2821.38
10	2572.31
11	2460.95
12	2499.11
13	2707.17
14	3132.17
15	3310.87
16	3197.54
17	3084.21
18	3578.93
DETENTION POND LOT A	6482.20

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	40°27'17"	57.00'	49.30'
"B"	68°37'27"	57.00'	21.27'
"C"	67°25'33"	57.00'	22.46'
"D"	69°43'18"	57.00'	20.18'
"E"	69°00'15"	57.00'	20.89'
"F"	63°47'40"	57.00'	26.08'

DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	S 45°00'00" W	21.47'
L2	N 54°08'39" W	24.89'

LOCATION MAP SCALE 1" = 1000'



PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" AREAS TO DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN. COMMUNITY–PANEL NUMBER 480334 0450 C EFFECTIVE DATE: MAY 30, 2002 LOMR

2.– LEGEND ● – DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

3.– MINIMUM BUILDING SETBACK LINES:

FRONT.....10.00 FEET
REAR.....0.00 FEET
SIDE.....0.00 FEET
SIDE CORNER ABUTTING STREET.....10.00 FEET

OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

4.– MINIMUM FINISH FLOOR NOTE: FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN _____ OR 18" ABOVE TOP OF CURVE OR CENTER LINE OF STREET WHICHEVER IS GREATER.

5.– BENCHMARK NOTE:
B.M. No. 1 ELEV.=68.20 TOP OF SANITARY SEWER M.H. LOCATED 24 FEET NORTH AND 12 FEET WEST FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
B.M. No. 2 ELEV.=67.18 TOP OF SANITARY SEWER M.H. LOCATED 24 FEET NORTH AND 46 FEET EAST FROM THE SOUTHEAST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.

6.– DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL 12,226.59 CUBIC FEET (0.28 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 ACCOMMODATED MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAN THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS SUBDIVISION.

7.– NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS.

8.– LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

9.– LOTS 1 AND 18 SHALL NOT HAVE ACCESS OR FRONT ON MILE 9 NORTH ROAD (SUGAR CANE DRIVE)

10.– LANDSCAPING IS REQUIRED PER CITY ORDINANCE

11.– A 4.00 FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

12.– U.E. DENOTES UTILITY EASEMENT

13.– D.E. DENOTES DRAINAGE EASEMENT

14.– THE HOME OWNER ASSOCIATION (H.O.A.) AND NOT THE CITY OF WESLACO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION POND (LOT A) AND THE DUMPSTER ENCLOSURE

METES AND BOUNDS

A 2.349 ACRE TRACT OF LAND OUT OF FARM TRACT 57, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3353545, AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3354448, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF FARM TRACT 57 AND IN THE CENTERLINE OF MILE 9 NORTH ROAD (SUGAR CANE DRIVE) FOR THE SOUTHWEST CORNER OF ERICA'S OAKWOOD VILLAGE TOWNHOUSES (RECORDED IN VOLUME 35, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS WEST, 443.02 FEET (DEED RECORD: 443.06 FEET) FROM THE SOUTHEAST CORNER OF FARM TRACT 57.

THENCE; WEST, ALONG THE SOUTH LINE OF FARM TRACT 57 AND THE CENTERLINE OF MILE 9 NORTH ROAD (SUGAR CANE DRIVE), A DISTANCE OF 350.83 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THE NANCY S. MARTINEZ TRACT (A 0.81 OF AN ACRE TRACT OF LAND OUT OF FARM TRACT 57, WEST TRACT SUBDIVISION, ACCORDING TO GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2538954, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF THE NANCY S. MARTINEZ TRACT, PASSING A 1/2"IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 25.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 9 NORTH ROAD (SUGAR CANE DRIVE), PASSING A 1/2"IRON ROD WITH CAP STAMPED R&A FOUND AT 268.20 FEET FOR THE TOP OF DRAIN DITCH, A TOTAL DISTANCE OF 298.20 FEET TO A POINT FOR A CORNER OF THE ROBERT S. PONTIUS TRACT (A TRACT OF LAND OUT OF FARM TRACT 57, WEST TRACT SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1566, PAGE 1003, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE SOUTH LINE OF THE ROBERT S. PONTIUS TRACT, A DISTANCE OF 348.32 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF ERICA'S OAKWOOD VILLAGE TOWNHOUSES AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°03'35" E (DEED RECORD: SOUTH), ALONG THE WEST LINE OF ERICA'S OAKWOOD VILLAGE TOWNHOUSES, PASSING A 1/2"IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 265.41 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 9 NORTH ROAD (SUGAR CANE DRIVE), A TOTAL DISTANCE OF 290.41 FEET (DEED RECORD: 290.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.349 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH ERICA'S OAKWOOD VILLAGE TOWNHOUSES, RECORDED IN VOLUME 35, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS — ALFONSO QUINTANILLA — 4856 — REGISTERED PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

JULY 26, 2022
DATE

14.– U.&E.E. DENOTES UTILITY & ELECTRICAL EASEMENT

15.– E.E. DENOTES ELECTRICAL EASEMENT

16.– CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

17.– A 5.0 FT. SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG MILE 9 NORTH RD. ● SUBDIVISION PROCESS STAGE

18.– SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMITS.

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 DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

20.– A 6.00 FOOT BUFFER FENCE ABIDING TO CITY ORDINANCES, ON DRAIN DITCH SIDE SHALL BE CONSTRUCTED AT TIME OF SUBDIVISION CONSTRUCTION.

21.– DRAINAGE OUTPARCELS CANNOT BE RE–SUBDIVIDED FOR FUTURE DEVELOPMENT.

ABBREVIATIONS:	
M.R. = MAP RECORD	N.E = NORTH EAST
R.O.W. = RIGHT OF WAY	S.E. = SOUTH EAST
OH = OVERHEAD POWER LINE	N.W = NORTH WEST
D.R= DEED RECORD	S.W = SOUTH WEST
FND. = FOUND	COR. = CORNER
M.B.S.L. = MINIMAL BUILDING SETBACK LINE	F.T. = FARM TRACT
UGL = UNDERGROUND LINE	M.V.E.C. = MAGIC VALLEY ELECTRIC COOPERATIVE
R.C.P. = REINFORCED CONCRETE PIPE	S.E.T. = SAFETY END TREATMENT
P.V.C. = POLY VINYL CHLORIDE	A.E.P. = AMERICAN ELECTRIC POWER
N = NORTH	P.O.B. = POINT OF BEGINNING
S = SOUTH	P.O.C. = POINT OF COMMECEMENT
W = WEST	B.M. = BENCH MARK
E = EAST	R.P.L.S= REGISTERED PROFESSIOINAL LAND SURVEYOR
	U.G.E.B.= UNDERGROUND ELECTRICAL BOX

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F–1513
SURVEYING REGISTRATION NUMBER 100411–00
LAND SURVEYORS
PHONE 956–381–6480
FAX 956–381–0527
ALFONSOQQHA–ENG.COM

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **VILLAS ON SUGAR CANE SUBDIVISION**, TO THE CITY OF WESLACO, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

CARLO CANTU AND WIFE, BROOKE CANTU, OWNERS DATE
2016 S. 48TH STREET
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared
CARLO CANTU AND WIFE, BROOKE CANTU, OWNERS
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___.

CLARISSA QUINTANILLA
Notary ID # 129615255
My Commission Expires
November 04, 2025

CLARISSA QUINTANILLA – NOTARY PUBLIC

STATE OF TEXAS
CITY OF WESLACO

I, THE UNDERSIGNED, MAYOR 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.

CITY MAYOR DATE

ATTEST: CITY SECRETARY DATE

STATE OF TEXAS
CITY OF WESLACO

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 COMMISSION

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9, DATED THIS THE 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 WITH IN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN 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.
5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER DATE
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS — MARCO A GONZALEZ — 120016 — LICENSED PROFESSIONAL ENGINEER

MARCO A. GONZALEZ
P.E. 120016

12-7-23
DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

COUNTY COURT — COUNTY OF HIDALGO, TEXAS

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

DATE OF PREPARATION: JULY 26, 2022

FILENAME : F:\DATA\SUBDIVIS\WESLACO\VILLAS ON SUGAR CANE SUBDIVISION\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
7-26-2022	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
8-3-23	JLUIS CVZS		

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-75

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Rio Orchards Estates Subdivision being 19.45 acres out of Farm Tracts 757 and 758, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 730ft east of the intersection of Bridge & E Mile 5 N on the North Side and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed fifty-three (53) 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 a Flood Zone "B". Applicant is requesting a variance for off-site drainage and has provided letters of support.

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 request at their regular meeting of January 17, 2024.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of Final Plat and compliance with the ordinance on the variance.

Attachments, if any:
Rio Orchards Estates-Final Plat- Memo, Rio Orchards Estates-Application, Drainage Report and Legal Documents, Rio Orchards Estates- Aerial, Rio orchard- Plat

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Rio Orchards Estates- Final Plat

DATE: January 30, 2024

The proposed use for the 58-lot subdivision is for apartment and duplex type use and is located outside the city limits of Weslaco. The developer has requested a variance for off-site drainage and has provided the letters of support from the drainage district and the irrigation district. The subdivision will be provided with water and sanitary sewer by the City of Weslaco. The developer has complied with all staff comments. The Planning & Zoning Commission recommended approval of the final plat.

Thank you,

Rebekah de la Fuente, CFM

SUBDIVISION PLATTING APPLICATION

PLAT-000553-2023

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._____

NOV 2 7 2023

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: Rio Orchards Estates

Location: North side of E. Mile 5 Rd, 0.25 Miles east of Bridge Ave.

Legal Description: A 19.45 acres of land out of farm tract 757, and farm tract 758, the West and Adams tracts recorded in volume 2, page 34-37, map records 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: _____

Existing Land Use: Agriculture Proposed Land Use: Multi-Family

Number of Lots Proposed: 53 Gross Acreage: 19.45

Title Report Submitted: ☑ YES ☐ NO

OWNER INFORMATION

Owner's Name: DK3 Investment Group, LLC Telephone: (956) 447-3962

Address: 702 W. Expressway 83 Fax: _____

City: Weslaco State: TX Zip: 78599 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Supreme Engineering, PLLC -Omar Cano, P.E. Telephone: (956) 272-2246

Address: 135 Paseo Del Prado Suite 7 Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: omar.cano@supremeengineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: City of Weslaco

☑ YES ☐ NO Wastewater Provision: City of Weslaco

☑ YES ☐ NO Electric Company: AEP

☐ YES ☑ NO Phone Utility_____	☐ YES ☑ NO Gas Utility	☑ YES ☐ NO Cable Utility Spectrum

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District No. 1	☑ YES ☐ NO Irrigation District No. 9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **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 **rdelafuente@weslacotx.gov**
_____**$355.00** (one time fee for preliminary and final plat)
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours

_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

APPLICATION FOR SUBDIVISION VARIANCE

VAR-000554-2023

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._____

NOV 2 7 2023

GENERAL INFORMATION

Name of Subdivision: Rio Orchards Estates

Location: North side of E. Mile 5 Rd, 0.25 Miles east of Bridge Ave.

Legal Description: A 19.45 acres of land out of farm tract 757, and farm tract 758, the West and Adams tracts recorded in volume 2, page 34-37, map records 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:

_____

_____

□ Drainage ☑ YES □ NO

Describe in detail the reason for the variance request:

Detention volume required will be place off-site in a dedicated drainage ROW and excavating a new drain ditch that will be owned and maintanined by the HCDD No. 1.

□ 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: _____ Telephone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ 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: Dominic Rojas

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
Raul E. Sesin, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES, Board Member
EDUARDO "EDDIE" CANTU, Board Member
RICHARD F. CORTEZ, Chairman of the Board
EVERARDO "EVER" VILLARREAL, Board Member
ELLIE TORRES, Board Member

November 28, 2023

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

RE: Supreme Engineering – Rio Orchards Estates

This letter is in response to a request from the Engineer of record for Rio Orchards Estates, Omar Cano, 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. Sesin, PE, CFM – District General Manager, HCDD1
Omar Anzaldua, 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

P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

Date: 11/27/2023

Hector Garcia
Supreme Engineering
135 Paseo Del Prado Ste 7
Edinburg, Texas 78539

RE: **Rio Orchard Estates** Subd. Drainage and Detention

Good Morning Mr. Garcia:

I have received your revised cross section and calculations dated 11/21/23 for the **Rio Orchard Estates** Subdivision modified to detain the 50-year detention volume in the proposed onsite pond as shown on your provided cross sections.

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

1. The Proposed Detention Area will require outlet controls going into the existing drainage ditch.
2. Discharge Permit will be required.
3. Subject to donation of dedicated access easement for HCDD 1

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

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

Rio Orchards Estates Subdivision Drainage Statement

Rio Orchards Estates Subdivision being 19.450 acres of land out farm tract 757, and farm tract 758, the West and Adams tract subdivision, Hidalgo County, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo County, Texas. The property is located along East Mile 5 N. Road, between Mile 4 W. and Mile 4 ½ W. Roads within the **City of Weslaco** ETJ, County of Hidalgo, Texas. The tracts are **currently vacant**. Proposing **53-lot multi-family** development.

The property is located mostly in **Zone "B"** on FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0525 B Map dated January 2, 1981. Zone B is defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

The predominate soils in this area are Hidalgo sandy clay loam (**Soils 28**), this soil belong to hydrologic group "B" which have a moderate infiltration rate when thoroughly wet. Group B soils 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. (See "USDA, NRCS Web Soil Survey" Soils Maps, Engineering Properties and information for the Hidalgo County, Texas).

The surface runoff of this property flows in an easterly direction. The pre-development storm runoff is 12.04 cfs based on a 10-year storm frequency, as per attached calculations. The post-development storm runoff is 66.73 cfs based on a 50-year storm frequency, which is an increase of 54.69 cfs as per the attached calculations.

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Weslaco**'s drainage policy, the 19.45-acre property storm drainage system for the proposed **53 lot multi-family subdivision** will consist of sheet flow through proposed paved street, gutters, inlets and storm sewer system with pipe sizes 24", 30" and 36" as shown on the attached storm sewer plan. Pertinent permitting as necessary shall be coordinated with the City of **Weslaco** and **County of Hidalgo** during public improvements.

SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

In accordance with HCDD1 and City of **Weslaco**'s drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **142,829 cubic feet (3.28 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be compensated by excavating a new drain ditch in an 80 feet ROW along the east of the property dedicated to Hidalgo County Drainage District No. 1 discharging, with a 24 inch storm line and choking it to an 18 inch as requested by HCCID9, into HCDD1 ditch 36 along Mile 4 W. Road serving as the ultimate outfall. The proposed excavation will accommodate **177,750 cubic feet (4.09 acre-ft)** of detention runoff which exceeds the 100-yr storm post development detention volume of **174,540 cubic feet (4.01 acre-ft)**

☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☑ TO H.C. PLANNING DEPT.
☑ TO CITY
☑ DISCHARGE PERMIT REQUIRED
☑ DISTRICT FACILITY
☐ CITY FACILITY
☑ OTHER HCCID #9

H.C.D.D. NO. 1 — DATE 11-21-23

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

* subject to the donation of a dedicated access easement

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

By _____, P.E.
Engineer Signature

11/11/2023
Date

Project Name: **Rio Orchards Estates Subdivsion**
Project Location: **City of Weslaco**
Number of Lots: **53**
Calculation Analysis: **Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)**

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area: 17.25 Acres
751,410.0 Sq Ft

Time of Concentration, t_c: 44 Minutes

Velocity, V: 0.49 ft/s

Runoff Coefficient, C: ***0.20*** Table 3-3

Intensity, I: ***3.49 in/hr***

Surface Conditions

Flow Length, L:	1300 Feet
Surface Constant, K_u:	3.28
Intercept Coefficient, k:	0.274 Table 3-2
Slope, S_p:	0.30 %

Rainfall Coefficients (10-yr storm)

e:	0.812
b:	92.23
d:	12.33

Peak Flow, Q: **12.04 cfs** Choke to an 18" @0.60% as per HCCID9 (8.21 cfs)

Post Development (Future) Conditions 50 - Year Storm Frequency

Property Area: 17.25 Acres
751,410.0 Sq Ft

Time of Concentration, t_c: 24 Minutes

Velocity, V: 0.91 ft/s

Runoff Coefficient, C: ***0.55***

Intensity, I: ***7.03 in/hr***

Peak Flow, Q: **66.73 cfs**

Surface Conditions

Flow Length, L:	1300 Feet
Surface Constant, K_u:	3.28
Intercept Coefficient, k:	0.619 Table 3-2
Slope, S_p:	0.20 %

Rainfall Coefficients (50-yr storm)

e:	0.795
b:	123.47
d:	12.86

11/11/2023



P.E.

Modified Rational Method
Detention Calculations (50-yr Storm Frequency)

Duration		Intensity 50-year	Q_{in}	Vol_{in}	Q_{out}*	Vol_{out}	Storage Required	
(min)	*(hr)*	*(in/hr)*	*(cfs)*	*(ft^3)*	*(cfs)*	*(ft^3)*	*(ft^3)*	*(acre-ft)*
100	1.67	2.88	27.32	163,940.03	8.21	30,507.29	133,432.74	3.06
110	1.83	2.69	25.54	168,561.24	8.21	32,970.29	135,590.95	3.11
120	2.00	2.53	24.00	172,791.32	8.21	35,433.29	137,358.03	3.15
130	2.17	2.39	22.65	176,693.99	8.21	37,896.29	138,797.70	3.19
140	2.33	2.26	21.47	180,318.61	8.21	40,359.29	139,959.33	3.21
150	2.50	2.15	20.41	183,704.21	8.21	42,822.29	140,881.92	3.23
160	2.67	2.05	19.47	186,882.10	8.21	45,285.29	141,596.81	3.25
170	2.83	1.96	18.62	189,877.83	8.21	47,748.29	142,129.54	3.26
180	3.00	1.88	17.84	192,712.49	8.21	50,211.29	142,501.20	3.27
190	3.17	1.81	17.14	195,403.67	8.21	52,674.29	142,729.39	3.28
200	3.33	1.74	16.50	197,966.24	8.21	55,137.29	**142,828.95**	**3.28**
210	3.50	1.68	15.91	200,412.83	8.21	57,600.29	142,812.54	3.28
220	3.67	1.62	15.36	202,754.28	8.21	60,063.29	142,690.99	3.28
230	3.83	1.57	14.86	204,999.98	8.21	62,526.29	142,473.70	3.27
240	4.00	1.52	14.39	207,158.09	8.21	64,989.29	142,168.80	3.26
250	4.17	1.47	13.95	209,235.76	8.21	67,452.29	141,783.47	3.25
260	4.33	1.43	13.54	211,239.28	8.21	69,915.29	141,323.99	3.24
270	4.50	1.39	13.16	213,174.22	8.21	72,378.29	140,795.94	3.23
280	4.67	1.35	12.80	215,045.55	8.21	74,841.29	140,204.27	3.22
290	4.83	1.31	12.46	216,857.70	8.21	77,304.29	139,553.41	3.20
300	5.00	1.28	12.15	218,614.64	8.21	79,767.29	138,847.35	3.19
310	5.17	1.25	11.85	220,319.95	8.21	82,230.29	138,089.67	3.17

Proposed Total Detention:	**142,828.95 cu. ft.**	**3.28 acre-ft**
Detention/Acre Developed	**8,279.94 cu. ft.**	**0.19 acre-ft**

11/11/2023



, P.E.

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)	0.152
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

Table 3-2: Intercept Coefficients

Project Name: **Rio Orchards Estates Subdivsion**
Project Location: **City of Weslaco**
Number of Lots: **53**
Calculation Analysis: **Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)**

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area: 17.25 Acres
751,410.0 Sq Ft

Time of Concentration, t_c: 44 Minutes

Velocity, V: 0.49 ft/s

Runoff Coefficient, C: ***0.20*** Table 3-3

Intensity, I: ***3.49 in/hr***

Surface Conditions

Flow Length, L:	1300 Feet
Surface Constant, K_u:	3.28
Intercept Coefficient, k:	0.274 Table 3-2
Slope, S_p:	0.30 %

Rainfall Coefficients (10-yr storm)

e:	0.812
b:	92.23
d:	12.33

Peak Flow, Q: **12.04 cfs** Choke to an 18" @0.60% as per HCCID9 (8.21 cfs)

Post Development (Future) Conditions 100 - Year Storm Frequency

Property Area: 17.25 Acres
751,410.0 Sq Ft

Time of Concentration, t_c: 24 Minutes

Velocity, V: 0.91 ft/s

Runoff Coefficient, C: ***0.55***

Intensity, I: ***7.96 in/hr***

Peak Flow, Q: **75.56 cfs**

Surface Conditions

Flow Length, L:	1300 Feet
Surface Constant, K_u:	3.28
Intercept Coefficient, k:	0.619 Table 3-2
Slope, S_p:	0.20 %

Rainfall Coefficients (100-yr storm)

e:	0.789
b:	137.99
d:	13.32

11/11/2023



, P.E.

Modified Rational Method
Detention Calculations (100-yr Storm Frequency)

Duration		Intensity 100-year	Q_{in}	Vol_{in}	Q_{out}*	Vol_{out}	Storage Required	
(min)	*(hr)*	*(in/hr)*	*(cfs)*	*(ft^3)*	*(cfs)*	*(ft^3)*	*(ft^3)*	*(acre-ft)*
100	1.67	3.31	31.37	188,236.69	8.21	30,507.29	157,729.40	3.62
110	1.83	3.09	29.35	193,698.52	8.21	32,970.29	160,728.23	3.69
120	2.00	2.91	27.60	198,702.95	8.21	35,433.29	163,269.66	3.75
130	2.17	2.75	26.07	203,324.03	8.21	37,896.29	165,427.74	3.80
140	2.33	2.61	24.72	207,619.23	8.21	40,359.29	167,259.94	3.84
150	2.50	2.48	23.51	211,634.00	8.21	42,822.29	168,811.71	3.88
160	2.67	2.37	22.44	215,404.89	8.21	45,285.29	170,119.60	3.91
170	2.83	2.26	21.47	218,961.73	8.21	47,748.29	171,213.44	3.93
180	3.00	2.17	20.59	222,329.16	8.21	50,211.29	172,117.87	3.95
190	3.17	2.09	19.78	225,527.77	8.21	52,674.29	172,853.48	3.97
200	3.33	2.01	19.05	228,574.95	8.21	55,137.29	173,437.67	3.98
210	3.50	1.94	18.37	231,485.51	8.21	57,600.29	173,885.22	3.99
220	3.67	1.87	17.75	234,272.16	8.21	60,063.29	174,208.87	4.00
230	3.83	1.81	17.17	236,945.89	8.21	62,526.29	174,419.60	4.00
240	4.00	1.75	16.63	239,516.29	8.21	64,989.29	174,527.00	4.01
250	4.17	1.70	16.13	241,991.75	8.21	67,452.29	**174,539.46**	**4.01**
260	4.33	1.65	15.67	244,379.66	8.21	69,915.29	174,464.37	4.01
270	4.50	1.61	15.23	246,686.58	8.21	72,378.29	174,308.29	4.00
280	4.67	1.56	14.82	248,918.33	8.21	74,841.29	174,077.04	4.00
290	4.83	1.52	14.43	251,080.13	8.21	77,304.29	173,775.84	3.99
300	5.00	1.48	14.07	253,176.65	8.21	79,767.29	173,409.37	3.98
310	5.17	1.45	13.72	255,212.12	8.21	82,230.29	172,981.83	3.97

Proposed Total Detention:	**174,539.46 cu. ft.**	**4.01 acre-ft**
Detention/Acre Developed	**10,118.23 cu. ft.**	**0.23 acre-ft**

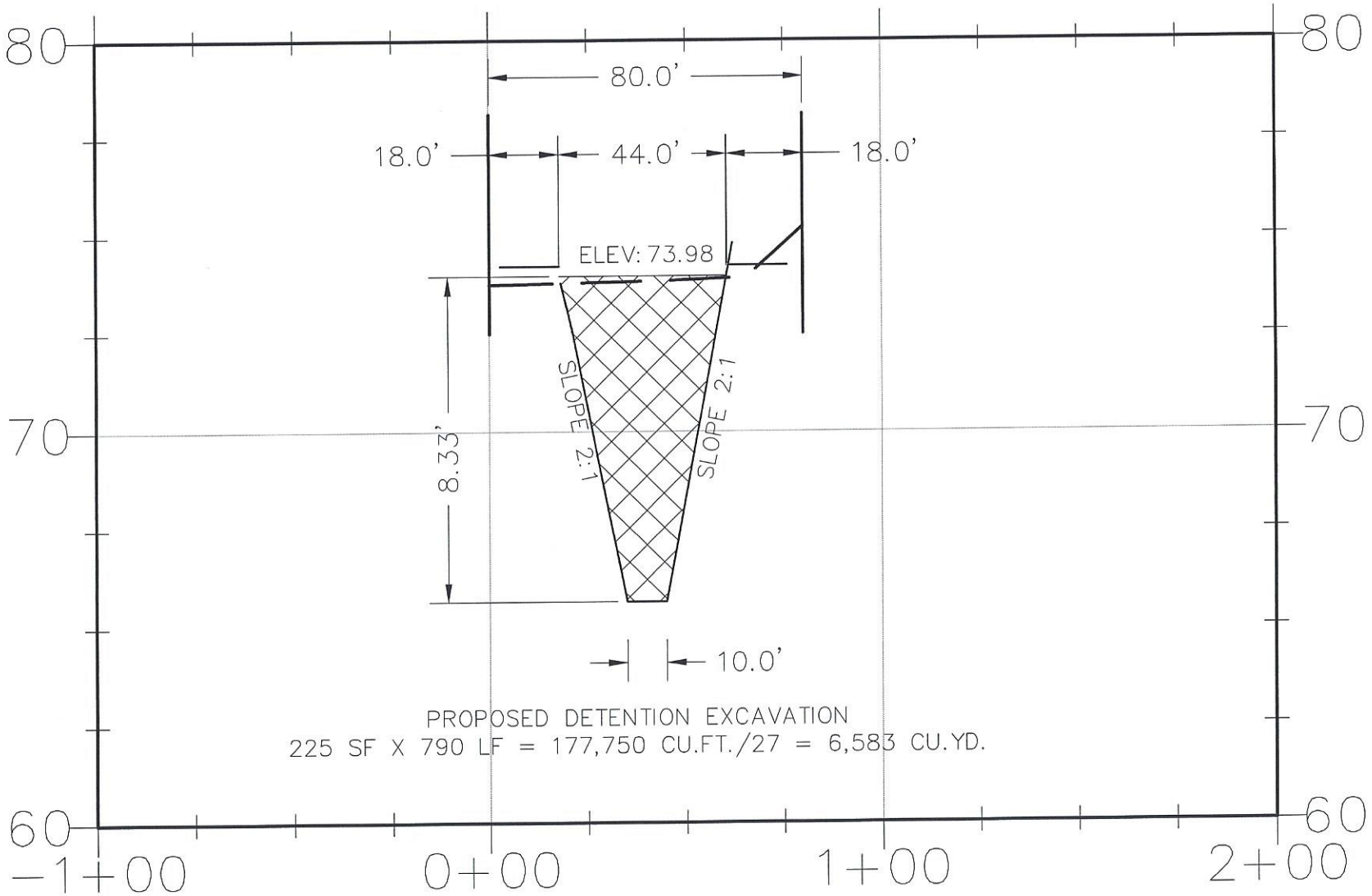
11/11/2023

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

P.E.

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)	0.152
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

Table 3-2: Intercept Coefficients


80
70
60
80.0'
18.0'
44.0'
18.0'
ELEV: 73.98
8.33'
SLOPE 2:1
SLOPE 2:1
10.0'
PROPOSED DETENTION EXCAVATION
225 SF X 790 LF = 177,750 CU.FT./27 = 6,583 CU.YD.
-1+00
0+00
1+00
2+00

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: Rio Orchards Estates

Location: E. Mile 5 N Rd (E. 34th St) between S. Bridge Ave. and S. Mile 4 W. Rd (S. Airport Dr.)

Applicant: Supreme Engineering ☐Owner ☑Agent

Address: 135 Paseo del Prado Ste 7 Edinburg TX 78539 Phone Number: (956) 403-1314

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			
220	Multi-Family Detached	19.45		212	89	112	1434

Comments:

Prepared by: Omar Cano Date:

Address: 135 Paseo del Prado Ste 7 Edinburg, TX 78539 Phone Number: (956) 403-1314

(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 <u>not required</u>. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

Reviewed by: _____ Date: _____ STID#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

Trip Generation Report

Rio Orchards Estates Subdivision

Weslaco, Texas

Prepared by:

Supreme Engineering, PLLC
Texas Engineering Firm F-21135
135 Paseo del Prado Ste 7
Edinburg, TX 78539
(956) 403-1314

October 25, 2023



, P.E.

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Albert Aldana, P.E.
City Engineer
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Trip Generation Analysis
Rio Orchards Estates Subdivision
Weslaco, Texas

Dear Mr. Aldana,

Supreme Engineering has prepared this Trip Generation Analysis as per the request of the City of Weslaco Engineering Department for the above-mentioned proposed development.

Project Description

The proposed development is a 19.45 acres out of farm tract 757 and farm tract 758, the West and Adams tracts, recorded in volume 2, pages 34-37, map records Hidalgo County, Texas. The development is located along E. Mile 5 N Rd (E. 34th St) between S. Bridge Ave. and S. Mile 4 W. Rd (S. Airport Dr.). The proposed development will be a 53-lot multi-family residential subdivision.

Site and Surrounding Land Uses

The study area for the proposed development includes the site boundaries of the 19.45 acres proposed Rio Orchards Estates Subdivision is as follows: the property directly to the north, west and east are vacant property. The area to the south is used as single family.

Roadways

The southern boundary of the proposed development is E. Mile 5 N Rd (E. 34th St) categorized as a 2-lane future principal arterial.

Estimated Trip Generation

The 11th Edition of the ITE Trip Generation manual was used to estimate the projected trip generation. These estimations were calculated for the AM and PM peak hours for the generator using land uses Multi-Family Detached Housing (ITE Code: 220). The total trip and projections are shown in Table 1.

Average Vehicle Trip Ends vs. Number of Dwelling Units

Morning Analysis

- On a weekday, Peak Hour of Adjacent Street Traffic, One Hour Between **7 and 9 AM**.
- Directional Distribution: **24% entering, 76% exiting**

T = 0.31 (X) + 22.85 - ITE Trip Generation 11th Edition Volume 3

Where:
T = Average Vehicle Trip Ends
X = Number of Dwellings – **212 Apartment Units**

T = 0.31 (212) + 22.85 = **88.57**

- Directional Distribution
  T_{enter} = 88.57 (0.24) = **21.26 trip/hour**
  T_{exit} = 88.57 (0.76) = **67.31 trip/hour**

Afternoon Analysis

- On a weekday, Peak Hour of Adjacent Street Traffic, One Hour Between **4 and 6 PM**.
- Directional Distribution: **63% entering, 37% exiting**

T = 0.43 (X) + 20.55 - ITE Trip Generation 11th Edition Volume 3

Where:

T = Average Vehicle Trip Ends
X = Number of Dwellings – **212 Apartment Units**

T = 0.43(212) + 20.55 = **111.71**

- Directional Distribution
  T_{enter} = 111.71 (0.63) = **70.38 trip/hour**
  T_{exit} = 111.71 (0.37) = **41.33 trip/hour**

Weekday Analysis

- On a weekday.
- Directional Distribution: **50% entering, 50% exiting**

T = 6.41 (X) + 75.31 - ITE Trip Generation 11th Edition Volume 3

Where:

T = Average Vehicle Trip Ends
X = Number of Dwellings – **212 Apartment Units**

T = 6.41 (212) + 75.31 = **1,434.23**

- Directional Distribution

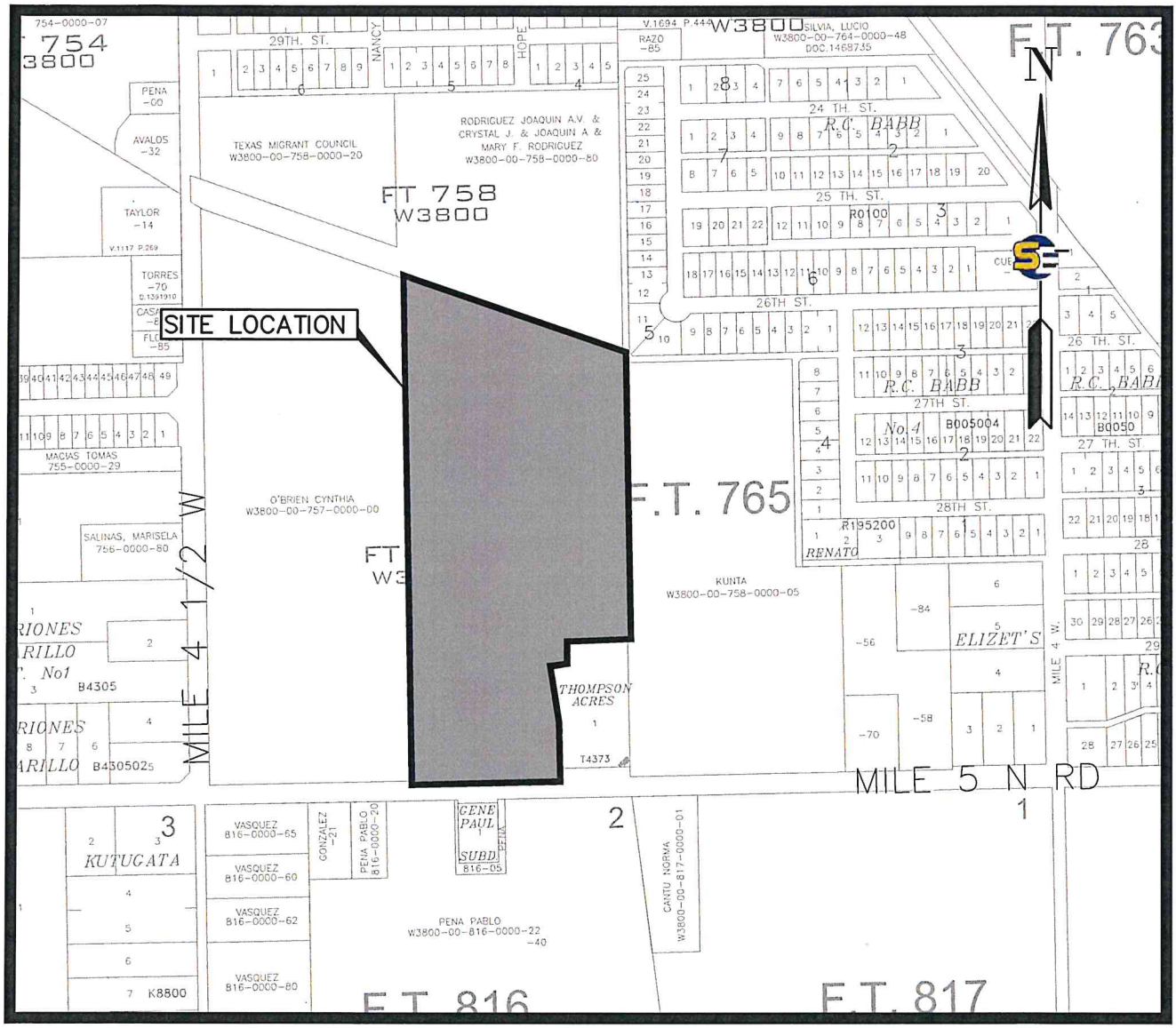
T_{enter} = 1,434.23 (0.50) = **717.12 trip/hour**
T_{exit} = 1,434.23 (0.50) = **717.12 trip/hour**

Table 1. Total Projected Trips

ITE Code	Trips			Entering / Exiting	
	Weekday	A.M.	P.M.	A.M.	P.M.
220 – MULTI-Family Detached Housing	1,434	88.57	111.71	21.26/67.31	70.38/41.33

Study Results

This traffic study identified one generator; the proposed multi-family detached dwelling. The total peak hour trips for morning (AM) and afternoon (PM) is 88.57 & 111.71, respectively.



LOCATION MAP

RIO ORCHARDS ESTATES SUBDIVISION

BEING 19.450 ACRES OF LAND OUT OF FARM TRACT 757, AND FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS.

DATE: SEPTEMBER 2023

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 RIO ORCHARDS ESTATES 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.

EZEQUIEL REYNA JR — DATE
MANAGER

LINA R. REYNA — DATE
MANAGER

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_____

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_____

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN 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.

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

MAYOR, CITY OF WESLACO

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

MAYOR, CITY OF WESLACO — DATE

ATTEST: _____ — DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RIO ORCHARDS ESTATES SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON_____.

HIDALGO COUNTY ENVIRONMETAL HEALTH DIVISION

DATE

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

THIS PLAT IS HEREBY APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 ON THIS THE_____ DAY OF 20_____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID No. 9.
2. IT IS UNDERSTOOD THAT THE RATE FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCID No. 9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCID No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCID No. 9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

BY: _____ — DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

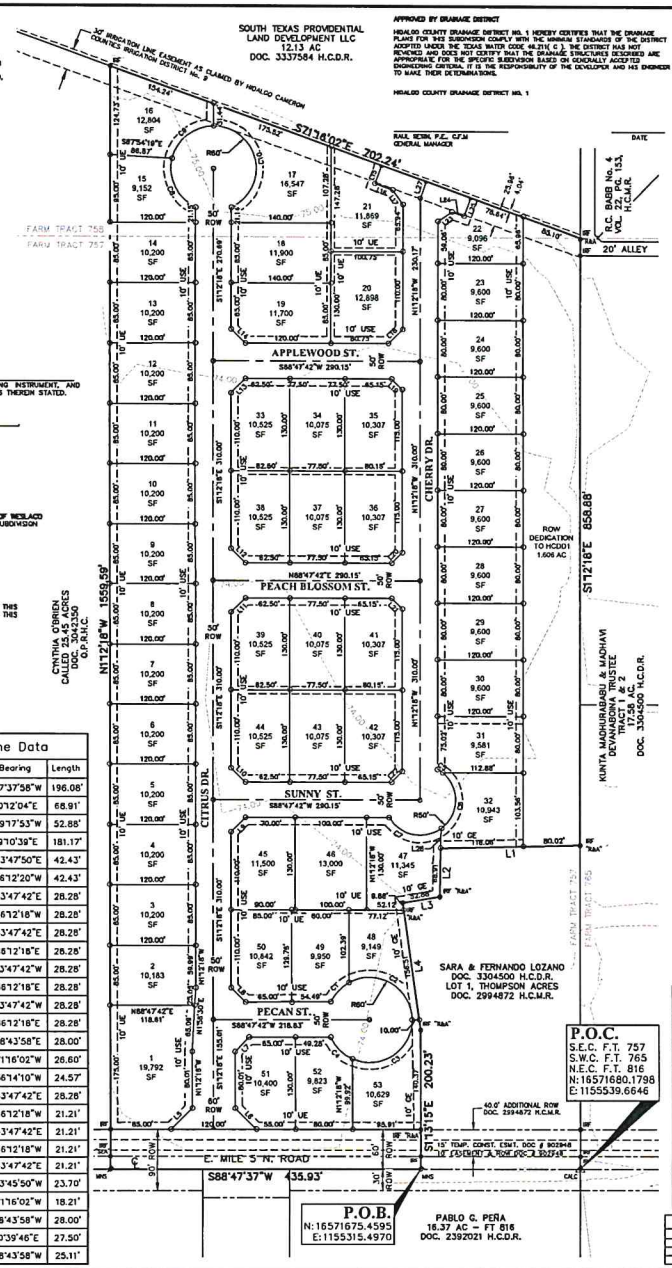
UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE RIO ORCHARDS ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 20_____.

HIDALGO COUNTY JUDGE — DATE

ATTEST: _____ — DATE
HIDALGO COUNTY CLERK

Line Data		
Line #	Bearing	Length
L1	S87°37'58"W	196.08'
L2	S01°2'04"E	68.91'
L3	S79°17'53"W	52.88'
L4	S9°10'39"E	181.17'
L5	N43°47'50"E	42.43'
L6	N46°12'20"W	42.43'
L7	N43°47'42"E	28.28'
L8	N46°12'18"W	28.28'
L9	N43°47'42"E	28.28'
L10	S46°12'18"E	28.28'
L11	S43°47'42"W	28.28'
L12	S46°12'18"E	28.28'
L13	S43°47'42"W	28.28'
L14	S46°12'18"E	28.28'
L15	N18°43'58"E	28.00'
L16	N71°16'02"W	26.60'
L17	N36°14'10"W	24.57'
L18	N43°47'42"E	28.28'
L19	N46°12'18"W	21.21'
L20	N43°47'42"E	21.21'
L21	N46°12'18"W	21.21'
L22	N43°47'42"E	21.21'
L23	S53°45'50"W	23.70'
L24	N71°16'02"W	18.21'
L25	S18°43'58"W	28.00'
L26	N0°39'46"E	27.50'
L27	S18°43'58"W	25.11'



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 THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL BEERA, P.E., C.F.M.
GENERAL MANAGER — DATE

GENERAL NOTES

1. 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 _____ 10.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED)
THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "B" (MEDIUM SHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0025 B, MAP DATED JAN. 2, 1981.
3. SUBDIVISION CONSIST OF 53 MULTI-FAMILY LOTS.
4. BENCHMARK: MAG NAIL SET AT CENTER LINE OF E. MILE 5 N. ROAD.
ELEVATION: 73.03 N.A.D. 83
GPS COORDINATES: N 16571684.8600, E 1155779.8410
5. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GRATER, MEASURED FROM THE CENTER OF THE LOT.
6. 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 152,350.63 CUBIC-FEET OR 3.50 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 RETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. 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.
8. DIRECT DRIVEWAY ACCESS IS PROHIBITED FOR LOTS 1, 33–35 ONTO E. MILE 5 N.
9. 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.
10. THIS SUBDIVISION WAS DESIGNED FOR A 50 YEAR FLOOD WITH DETENTION.
11. 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 GRANTING AN EASEMENT.
12. 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).
13. ALL CONSTRUCTION TO MEET THE HIDALGO COUNTY REQUIREMENTS AND STANDARDS.
14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE ROAD AT A 0.55% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
15. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
16. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
17. A 4 FT. 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.
18. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
19. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
20. A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED TO SEPARATE MULTI-FAMILY WITH SINGLE FAMILY AND COMMERCIAL.
21. 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.

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.

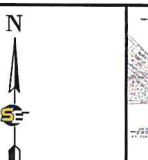
REVIEW COPY
JORGE A. GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6667
SURVEY FIRM No. 10184697 — DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY
OMAR CANO, P.E.
LICENSE PROFESSIONAL ENGINEER No. 120081 — DATE

Curve Data						
Curve #	Radius	Tangent	Delta	Arc Length	Chord Direction	Chord Length
C1	60.00'	19.60'	38°1'00"	37.89'	S41°59'23"W	37.26'
C2	60.00'	101.25'	118°41'56"	124.30'	N60°34'09"W	103.24'
C3	60.00'	91.36'	113°24'32"	118.76'	N55°29'16"E	100.30'
C4	60.00'	23.03'	41°59'30"	43.97'	S46°48'43"E	43.00'
C5	50.00'	4.36'	9°57'51"	8.70'	N56°13'22"W	8.68'
C6	50.00'	63.28'	103°22'08"	90.21'	N0°26'37"E	78.46'
C7	50.00'	56.18'	98°40'02"	84.36'	S79°32'18"E	74.70'
C8	60.00'	49.61'	79°10'08"	82.91'	S26°59'46"E	76.47'
C9	60.00'	47.05'	76°12'24"	79.80'	S50°41'30"W	74.05'
C10	60.00'	274.90'	155°22'32"	162.71'	N13°31'01"W	117.24'



BEARING BASIS — TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205

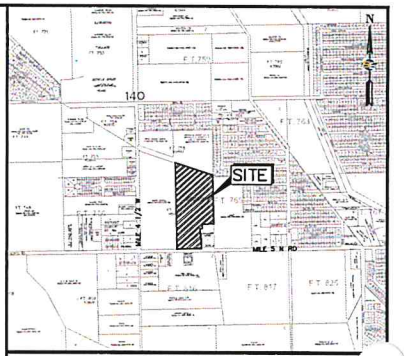
LEGEND

CIRS	IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
MNS	MAG NAIL SET
CPSS	COTTON PICKER SPINDEL SET
VE	UTILITIES EASEMENT
USE	UTILITIES & SIDEWALK EASEMENT
GE	GENERAL EASEMENT

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



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF RIO ORCHARDS ESTATES WITH RESPECT TO THE EXTRATERRITORIAL

RIO ORCHARDS ESTATES IS LOCATED EAST FROM THE INTERSECTION OF E. MILE 5 N & S BRIDGE AVE (MILE 4 1/2 W) IN THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. RIO ORCHARDS ESTATES LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

METES AND BOUNDS

BEING 19.450 ACRES OF LAND OUT OF FARM TRACT 757, AND FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS; SAME BEING AS DESCRIBED IN A WARRANTY DEED, CONVEYED TO SNOWLAND ESTATES, LTD, DATE JUNE 22, 2018, RECORDED IN DOCUMENT No. 2927106, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 18.450 ARE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT, THE SOUTHEAST CORNER OF THE SAID FARM TRACT 757, SAME BEING THE SOUTHEAST CORNER OF LOT 1, THOMPSON ACRES, RECORDED IN INSTRUMENT NO. 2923706, MAP RECORDS HIDALGO COUNTY, TEXAS;

THENCE, S88°47'37"W, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 757, SAME BEING ALONG THE CENTER LINE OF E. MILE 5 NORTH, SAME BEING ALONG THE SOUTH LINE OF THE SAID THOMPSON ACRES, A DISTANCE OF 224.23 FEET TO A MAG NAIL SET, A POINT ON THE SOUTH LINE OF THE SAID FARM TRACT 757, SAME BEING A POINT ON THE CENTER LINE OF E. MILE 5 NORTH, SAME BEING THE SOUTHWEST CORNER OF THE SAID THOMPSON ACRES, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S88°47'37"W, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 757, SAME BEING ALONG THE CENTER LINE OF E. MILE 5 NORTH, A DISTANCE OF 435.93 FEET TO A MAG NAIL SET, A POINT ON THE SOUTH LINE OF THE SAID FARM TRACT 757, SAME BEING A POINT ON THE CENTER LINE OF E. MILE 5 NORTH, SAME BEING THE SOUTHWEST CORNER OF A CALLED 25.45 ACRE TRACT CONVEYED TO CYNTHIA O'BRIEN, RECORDED IN DOCUMENT NO. 3042350, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N11°21'6"W, ACROSS THE SAID FARM TRACT 757, SAME BEING ALONG THE EAST LINE OF THE SAID O'BRIEN TRACT, PASSING AT A DISTANCE OF 20.00 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "RAA"FOUND, A POINT ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF E. MILE 5 NORTH, CONTINUING FOR A TOTAL DISTANCE OF 1558.58 FEET TO A 1 INCH IRON ROD FOUND, A POINT LYING WITHIN FARM TRACT 758, OF THE SAID WEST AND ADAMS TRACT SUBDIVISION, SAME BEING THE NORTHEAST CORNER OF THE SAID O'BRIEN TRACT, SAME BEING A POINT ON THE SOUTH LINE OF A CALLED 12.13 ACRE TRACT CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT , LLC, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N71°16'02"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID 12.13 ACRE TRACT, A DISTANCE OF 702.24 FEET TO A CALCULATED POINT, THE SOUTHEAST CORNER OF THE SAID FARM TRACT 758, SAME BEING THE NORTHEAST CORNER OF THE SAID FARM TRACT 757, SAME BEING THE SOUTHEAST CORNER OF THE SAID 12.13 ACRE TRACT, SAME BEING A POINT ON THE WEST LINE OF R.C. BABB NO. 4, RECORDED IN VOLUME 22, PAGE 153, MAP RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°21'6"E, ALONG THE EAST LINE OF THE SAID FARM TRACT 757, SAME BEING ALONG THE WEST LINE OF THE SAID R.C. BABB NO. 4, PASSING AT A DISTANCE OF 3.18' FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "RAA"FOUND, A POINT ON LINE, PASSING AT A DISTANCE OF 25.26 FEET A 1/2 INCH IRON ROD FOUND, THE SOUTHWEST CORNER OF THE SAID R.C. BABB NO. 4, SAME BEING THE NORTHWEST CORNER OF A CALLED 17.58 ACRE TRACT, CONVEYED TO MADHURABABU KUNTA AND MADHAVI DEVANABDINA, RECORDED IN DOCUMENT NO. 3304500, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 858.88 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 757, SAME BEING A POINT ON THE WEST LINE OF THE SAID 17.58 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE SAID THOMPSON ACRES, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S87°37'58"W, ACROSS THE SAID FARM TRACT 757, SAME BEING ALONG A NORTH LINE OF THE SAID THOMPSON ACRES, A DISTANCE OF 196.08 FEET TO A MAG NAIL FOUND, AN EXTERIOR CORNER OF THE SAID THOMPSON ACRES, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°2'04"E, ACROSS THE SAID FARM TRACT 757, SAME BEING ALONG A WEST LINE OF THE SAID THOMPSON ACRES, A DISTANCE OF 68.91 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RAA"FOUND, AN INTERIOR CORNER OF THE SAID THOMPSON ACRES, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S79°17'53"W, ACROSS THE SAID FARM TRACT 757, SAME BEING ALONG A NORTH LINE OF THE SAID THOMPSON ACRES, A DISTANCE OF 52.88 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RAA"FOUND, AN INTERIOR CORNER OF THE SAID THOMPSON ACRES, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S09°10'39"E, ACROSS THE SAID FARM TRACT 757, SAME BEING ALONG A WEST LINE OF THE SAID THOMPSON ACRES, A DISTANCE OF 181.17 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RAA"FOUND, AN INTERIOR CORNER OF THE SAID THOMPSON ACRES, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°21'15"E, ACROSS THE SAID FARM TRACT 757, SAME BEING ALONG A WEST LINE OF THE SAID THOMPSON ACRES, PASSING AT A DISTANCE OF 180.23 FEET A 1/2 INCH IRON ROD FOUND, A POINT ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF E. MILE 5 NORTH, CONTINUING FOR A TOTAL DISTANCE OF 200.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19.450 ACRES OF LAND, MORE OR LESS.

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956) 403-1314

PLAT OF RIO ORCHARDS ESTATES SUBDIVISION

BEING 19.450 ACRES OF LAND OUT OF FARM TRACT 757, AND FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: EZEQUIEL REYNA JR.	401 S KANSAS AVE.	WESLACO, TEXAS 78596	(956)417-3962
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)272-2248
SURVEYOR: MANUEL CARRIZALES, R.P.L.S	4807 GONDOLA AVE.	EDINBURG, TEXAS 78541	(512)470-1488

DATE: OCTOBER 2023

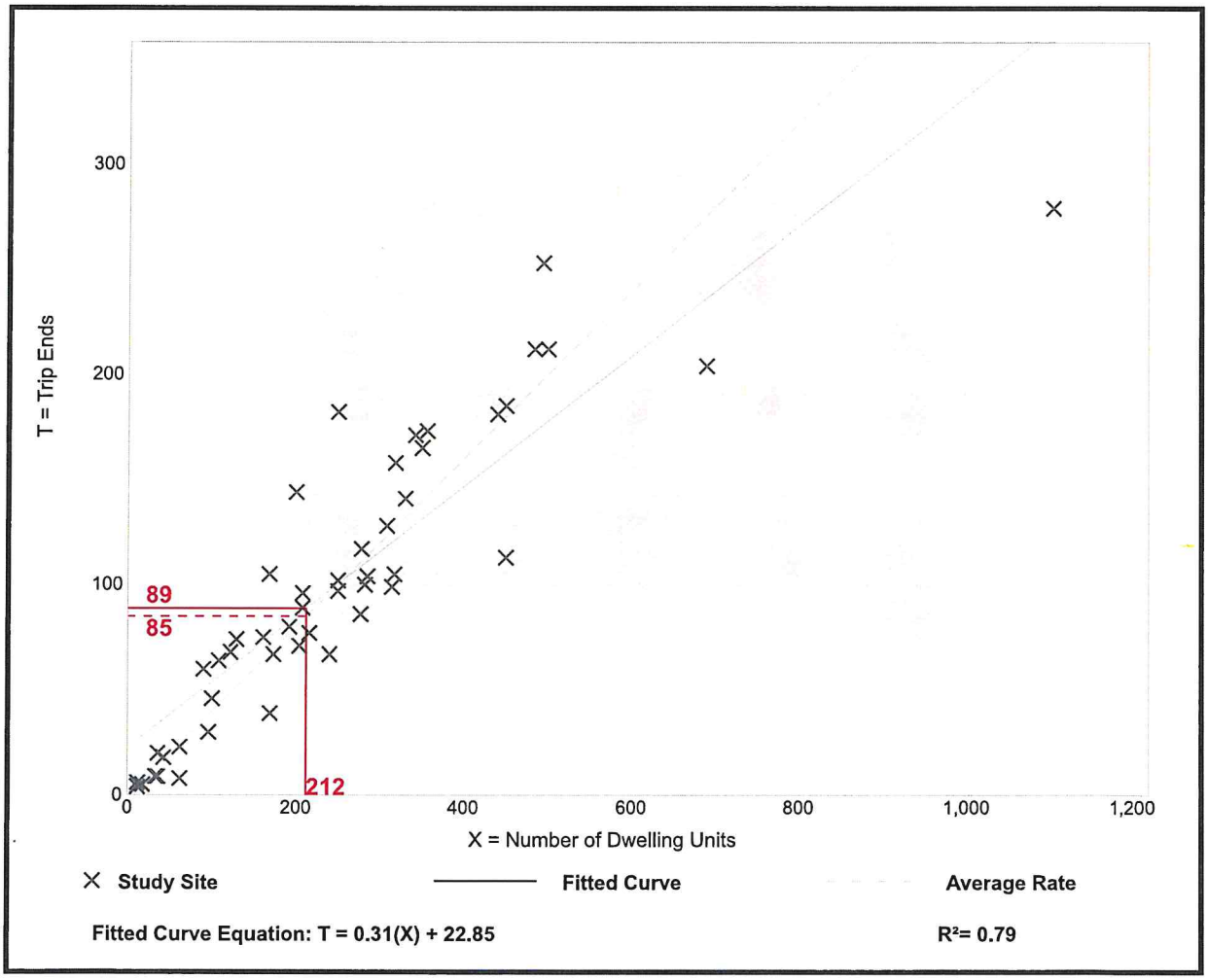
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

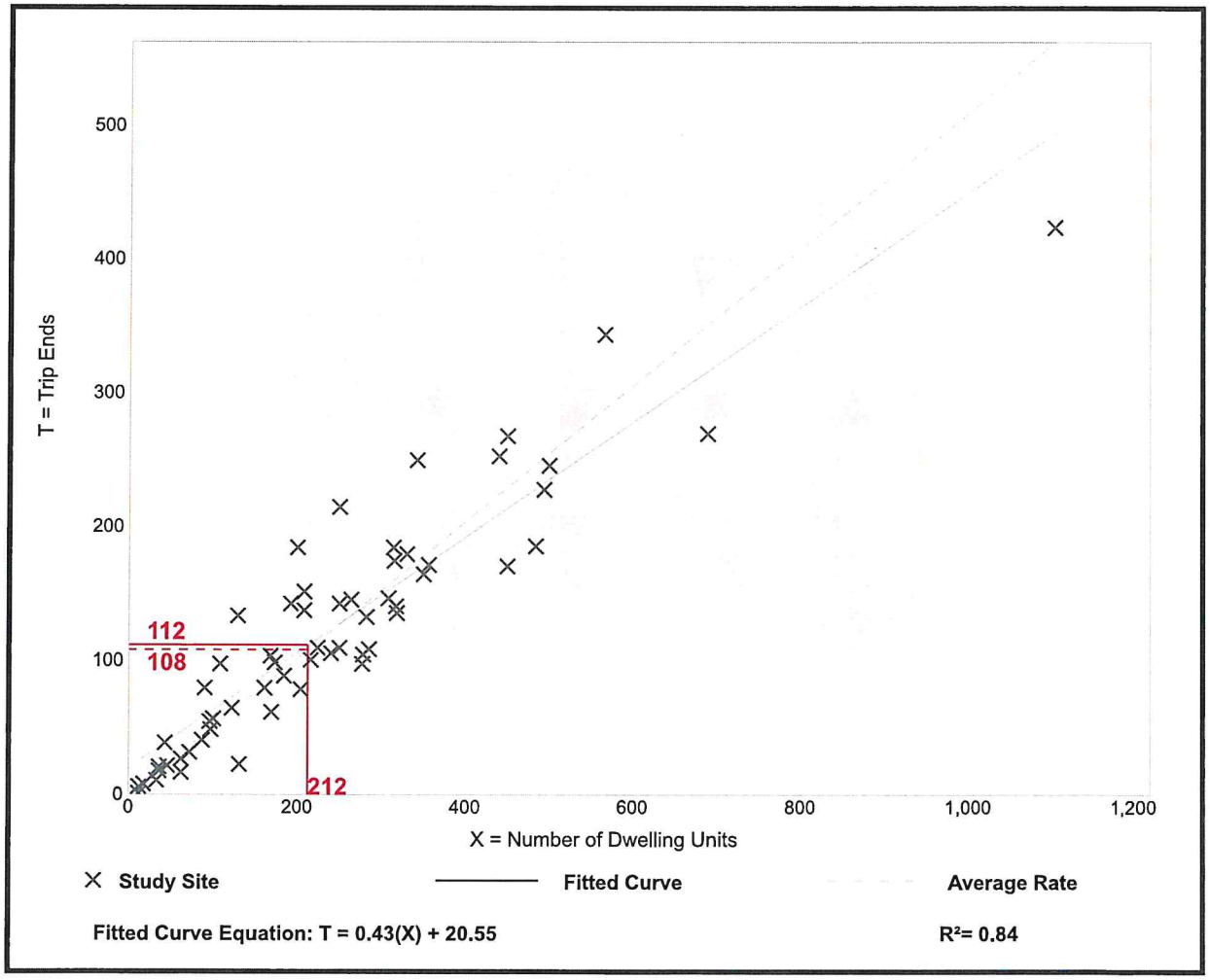
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

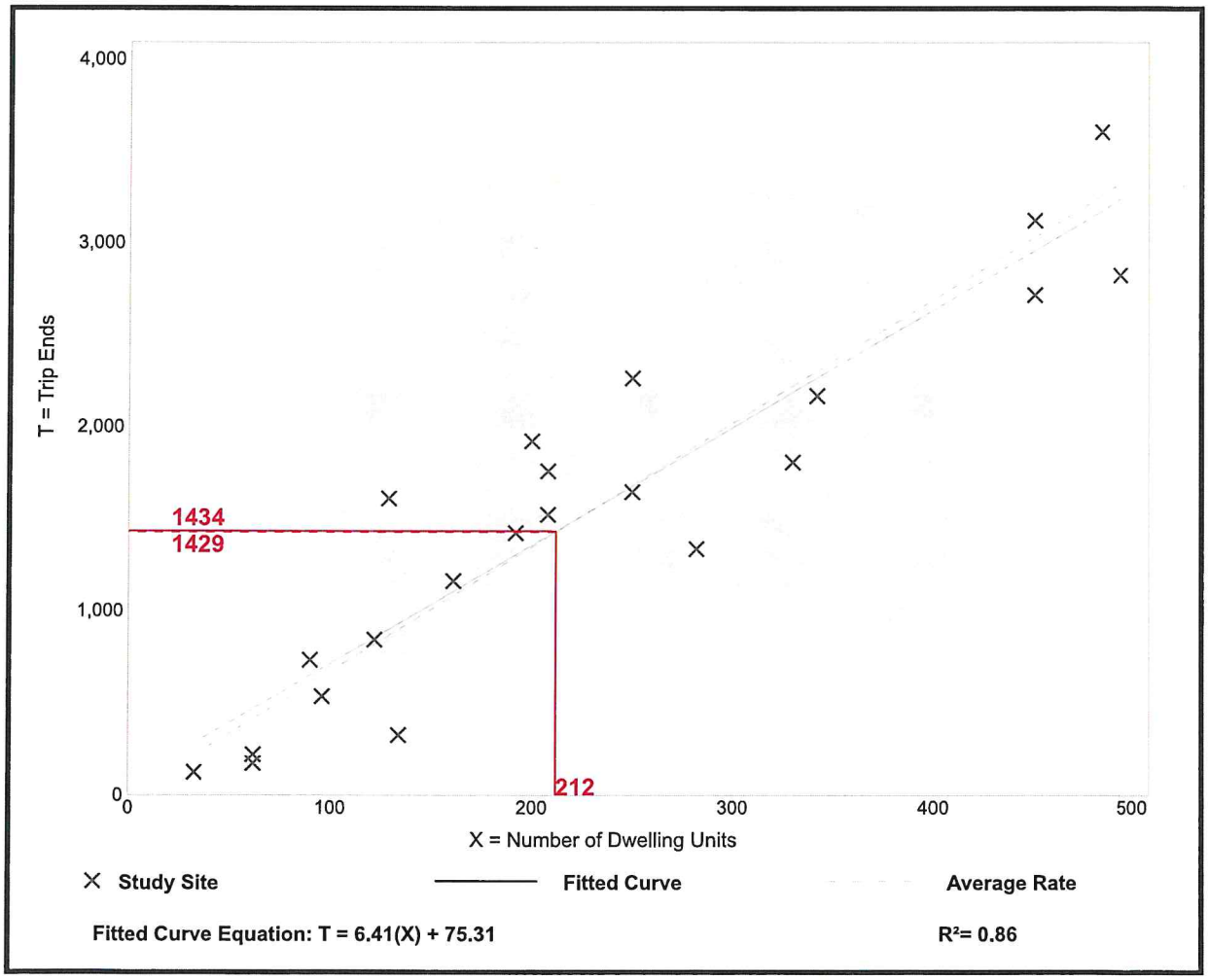
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



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Drainage Statement

Rio Orchards Estates Subdivision

Weslaco, Texas

Prepared by:

Supreme Engineering, PLLC
Texas Engineering Firm F-21135
135 Paseo del Prado Suite 7
Edinburg, TX 78539
(956) 403-1314



October 20, 2023

, P.E.

Index

- Cover Sheet
- Index Sheet
- Drainage Statement
- Drainage Calculations
- Table 3-2 Intercept Coefficients “k” value
- Table 3-3 Runoff Coefficients Table "C" value
- Weighted "C" Calculation “if applicable”
- Time of Concentration Determination Table “if applicable”
- Location Map
- USDA Contours
- USDA Soils Map
- Soils Legend & Description
- USDA Soil Engineering Properties
- FEMA FIRM with site location
- Subdivision Plat
- Preliminary Site/Drainage Plan Layout

Rio Orchards Estates Subdivision Drainage Statement

Rio Orchards Estates Subdivision being 19.450 acres of land out farm tract 757, and farm tract 758, the West and Adams tract subdivision, Hidalgo County, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo County, Texas. The property is located along East Mile 5 N. Road, between Mile 4 W. and Mile 4 ½ W. Roads within the **City of Weslaco** ETJ, County of Hidalgo, Texas. The tracts are **currently vacant**. Proposing **53-lot multi-family** development.

The property is located mostly in **Zone "B"** on FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0525 B Map dated January 2, 1981. Zone B is defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

The predominate soils in this area are Hidalgo sandy clay loam (**Soils 28**), this soil belong to hydrologic group "B" which have a moderate infiltration rate when thoroughly wet. Group B soils 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. (See "USDA, NRCS Web Soil Survey" Soils Maps, Engineering Properties and information for the Hidalgo County, Texas).

The surface runoff of this property flows in an easterly direction. The pre-development storm runoff is 10.53 cfs based on a 10-year storm frequency, as per attached calculations. The post-development storm runoff is 72.50 cfs based on a 50-year storm frequency, which is an increase of 61.97 cfs as per the attached calculations.

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Weslaco**'s drainage policy, the 19.45-acre property storm drainage system for the proposed **53 lot multi-family subdivision** will consist of sheet flow through proposed paved street, gutters, inlets and storm sewer system with pipe sizes 24", 30" and 36" as shown on the attached storm sewer plan. Pertinent permitting as necessary shall be coordinated with the City of **Weslaco** and **County of Hidalgo** during public improvements.

In accordance with HCDD1 and City of **Weslaco**'s drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **124,945 cubic feet (2.87 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be compensated by excavating a new drain ditch in an 80 feet ROW along the east of the property dedicated to Hidalgo County Drainage District No. 1 and discharging with a 30 inch storm line into HCDD1 ditch 36 along Mile 4 W. Road serving as the ultimate outfall. The proposed excavation will accommodate **209,550 cubic feet (4.81 acre-ft)** of detention runoff. The additional **84,605 cubic feet (1.94 acre-ft)** will be served as credit for the east 17.58-acre property future development.

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

By _____, P.E.
Engineer Signature

10/20/2023
Date

Project Name: **Rio Orchards Estates Subdivsion**
Project Location: **City of Weslaco**
Number of Lots: **53**
Calculation Analysis: **Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)**

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area: 17.79 Acres
774,932.4 Sq Ft

Time of Concentration, t_c: 44 Minutes

Velocity, V: 0.49 ft/s

Runoff Coefficient, C: ***0.20*** Table 3-3

Intensity, I: ***3.49 in/hr***

Peak Flow, Q: 12.41 cfs

Surface Conditions

Flow Length, L:	1300 Feet	
Surface Constant, K_u:	3.28	
Intercept Coefficient, k:	0.274	Table 3-2
Slope, S_p:	0.30 %	
Rainfall Coefficients (10-yr storm) e:	0.812	
b:	92.23	
d:	12.33	

Post Development (Future) Conditions 50 - Year Storm Frequency

Property Area: 17.79 Acres
774,932.4 Sq Ft

Time of Concentration, t_c: 24 Minutes

Velocity, V: 0.91 ft/s

Runoff Coefficient, C: ***0.55***

Intensity, I: ***7.03 in/hr***

Peak Flow, Q: 68.81 cfs

Surface Conditions

Flow Length, L:	1300 Feet	
Surface Constant, K_u:	3.28	
Intercept Coefficient, k:	0.619	Table 3-2
Slope, S_p:	0.20 %	
Rainfall Coefficients (50-yr storm) e:	0.795	
b:	123.47	
d:	12.86	

10/20/2023

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

, P.E.

Modified Rational Method
Detention Calculations (50-yr Storm Frequency)

Duration		Intensity 50-year	Q_{in}	Vol_{in}	Q_{out}*	Vol_{out}	Storage Required	
(min)	*(hr)*	*(in/hr)*	*(cfs)*	*(ft^3)*	*(cfs)*	*(ft^3)*	*(ft^3)*	*(acre-ft)*
10	0.17	10.25	100.32	60,192.45	12.41	12,609.58	47,582.87	1.09
20	0.33	7.68	75.17	90,207.94	12.41	16,333.36	73,874.59	1.70
30	0.50	6.22	60.86	109,540.96	12.41	20,057.13	89,483.83	2.05
40	0.67	5.26	51.51	123,620.06	12.41	23,780.91	99,839.15	2.29
50	0.83	4.59	44.88	134,635.62	12.41	27,504.69	107,130.93	2.46
60	1.00	4.08	39.91	143,666.47	12.41	31,228.47	112,438.00	2.58
70	1.17	3.68	36.03	151,315.84	12.41	34,952.25	116,363.59	2.67
80	1.33	3.36	32.91	157,952.25	12.41	38,676.03	119,276.23	2.74
90	1.50	3.10	30.34	163,816.05	12.41	42,399.81	121,416.25	2.79
100	1.67	2.88	28.18	169,072.06	12.41	46,123.58	122,948.48	2.82
110	1.83	2.69	26.34	173,837.94	12.41	49,847.36	123,990.58	2.85
120	2.00	2.53	24.75	178,200.44	12.41	53,571.14	124,629.30	2.86
130	2.17	2.39	23.36	182,225.28	12.41	57,294.92	124,930.36	2.87
140	2.33	2.26	22.14	185,963.37	12.41	61,018.70	**124,944.67**	**2.87**
150	2.50	2.15	21.05	189,454.95	12.41	64,742.48	124,712.47	2.86
160	2.67	2.05	20.08	192,732.32	12.41	68,466.25	124,266.07	2.85
170	2.83	1.96	19.20	195,821.83	12.41	72,190.03	123,631.80	2.84
180	3.00	1.88	18.40	198,745.23	12.41	75,913.81	122,831.42	2.82
190	3.17	1.81	17.68	201,520.66	12.41	79,637.59	121,883.07	2.80
200	3.33	1.74	17.01	204,163.45	12.41	83,361.37	120,802.08	2.77
210	3.50	1.68	16.40	206,686.62	12.41	87,085.15	119,601.47	2.75
220	3.67	1.62	15.84	209,101.37	12.41	90,808.93	118,292.45	2.72

Proposed Total Detention:	**124,944.67 cu. ft.**	**2.87 acre-ft**
Detention/Acre Developed	**7,023.31 cu. ft.**	**0.16 acre-ft**

10/20/2023



P.E.

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)	0.152
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

Table 3-2: Intercept Coefficients

Rainfall Intensity-Duration-Frequency Coefficients for Texas

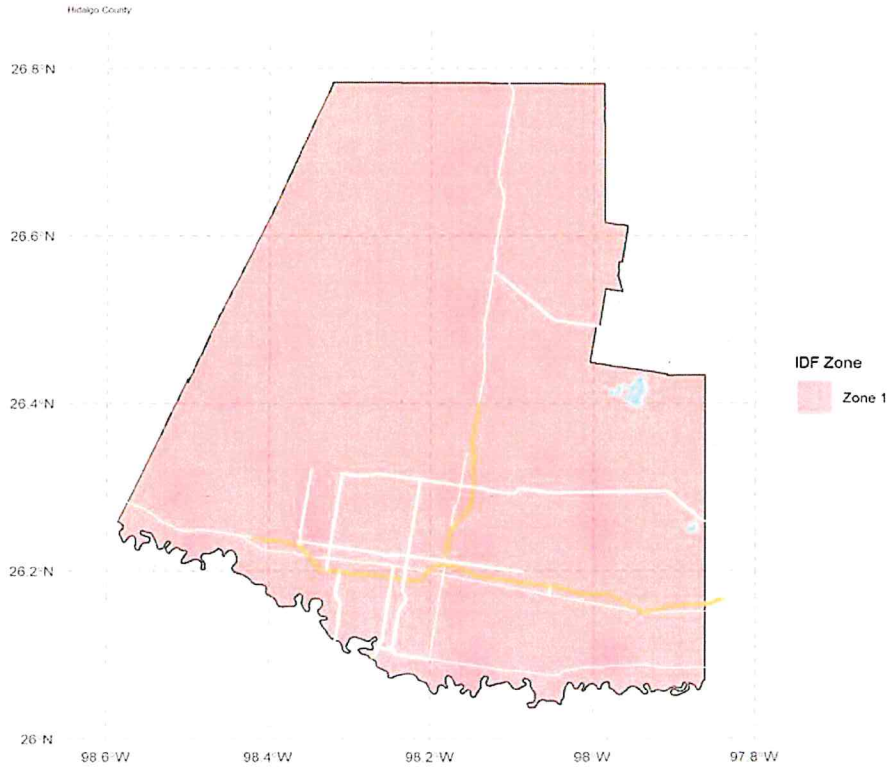
Based on "National Oceanic and Atmospheric Administration's (NOAA) Atlas 14
Precipitation-Frequency Atlas of the United States, Volume 11 Version 2.0: Texas" (Perica et al. 2018)

Parameter Selection

1. Select Units
   English
2. Select Methodology
   Annual Maximum Series (AMS)
3. Select County
   HIDALGO
4. Select County Zone
   Zone-1
5. Select Time of Concentration (t_c)
   44 Minute

Coefficient	Design Annual Exceedance Probability (Design Annual Recurrence Interval)						
	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)	0.2% (500-year)
e	0.8385	0.8215	0.8123	0.8022	0.7952	0.7888	0.7792
b	62.3356	79.1505	92.2303	109.9653	123.4681	137.9853	178.7526
d (min)	12.3218	12.2329	12.3289	12.6024	12.8577	13.3182	15.2816
Intensity (inches/hour)	2.12	2.89	3.49	4.32	4.97	5.66	7.43

Note: Hidalgo County has 1 rainfall zone.



Filename: ebdlkup-2019.xlsm

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

" C " - VALUES FOR RATIONAL METHOD

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.30
Single Family (Lots greater than 1/2 acre)	0.25
Multi - Family (Less than 20 DU / AC)	0.45
Multi - Family (Greater than 20 DU / AC)	0.55
Business District:	0.70
Industrial Districts:	
Light Areas	0.50
Heavy Areas	0.60
Railroad Yard Areas:	0.20
Parks:	0.10
Unimproved Areas:	
Bare Surface	0.30
Grassland	0.25
Cultivated	0.20
Woodlands	0.15
Streets:	
Asphalt	0.70
Concrete	0.75
Caliche	0.70
Drives & Walks:	
Concrete	0.75
Rooftop	0.75

HYDRAULICS CALCULATIONS - RIO ORCHARDS ESTATES
SYSTEM 1 - SOUTH SYSTEM

#Line	Pipe	From	To	3D Length - Center to Center	Drainage Area Inc	Drainage Area Total	Runoff Coeff "C"	Area X "C" Inc	Area X "C" Total	Time of Concentration Inlet	Time of Concentration System	Rain "I"	Runoff "Q"	Known Q	Total Q	Pipe Dia.	Full Q	Velocity Full	Velocity Design	Sec Time	Invert Elevation U/S	Invert Elevation D/S	Crown Drop	Slope
				(ft)	(sq. ft)	(sq. ft)		(sq. ft)	(sq. ft)	(min)	(min)	(inch/hr)	(cu. ft/sec)	(cu. ft/sec)	(cu. ft/sec)	(ft)	(cu. ft/sec)	(ft/s)	(ft/s)	(min)	(ft)	(ft)	(ft)	
1	S1.P1	S1.I1	S1 - Outfall	159.553	78080.39	358010.45	0.55	42944.21	196905.75	27.959	33.411	4.808	21.913	0	21.913	2.5	22.484	4.58	5.215	0.51	64.829	64.35	N/A	0.30%
2	S1.P2	S1.I2	S1.I1	41	43446.03	279930.06	0.55	23895.32	153961.53	25.963	33.265	4.816	17.165	0	17.165	2.5	20.528	4.182	4.678	0.146	64.931	64.829	N/A	0.25%
3	S1.P3	S1.MH1	S1.I2	91.573	0	236484.03	0	0	130066.22	0	32.936	4.836	14.56	0	14.56	2	13.396	4.264	4.635	0.329	65.252	64.931	N/A	0.35%
4	S1.P4	S1.MH2	S1.MH1	249.15	0	236484.03	0	0	130066.22	0	32.05	4.889	14.719	0	14.719	2	13.396	4.264	4.685	0.886	66.124	65.252	N/A	0.35%
5	S1.P5	S1.I3	S1.MH2	147.758	136407.6	236484.03	0.55	75024.18	130066.22	31.527	31.527	4.92	14.813	0	14.813	2	13.396	4.264	4.715	0.522	66.641	66.124	N/A	0.35%

#Line	Struct. ID	D	Q	L	V	d	dc	v^2/2g	EGLo	HGLo	Sf	Total Pipe Loss	EGLI	HGLI	Ea	EGLa	U/S TOC	Surface Elev.	Step4*	Step7*	Step14*
		(ft)	(cu. ft/sec)	(ft)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)			
0	S1 - Outfall								66.346	66.346							66.85	67.296			
1	S1.I1	2.5	21.913	159.553	5.215	1.996	1.592	0.423	66.769	66.346	0.003	0.479	67.247	66.825	2.556	67.385	67.329	73.784	N/A	Case C	Case B
2	S1.I2	2.5	17.165	41	3.497	1.75	1.402	0.19	67.461	67.271	0.002	0.072	67.533	67.343	2.756	67.688	66.931	73.784	Case B	N/A	Case B
3	S1.MH1	2	14.56	91.573	4.635	2	n/a	0.334	67.822	67.488	0.004	0.379	68.201	67.867	3.231	68.482	67.252	73.669	Case B	N/A	Case A
4	S1.MH2	2	14.719	249.15	4.685	2	n/a	0.341	68.619	68.278	0.004	1.055	69.674	69.332	3.837	69.961	68.124	73.732	Case B	N/A	Case A
5	S1.I3	2	14.813	147.758	4.715	2	n/a	0.346	70.099	69.754	0.004	0.634	70.733	70.387	4.338	70.979	68.641	73.984	Case B	N/A	Case A

*URBAN DRAINAGE DESIGN MANUAL - Hydraulic Engineering Circular No.22 Third Edition

#Line	Struct. ID	Exit Ho	Hf	Hb	Hc	He	Hj	Total	EI	y+(P/gamma)	DI	Eai	CB	C-theta	Cp	Ha	Ea
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		(ft)				(ft)	(ft)
0	S1 - Outfall																
1	S1.I1	0.423	0.479	0	0	0	0	0.479	2.419	1.996	0.498	2.507	0	0	0.563	0.049	2.556
2	S1.I2	0.076	0.072	0	0	0	0	0.072	2.601	2.411	0.39	2.639	0	2.699	0.386	0.117	2.756
3	S1.MH1	0.134	0.379	0	0	0	0	0.379	2.949	2.615	0.578	3.016	0	3.217	0	0.215	3.231
4	S1.MH2	0.137	1.055	0	0	0	0	1.055	3.55	3.208	0.584	3.618	0	3.208	0	0.219	3.837
5	S1.I3	0.138	0.634	0	0	0	0	0.634	4.092	3.746	0.588	4.161	0	1.643	0.918	0.177	4.338

No.	Name	Stat.	Drain. Area A	Runoff Coeff. C	Time of Conc.	Rainfall Intens.	Q=CIA/Kc	Known Q	Longitudinal Slope SL	Cross Slope Sx	Cross Slope Sw	Prev. Bypass Flow	Total Gutter Flow	Depth d	Gutter Width	Spread T	W / T	Inlet Type	Grate Length	Grate Width	Curb Opening Length	Curb Opening Height	Intercept Flow Qi	Bypass Flow Qb	Bypass Structure	Remark
		(ft)	(sq. ft)		(min)	(inch/hr)	(cu. ft/sec)	(cu. ft/sec)				(cu. ft/sec)	(cu. ft/sec)	(ft)	(ft)	(ft)			(ft)	(ft)	(ft)	(ft)	(cu. ft/sec)	(cu. ft/sec)		
1	S1.I3	4+19.00	136407.6	0.55	31.527	4.92	8.544	0	-1	0.02	0.05	0	8.544	0.791	1	38.046	0.026	Curb inlet	—	—	5	0.417	8.544	0	—	
2	S1.I4	4+19.00	100076.43	0.55	23.542	5.994	7.637	0	-1	0.02	0.05	0	7.637	0.674	1	32.185	0.031	Curb inlet	—	—	5	0.417	7.637	0	—	
3	S1.I1	6+58.33	78080.39	0.55	27.959	5.322	5.29	0	-1	0.02	0.05	0	5.29	0.515	1	24.273	0.041	Curb inlet	—	—	5	0.417	5.29	0	—	
4	S1.I2	6+58.33	43446.03	0.55	25.963	5.625	3.112	0	-1	0.02	0.05	0	3.112	0.371	1	17.04	0.059	Curb inlet	—	—	5	0.417	3.112	0	—	

10/20/2023

STATE OF TEXAS
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HYDRAULICS CALCULATIONS - RIO ORCHARDS ESTATES
SYSTEM 2 - NORTH SYSTEM

#Line	Pipe	From	To	3D Length - Center to Center	Drainage Area Inc	Drainage Area Total	Runoff Coeff "C"	Area X "C" inc	Area X "C" Total	Time of Concentration Inlet	Time of Concentration System	Rain "I"	Runoff "Q"	Known Q	Total Q	Pipe Dia.	Full Q	Velocity Full	Velocity Design	Sec Time	Invert Elevation U/S	Invert Elevation D/S	Crown Drop	Slope
				(ft)	(sq. ft)	(sq. ft)		(sq. ft)	(sq. ft)	(min)	(min)	(inch/hr)	(cu. ft/sec)	(cu. ft/sec)	(cu. ft/sec)	(ft)	(cu. ft/sec)	(ft/s)	(ft/s)	(min)	(ft)	(ft)	(ft)	
1	S2.P1	S2.I1	S2 - Outfall	159.501	78289.36	393225.32	0.55	43059.15	216273.93	24.05	31.537	4.919	24.628	0	27.628	3	33.381	4.722	5.274	0.504	64.959	64.56	N/A	0.25%
2	S2.P2	S2.I2	S2.I1	41	78924.02	314935.96	0.55	43408.21	173214.78	29.665	31.406	4.927	19.756	3	22.756	2.5	22.487	4.581	5.215	0.131	65.081	64.959	N/A	0.30%
3	S2.P3	S2.MH1	S2.I2	127.178	0	236011.94	0	0	129806.57	0	30.959	4.954	14.886	0	14.886	2	13.396	4.264	4.738	0.447	65.526	65.081	N/A	0.35%
4	S2.P4	S2.MH2	S2.MH1	249.203	0	236011.94	0	0	129806.57	0	30.092	5.006	15.041	0	15.041	2	13.396	4.264	4.788	0.868	66.398	65.526	N/A	0.35%
5	S2.P5	S2.I3	S2.MH2	73.507	122434.79	236011.94	0.55	67339.13	129806.57	29.837	29.837	5.036	15.132	0	15.132	2	13.396	4.264	4.817	0.254	66.655	66.398	N/A	0.35%
6	S2.P6	S2.I4	S2.I3	41	113577.16	113577.16	0.55	62467.44	62467.44	24.853	24.853	5.794	8.378	0	8.378	2	13.396	4.264	4.497	0.152	66.799	66.655	N/A	0.35%

#Line	Struct. ID	D	Q	L	V	d	dc	v^2/2g	EGLo	HGLo	Sf	Total Pipe Loss	EGLi	HGLi	Ea	EGLa	U/S TOC	Surface Elev.	Step4*	Step7*	Step14*
		(ft)	(cu. ft/sec)	(ft)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)			
0	S2 - Outfall								66.643	66.643							67.56	68.077			
1	S2.I1	3	27.628	159.501	5.274	2.083	1.7	0.432	67.076	66.643	0.003	0.399	67.475	67.042	2.634	67.593	67.459	73.787	N/A	Case C	Case B
2	S2.I2	2.5	22.756	41	4.636	2.08	1.623	0.334	67.727	67.393	0.003	0.126	67.853	67.519	3.032	68.114	67.081	73.787	Case B	N/A	Case B
3	S2.MH1	2	14.886	127.178	4.738	2	n/a	0.349	68.253	67.904	0.004	0.551	68.804	68.455	3.572	69.098	67.526	73.702	Case B	N/A	Case A
4	S2.MH2	2	15.041	249.203	4.788	2	n/a	0.356	69.241	68.884	0.004	1.102	70.342	69.986	4.244	70.642	68.398	73.639	Case B	N/A	Case A
5	S2.I3	2	15.132	73.507	4.817	2	n/a	0.361	70.786	70.425	0.004	0.329	71.115	70.754	4.713	71.368	68.655	74.058	Case B	N/A	Case A
6	S2.I4	2	8.378	41	2.667	2	n/a	0.111	71.412	71.302	0.001	0.056	71.468	71.358	4.72	71.519	—	74.058	Case B	N/A	Case A

*URBAN DRAINAGE DESIGN MANUAL - Hydraulic Engineering Circular No.22 Third Edition

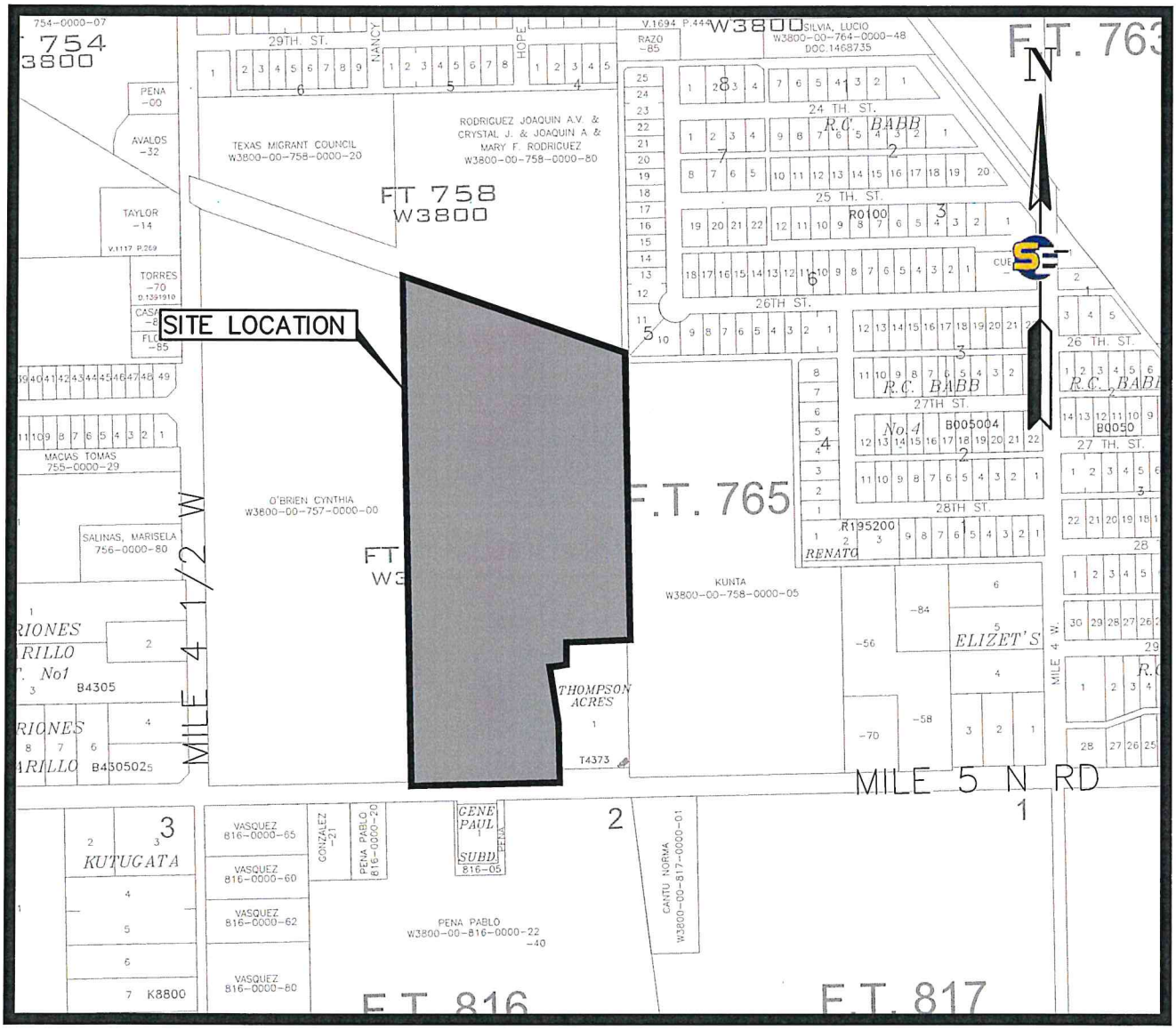
#Line	Struct. ID	Exit Ho	Hf	Hb	Hc	He	Hj	Total	Ei	y+(P/gamma)	DI	Eai	CB	C-theta	Cp	Ha	Ea
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		(ft)				(ft)	(ft)
0	S2 - Outfall																
1	S2.I1	0.432	0.399	0	0	0	0	0.399	2.516	2.083	0.398	2.602	0	0	0.368	0.032	2.634
2	S2.I2	0.134	0.126	0	0	0	0	0.126	2.771	2.437	0.517	2.838	0	2.081	0.82	0.194	3.032
3	S2.MH1	0.14	0.551	0	0	0	0	0.551	3.278	2.929	0.591	3.348	0	3.215	0	0.224	3.572
4	S2.MH2	0.143	1.102	0	0	0	0	1.102	3.944	3.588	0.597	4.015	0	3.202	0	0.228	4.244
5	S2.I3	0.144	0.329	0	0	0	0	0.329	4.46	4.099	0.601	4.532	0	1.762	0.745	0.181	4.713
6	S2.I4	0.044	0.056	0	0	0	0	0.056	4.67	4.559	0.333	4.692	0	0	1.284	0.028	4.72

No.	Name	Stat.	Drain. Area A	Runoff Coeff. C	Time of Conc.	Rainfall Intens.	Q=CIA/Kc	Known Q	Longitudinal Slope SL	Cross Slope Sx	Cross Slope Sw	Prev. Bypass Flow	Total Gutter Flow	Depth d	Gutter Width	Spread T	W / T	Inlet Type	Grate Length	Grate Width	Curb Opening Length	Curb Opening Height	Intercept Flow Qi	Bypass Flow Qb	Bypass Structure	Remark
		(ft)	(sq. ft)		(min)	(inch/hr)	(cu. ft/sec)	(cu. ft/sec)				(cu. ft/sec)	(cu. ft/sec)	(ft)	(ft)	(ft)			(ft)	(ft)	(ft)	(ft)	(cu. ft/sec)	(cu. ft/sec)		
1	S2.I4	11+12.00	113577.16	0.55	24.853	5.794	8.378	0	-1	0.02	0.05	0	8.378	0.768	1	36.924	0.027	Curb inlet	---	---	5	0.417	8.378	0	—	
2	S2.I2	10+58.33	78924.02	0.55	29.665	5.062	5.087	3	-1	0.02	0.05	0	8.087	0.73	1	35.008	0.029	Curb inlet	---	---	5	0.417	8.087	0	—	
3	S2.I1	10+58.33	78289.36	0.55	24.05	5.916	5.897	0	-1	0.02	0.05	0	5.897	0.552	1	26.096	0.038	Curb inlet	—	—	5	0.417	5.897	0	—	

10/20/2023

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LOCATION MAP

RIO ORCHARDS ESTATES SUBDIVISION

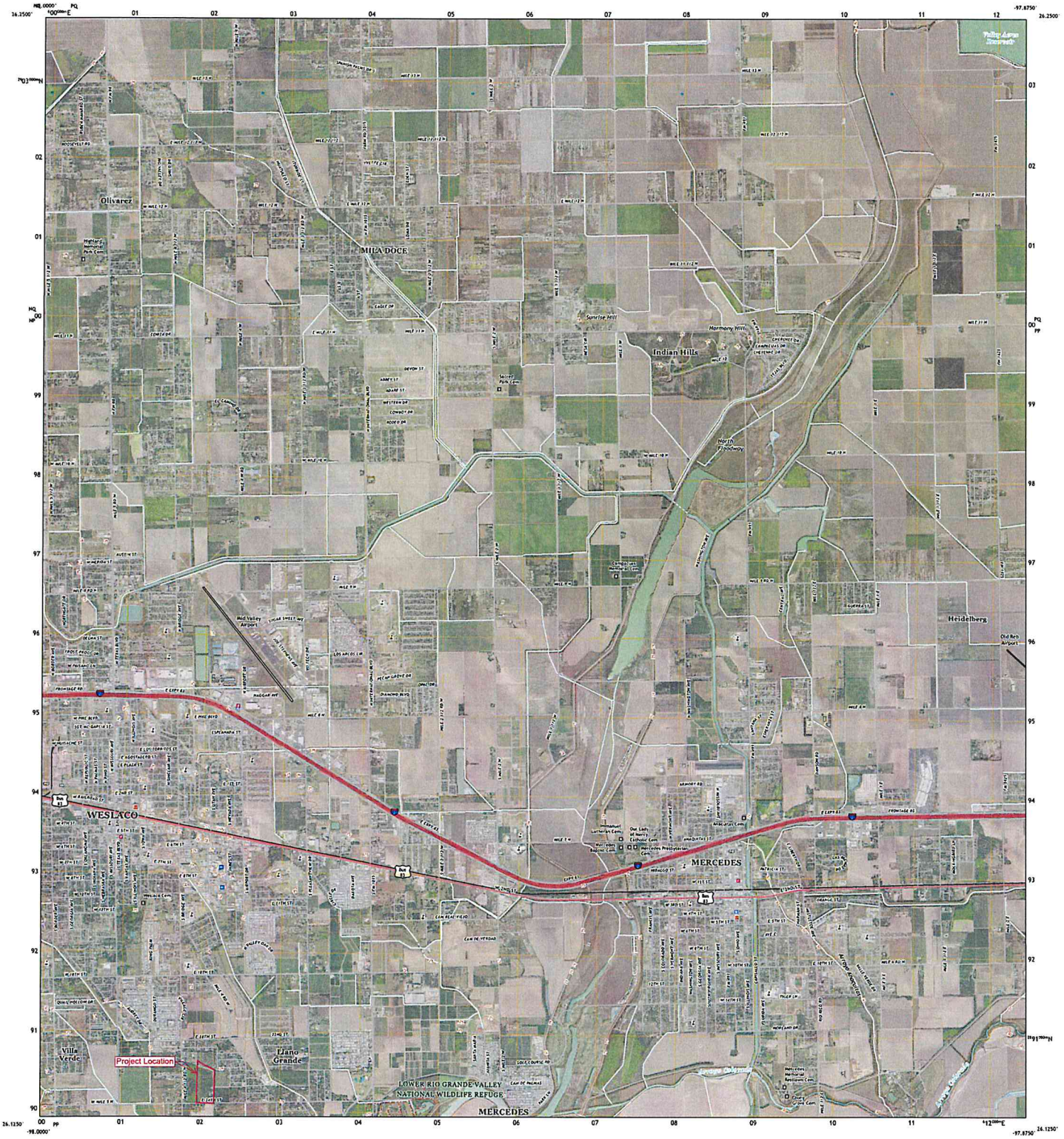
BEING 19.450 ACRES OF LAND OUT OF FARM TRACT 757, AND FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS.

DATE: SEPTEMBER 2023

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

The National Map US Topo

MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 14R
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, November 2016 - January 2017
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2015
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Available

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.1 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the National Geospatial Program US Topo Product Standard.

TEXAS
QUADRANGLE LOCATION

ADJOINING QUADRANGLES
1 La Blanca
2 Estacum
3 Santa Rosa
4 Donna
5 La Feria
6 San Juan SE
7 Progreso
8 Santa Maria

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

MERCEDES, TX
2022

HSDL_7463916391245
HIGH_REF_MD_USGS_X24C_280_06

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas



September 8, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:2,800 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your 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 21, Aug 24, 2022

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

Date(s) aerial images were photographed: Dec 21, 2021—Mar 2, 2022

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	22.0	100.0%
Totals for Area of Interest		**22.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxvl
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
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Soil Physical Properties

This folder contains a collection of tabular reports that present soil physical properties. The reports (tables) include all selected map units and components for each map unit. Soil physical properties are measured or inferred from direct observations in the field or laboratory. Examples of soil physical properties include percent clay, organic matter, saturated hydraulic conductivity, available water capacity, and bulk density.

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 ovendry 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.

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		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
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	95-98-1 00	86-96-1 00	44-54- 63	25-30 -39	11-15-1 8
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100 -100	94-98-1 00	85-96-1 00	50-60- 75	30-35 -44	11-17-2 2
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	95-97-1 00	91-94-1 00	81-93-1 00	54-68- 81	30-38 -44	11-17-2 2
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	96-97-1 00	91-95-1 00	82-94-1 00	57-72- 84	30-38 -44	11-17-2 2

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.

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Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

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United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

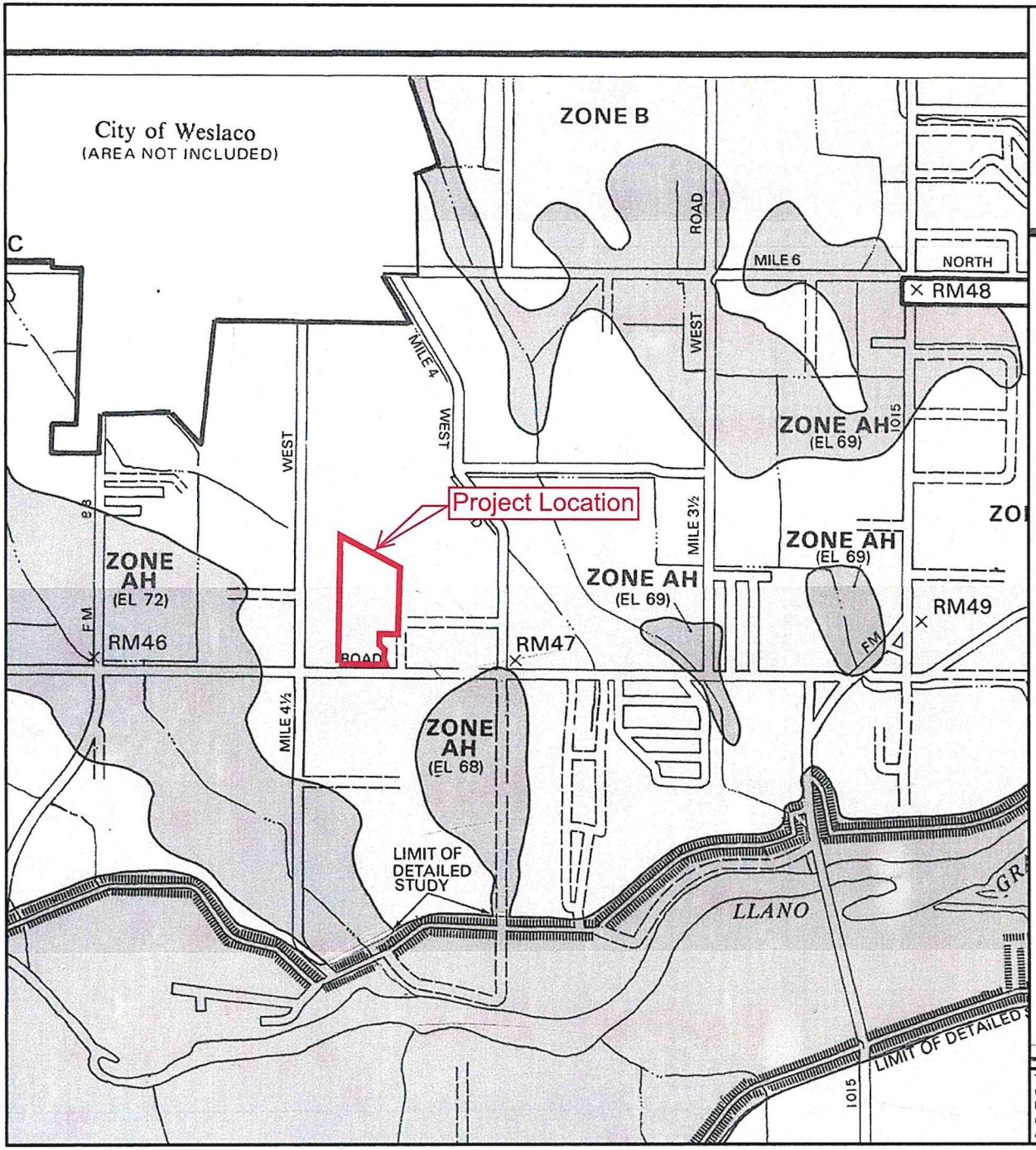
United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf



APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

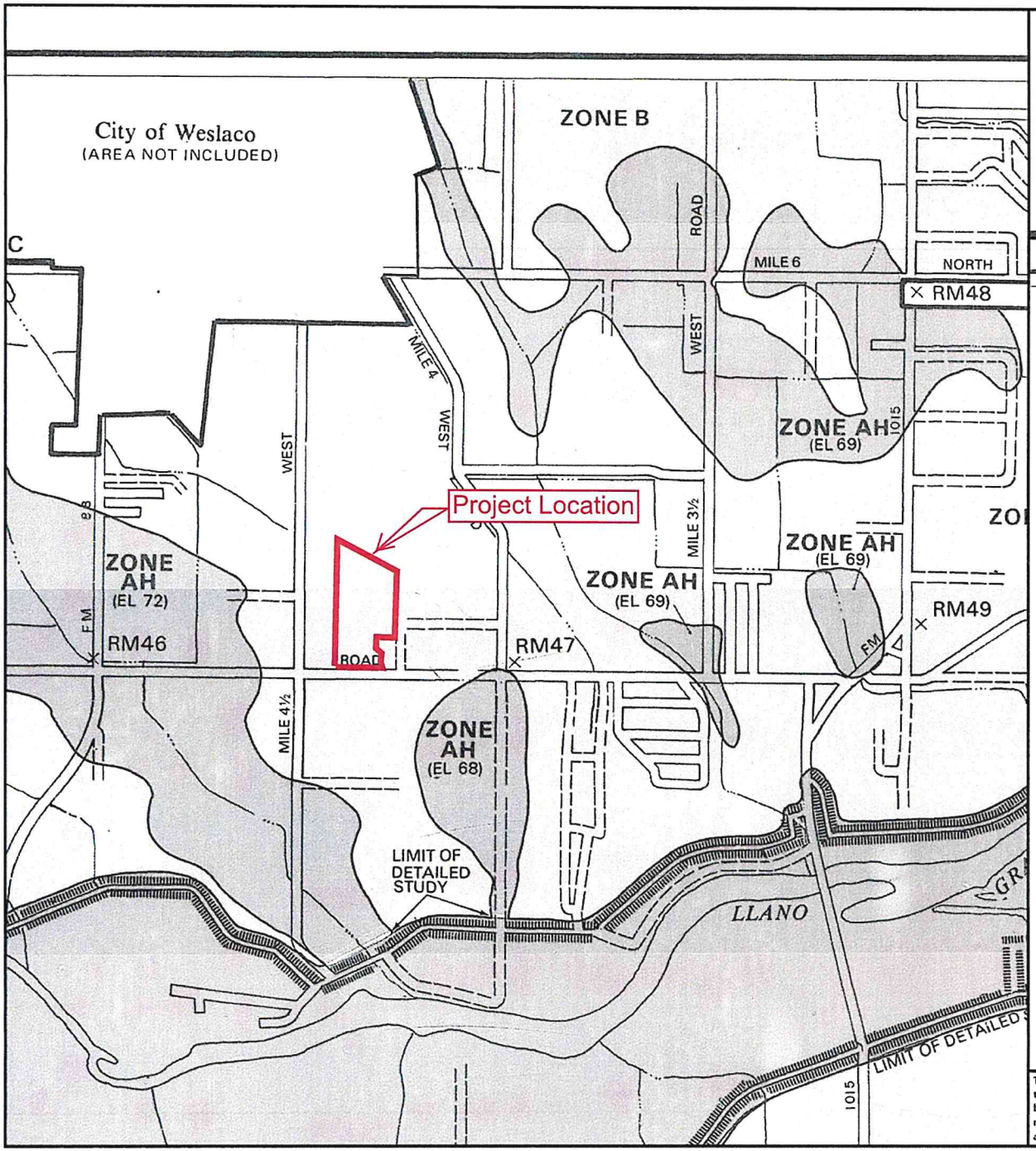
PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

federal emergency management agency
federal insurance administration

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



N

APPROXIMATE SCALE

2000 0 2000 FEET

KEY TO MAP

500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	ZONE A2 DATE
Zone Designations* With Date of Identification e.g., 12/2/74	ZONE A1 DATE
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7 ×
River Mile	• M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

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

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 RIO ORCHARDS ESTATES 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.

EZEQUIEL REYNA, JR — DATE
MANAGER

LINA R. REYNA — DATE
MANAGER

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_____

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_____

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN 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.

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

MAYOR, CITY OF WESLACO

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

MAYOR, CITY OF WESLACO — DATE

ATTEST: _____ — DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RIO ORCHARDS ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON_____.

HIDALGO COUNTY ENVIROMENTAL HEALTH DIVISION

DATE

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

THIS PLAT IS HEREBY APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 ON THIS THE_____ DAY OF 20_____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID No. 9.
2. IT IS UNDERSTOOD THAT THE RATE FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCID No. 9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCID No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCID No. 9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

BY: _____ — DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

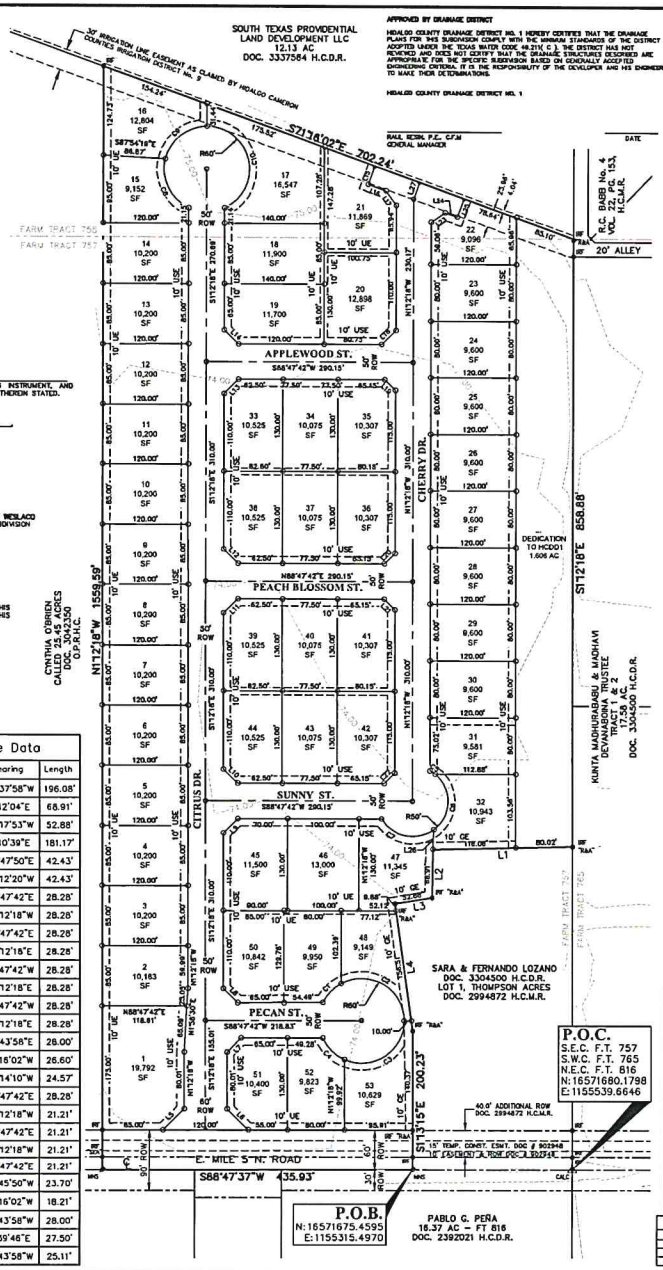
UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE RIO ORCHARDS ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 20___.

HIDALGO COUNTY JUDGE — DATE

ATTEST: _____ — DATE
HIDALGO COUNTY CLERK

Line Data		
Line #	Bearing	Length
L1	S87°37'58"W	196.08'
L2	S01°2'04"E	68.91'
L3	S79°17'53"W	52.88'
L4	S91°0'39"E	181.17'
L5	N43°47'50"E	42.43'
L6	N46°12'20"W	42.43'
L7	N43°47'42"E	28.28'
L8	N46°12'18"W	28.28'
L9	N43°47'42"E	28.28'
L10	S46°12'18"E	28.28'
L11	S43°47'42"W	28.28'
L12	S46°12'18"E	28.28'
L13	S43°47'42"W	28.28'
L14	S46°12'18"E	28.28'
L15	N18°43'58"E	28.00'
L16	N71°16'02"W	26.60'
L17	N36°14'10"W	24.57'
L18	N43°47'42"E	28.28'
L19	N46°12'18"W	21.21'
L20	N43°47'42"E	21.21'
L21	N46°12'18"W	21.21'
L22	N43°47'42"E	21.21'
L23	S53°45'50"W	23.70'
L24	N71°16'02"W	18.21'
L25	S18°43'58"W	28.00'
L26	N0°39'46"E	27.50'
L27	S18°43'58"W	25.11'



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 THE TEXAS WATER CODE 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL BEIRA P.E., C.F.M — DATE
GENERAL MANAGER

GENERAL NOTES

1. 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 _____ 10.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED)
THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "B" (MEDIUM SHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0025 B, MAP DATED JAN. 2, 1981.
3. SUBDIVISION CONSIST OF 53 MULTI-FAMILY LOTS.
4. BENCHMARK: MAG NAIL SET AT CENTER LINE OF E. MILE 5 N. ROAD.
ELEVATION: 73.03 N.A.D. 83
GPS COORDINATES: N 16571684.6600, E 1158779.6410
5. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GRATER, MEASURED FROM THE CENTER OF THE LOT.
6. DRAINAGE:IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 152,350.43 CUBIC-FEET OR 3.50 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 RETAIN 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 THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. 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.
8. DIRECT DRIVEWAY ACCESS IS PROHIBITED FOR LOTS 1, 33-35 ONTO E. MILE 5 N.
9. 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.
10. THIS SUBDIVISION WAS DESIGNED FOR A 50 YEAR FLOOD WITH DETENTION.
11. 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.
12. 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 THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
13. ALL CONSTRUCTION TO MEET THE HIDALGO COUNTY REQUIREMENTS AND STANDARDS.
14. 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.
15. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
16. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
17. A 4 FT. 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.
18. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
19. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
20. A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED TO SEPARATE MULTI-FAMILY WITH SINGLE FAMILY AND COMMERCIAL.
21. 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.

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 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REVIEW COPY
JORGE A. GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6007
SURVEY FIRM No. 101849-07 — DATE

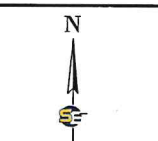
THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY
OMAR CANO, P.E.
LICENSE PROFESSIONAL ENGINEER No. 120081 — DATE

Curve Data						
Curve #	Radius	Tangent	Delta	Arc Length	Chord Direction	Chord Length
C1	60.00'	19.60'	36°11'00"	37.89'	S41°59'23"W	37.26'
C2	60.00'	101.25'	118°41'56"	124.30'	N60°34'09"W	103.24'
C3	60.00'	91.36'	113°24'32"	118.76'	N55°29'16"E	100.30'
C4	60.00'	23.03'	41°59'30"	43.97'	S46°48'43"E	43.00'
C5	50.00'	4.36'	9°57'51"	8.70'	N56°13'22"W	8.68'
C6	50.00'	63.28'	103°22'08"	90.21'	N0°26'37"E	78.46'
C7	50.00'	56.18'	96°40'02"	84.36'	S79°32'18"E	74.70'
C8	60.00'	49.61'	79°10'08"	82.91'	S26°59'46"E	76.47'
C9	60.00'	47.05'	76°12'24"	79.80'	S50°41'30"W	74.05'
C10	60.00'	274.90'	155°22'32"	162.71'	N13°31'01"W	117.24'

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: EZEQUIEL REYNA JR.	401 S KANSAS AVE.	WESLACO, TEXAS 78596	(956)447-3982
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)272-2248
SURVEYOR: MANUEL CARRIZALEZ, R.P.L.S	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512)470-1489



BEARING BASE – TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205

LEGEND

CIRS	IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
MAG	MAG NAIL SET
CPSS	COTTON PICKER SPINDEL SET
UE	UTILITIES EASEMENT
USE	UTILITIES & SIDEWALK EASEMENT
GE	GENERAL EASEMENT

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

METES AND BOUNDS

BEING 19.450 ACRES OF LAND OUT OF FARM TRACT 757, AND FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS. SAME BEING AS DESCRIBED IN A WARRANTY DEED, CONVEYED TO SHORELAND ESTATES, LTD, DATE JUNE 22, 2016, RECORDED IN DOCUMENT No. 2927109, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 19.450 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT, THE SOUTHEAST CORNER OF THE SAID FARM TRACT 757, SAME BEING THE SOUTHEAST CORNER OF LOT 1, THOMPSON ACRES, RECORDED IN INSTRUMENT NO. 2927109, MAP RECORDS HIDALGO COUNTY, TEXAS;

THENCE, S88°47'37"W, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 757, SAME BEING ALONG THE CENTER LINE OF E. MILE 5 NORTH, SAME BEING ALONG THE SOUTH LINE OF THE SAID THOMPSON ACRES, A DISTANCE OF 324.83 FEET TO A MAG NAIL SET, A POINT ON THE SOUTH LINE OF THE SAID FARM TRACT 757, SAME BEING A POINT ON THE CENTER LINE OF E. MILE 5 NORTH, SAME BEING THE SOUTHWEST CORNER OF THE SAID THOMPSON ACRES, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S88°47'37"W, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 757, SAME BEING ALONG THE CENTER LINE OF E. MILE 5 NORTH, A DISTANCE OF 435.83 FEET TO A MAG NAIL SET, A POINT ON THE SOUTH LINE OF THE SAID FARM TRACT 757, SAME BEING A POINT ON THE CENTER LINE OF E. MILE 5 NORTH, SAME BEING THE SOUTHEAST CORNER OF A CALLED 25.45 ACRE TRACT CONVEYED TO CYNTHIA O'BRIEN, RECORDED IN DOCUMENT NO. 3042350, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N01°12'18"E, ACROSS THE SAID FARM TRACT 757, SAME BEING ALONG THE EAST LINE OF THE SAID O'BRIEN TRACT, PASSING AT A DISTANCE OF 20.00 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "RAA" FOUND, A POINT ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF E. MILE 5 NORTH, CONTINUING FOR A TOTAL DISTANCE OF 1558.58 FEET TO A 1/2 INCH IRON ROD FOUND, A POINT LYING WITHIN FARM TRACT 758, OF THE SAID WEST AND ADAMS TRACT SUBDIVISION, SAME BEING THE NORTHEAST CORNER OF THE SAID O'BRIEN TRACT, SAME BEING A POINT ON THE SOUTH LINE OF A CALLED 12.13 ACRE TRACT CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT , LLC, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S71°16'02"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID 12.13 ACRE TRACT, A DISTANCE OF 700.24 FEET TO A CALCULATED POINT, THE SOUTHEAST CORNER OF THE SAID FARM TRACT 758, SAME BEING THE NORTHEAST CORNER OF THE SAID FARM TRACT 757, SAME BEING THE SOUTHWEST CORNER OF THE SAID 12.13 ACRE TRACT, SAME BEING A POINT ON THE WEST LINE OF R.C. BABB NO. 4, RECORDED IN VOLUME 22, PAGE 153, MAP RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°1'16"E, ALONG THE EAST LINE OF THE SAID FARM TRACT 757, SAME BEING ALONG THE WEST LINE OF THE SAID R.C. BABB NO. 4, PASSING AT A DISTANCE OF 3.18 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "RAA" FOUND, A POINT ON LINE, PASSING AT A DISTANCE OF 23.26 FEET A 1/2 INCH IRON ROD FOUND, THE SOUTHWEST CORNER OF THE SAID R.C. BABB NO.4, SAME BEING THE NORTHWEST CORNER OF A CALLED 17.58 ACRE TRACT, CONVEYED TO MADHUBRABEN KUNTA AND MADHAV DEVANANDA, RECORDED IN DOCUMENT NO. 3304500, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 858.88 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 757, SAME BEING A POINT ON THE WEST LINE OF THE SAID 17.58 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE SAID THOMPSON ACRES, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

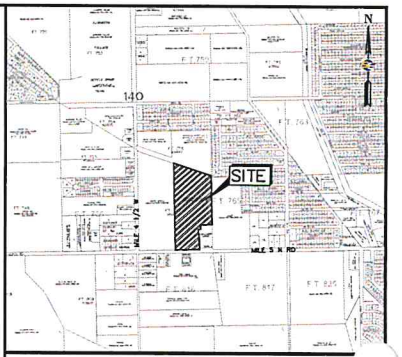
THENCE, N87°37'58"E, ACROSS THE SAID FARM TRACT 757, SAME BEING ALONG A NORTH LINE OF THE SAID THOMPSON ACRES, A DISTANCE OF 196.08 FEET TO A MAG NAIL FOUND, AN EXTERIOR CORNER OF THE SAID THOMPSON ACRES, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°2'04"E, ACROSS THE SAID FARM TRACT 757, SAME BEING ALONG A WEST LINE OF THE SAID THOMPSON ACRES, A DISTANCE OF 68.91 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RAA" FOUND, AN INTERIOR CORNER OF THE SAID THOMPSON ACRES, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S79°17'53"W, ACROSS THE SAID FARM TRACT 757, SAME BEING ALONG A NORTH LINE OF THE SAID THOMPSON ACRES, A DISTANCE OF 52.88 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RAA" FOUND, AN EXTERIOR CORNER OF THE SAID THOMPSON ACRES, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°0'39"E, ACROSS THE SAID FARM TRACT 757, SAME BEING ALONG A WEST LINE OF THE SAID THOMPSON ACRES, A DISTANCE OF 181.17 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RAA" FOUND, AN EXTERIOR CORNER OF THE SAID THOMPSON ACRES, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°13'15"E, ACROSS THE SAID FARM TRACT 757, SAME BEING ALONG A WEST LINE OF THE SAID THOMPSON ACRES, PASSING AT A DISTANCE OF 180.23 FEET A 1/2 INCH IRON ROD FOUND, A POINT ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF E. MILE 5 NORTH, CONTINUING FOR A TOTAL DISTANCE OF 200.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19.450 ACRES OF LAND, MORE OR LESS.



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF RIO ORCHARDS ESTATES WITH RESPECT TO THE EXTRATERRITORIAL

RIO ORCHARDS ESTATES IS LOCATED EAST FROM THE INTERSECTION OF E MILE 5 N & S BRIDGE AVE (MILE 4 1/2 W) IN THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO, RIO ORCHARDS ESTATES LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

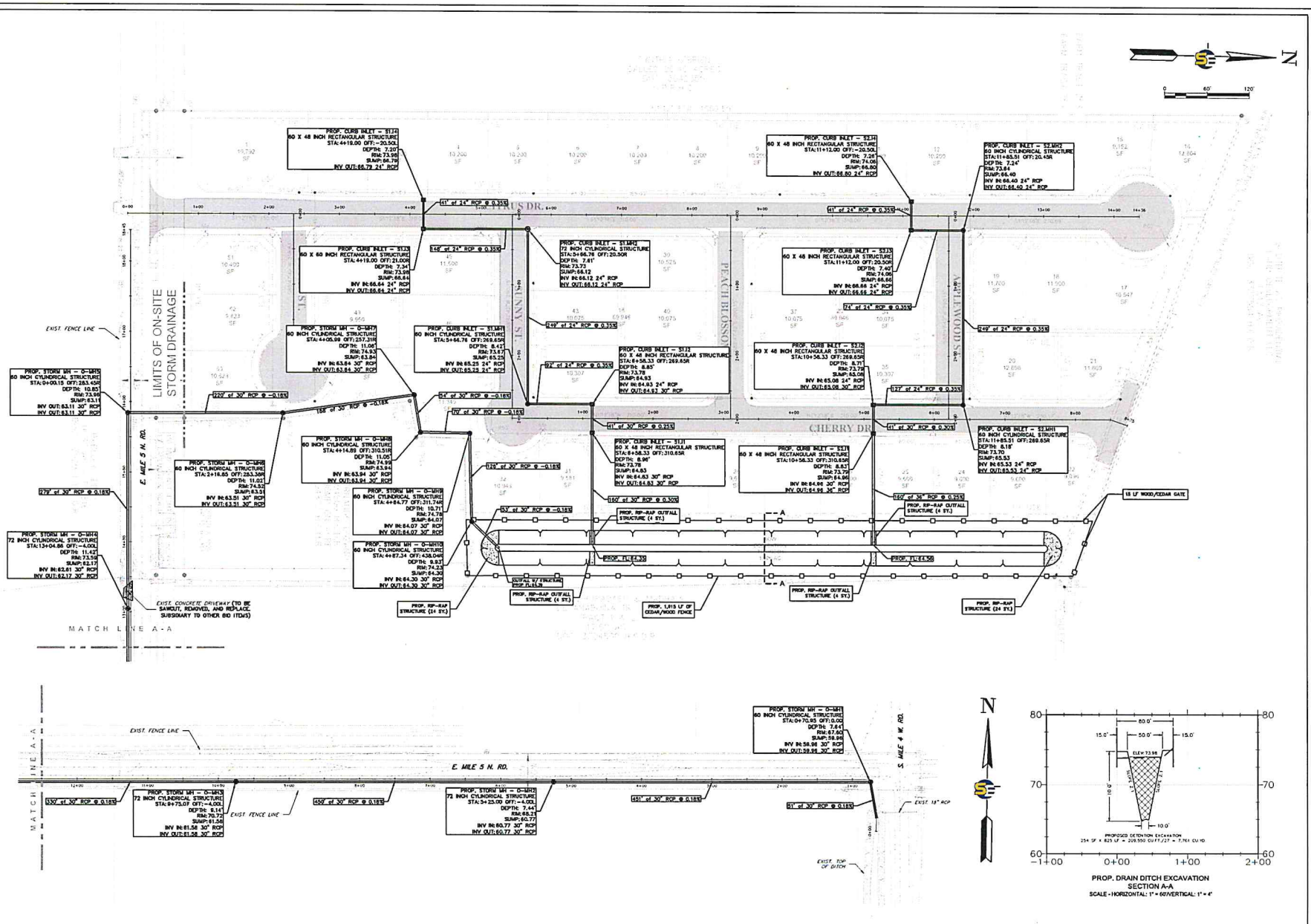
SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956)403-1314

PLAT OF RIO ORCHARDS ESTATES SUBDIVISION

BEING 19.450 ACRES OF LAND OUT OF FARM TRACT 757, AND FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS.

DATE: OCTOBER 2023



PROP. DRAIN DITCH EXCAVATION
SECTION A-A
SCALE - HORIZONTAL: 1" = 60'/VERTICAL: 1" = 4'

SUPREME ENGINEERING
TBPELS FIRM No. F-21133
SUPREME ENGINEERING, PLLC
1135 FARES RD, PFLUGERVILLE, TX 78660
PH: (956) 403-1314

OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
P.E.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 10/25/2023
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

REVISIONS:					
NO.	REV	DESCRIPTION	DATE	APPROVED BY:	

PROJECT No. ##

PROJECT TEAM
DESIGN BY: O.C.
DRAWN BY: J.L.G.
CHECKED BY: O.C.
APPROVED BY: O.C.

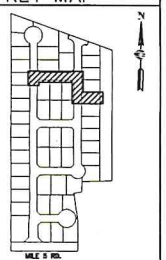
PREPARED FOR:
DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

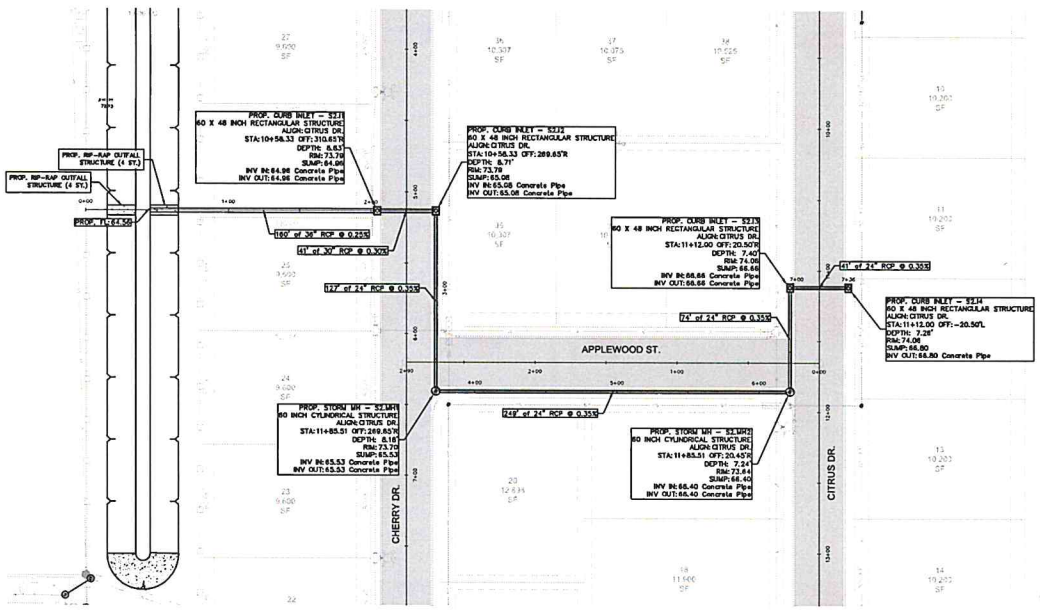
RIO ORCHARDS ESTATES
STORM DRAINAGE P' 'N

C7

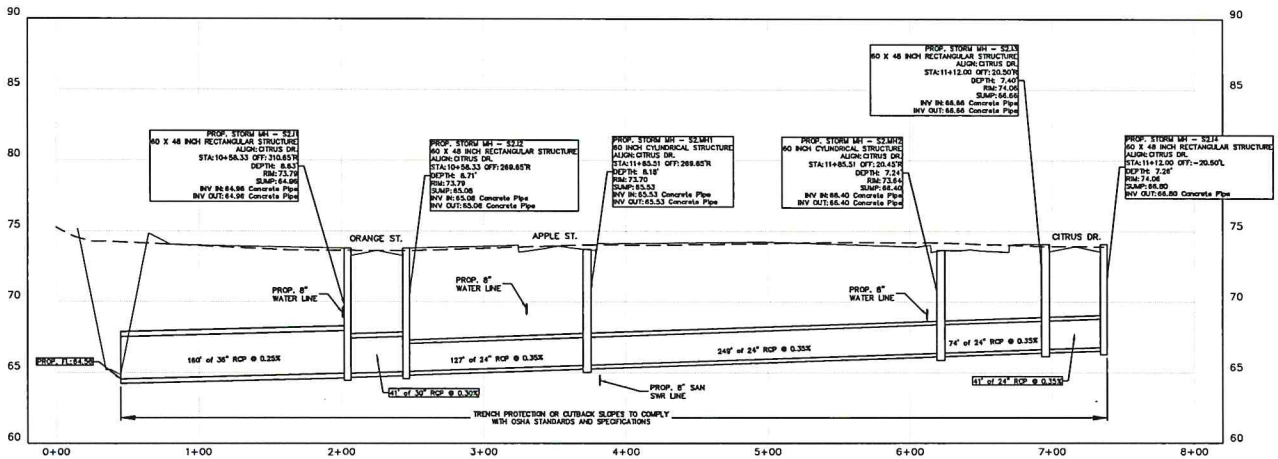
---- PLOTTED 10/25/2023 C7.0-STORM DRAINAGE PLAN.DWG ###

KEY MAP





STORM DRAINAGE PLAN
NORTH STORM SYSTEM



STORM DRAINAGE PROFILE
NORTH STORM SYSTEM
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

SUPREME ENGINEERING
TBPELS FIRM No. F-21133
SUPREME ENGINEERING, PLLC
1133 EXPO DR., STE. 7
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PH: (956) 403-1316

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER
P.E.

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APPROVED BY: O.C.	REV	DESCRIPTION	DATE	APPROVED BY:		

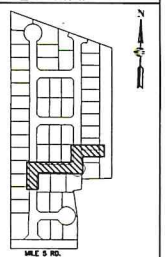
PREPARED FOR:
DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

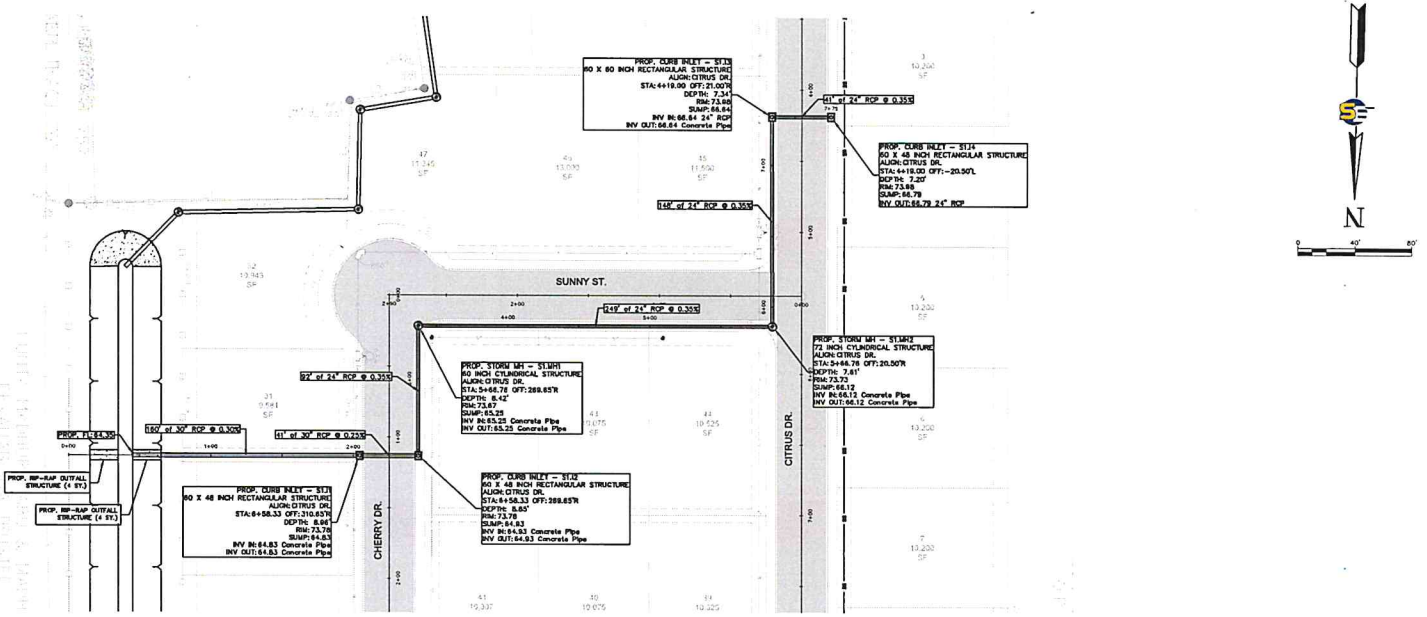
RIO ORCHARDS ESTATES
ON-SITE NORTH SYSTEM DRA***AGE PLAN

C7.1

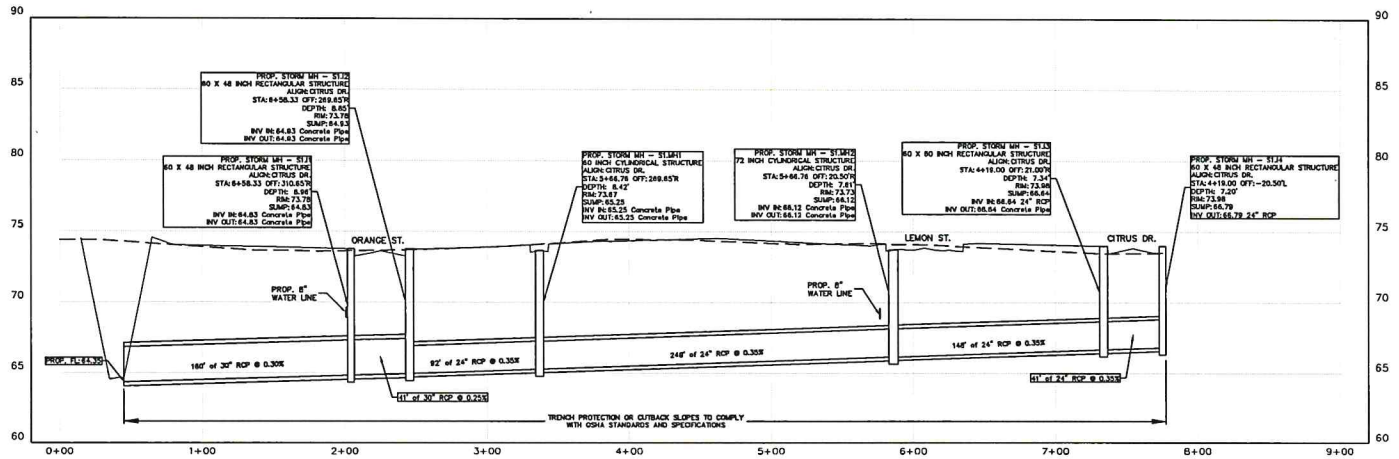
PLOTTED 10/25/2023 C7.1-STORM DRAINAGE PLAN & PROFILE.DWG ###

KEY MAP





STORM DRAINAGE PLAN
SOUTH STORM SYSTEM



STORM DRAINAGE PROFILE
SOUTH STORM SYSTEM
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

SUPREME ENGINEERING
TBPELS FIRM No. F-21133
SUPREME ENGINEERING, PLLC
1.35 FASSEL RD, PHARR, TX 78577
PH: (956) 403-1314

STATE OF TEXAS
OMAR CANO
120081
LICENSED
P.E.

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PROJECT No.	REVISIONS:					
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PROJECT TEAM						
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APPROVED BY: O.C.	REV	DESCRIPTION	DATE	APPROVED BY:		

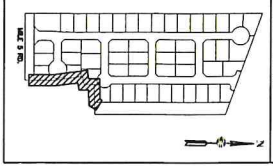
PREPARED FOR:
DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

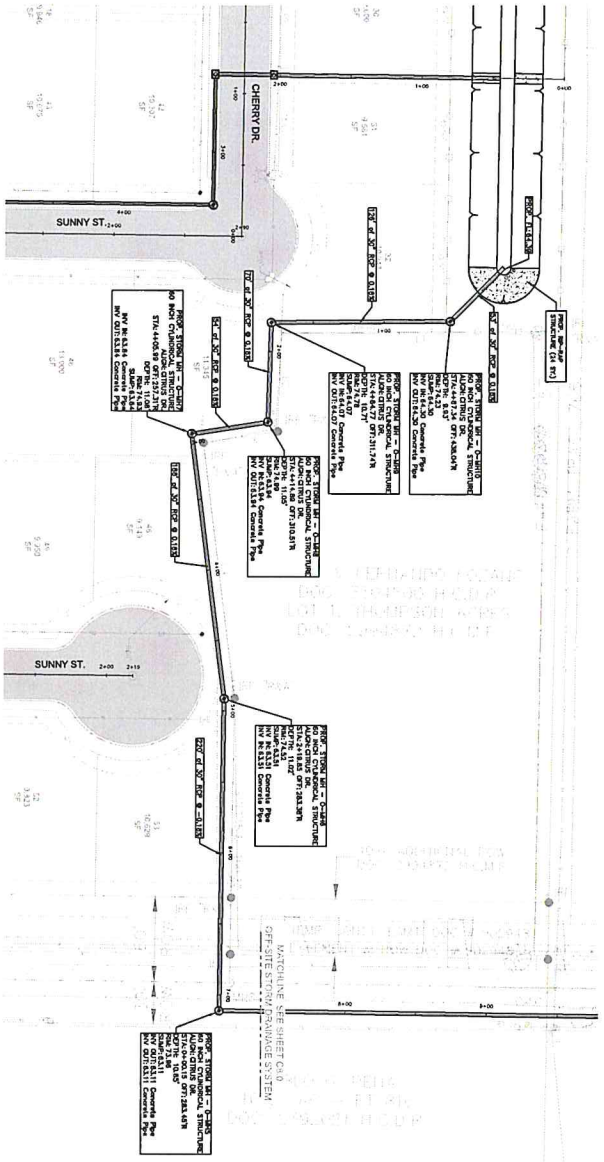
RIO ORCHARDS ESTATES
ON-SITE SOUTH SYSTEM DRAINAGE PLAN

C7.2

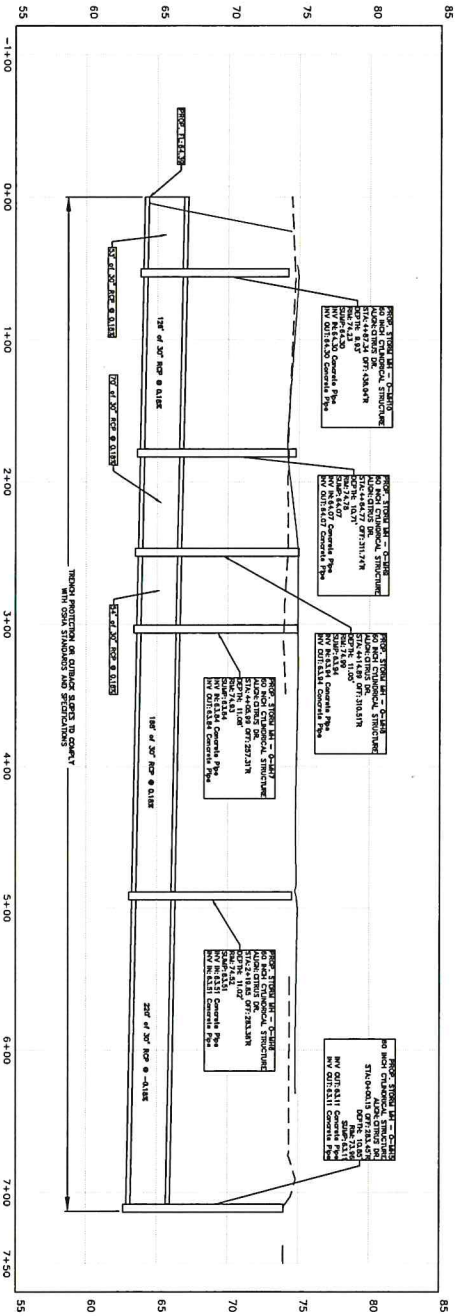
---- PLOTTED 10/25/2023 C7.2-STORM DRAINAGE PLAN & PROFILE.DWG ###

KEY MAP

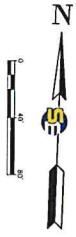




STORM DRAINAGE PLAN
DISCHARGE STORM SYSTEM



STORM DRAINAGE PROFILE
DISCHARGE STORM SYSTEM
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



C7.3

PREPARED FOR:
DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

RIO ORCHARDS ESTATES
ON-SITE STORM DRAINAGE PLAN

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

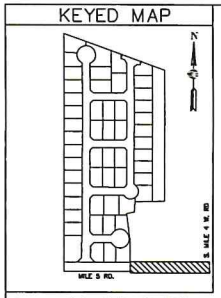
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SUPREME ENGINEERING

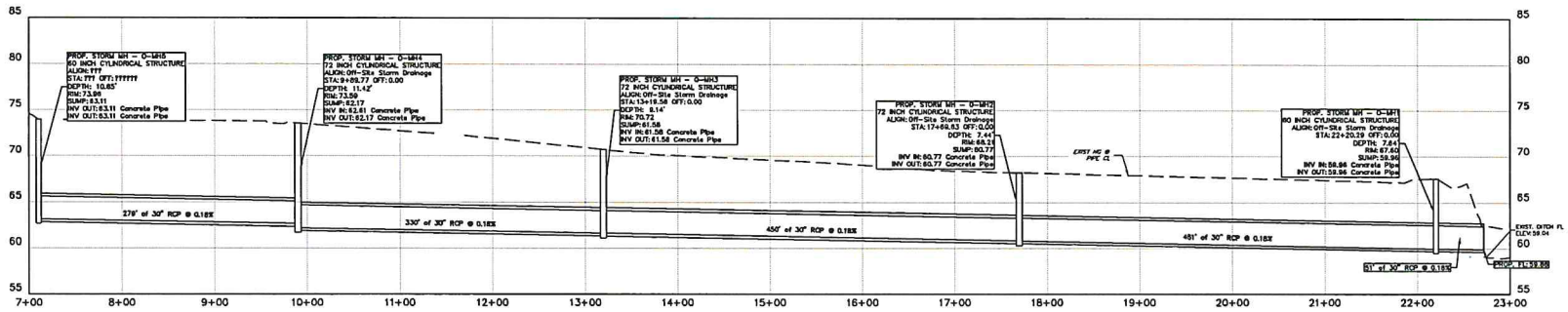
TBPELS FIRM No. F-21135

SUPREME ENGINEERING, PLLC
135 PASCO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403-1314

KEYED MAP



OFF-SITE STORM DRAINAGE



OFF-SITE STORM DRAINAGE
PROFILE

HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 5'

SUPREME ENGINEERING
TBPELS FIRM No. F-21133
SUPREME ENGINEERING, PLLC
133 E. CANTU, STE. 7
EDINBURG, TX 78539
PH: (956) 403-1314

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER
P.E.

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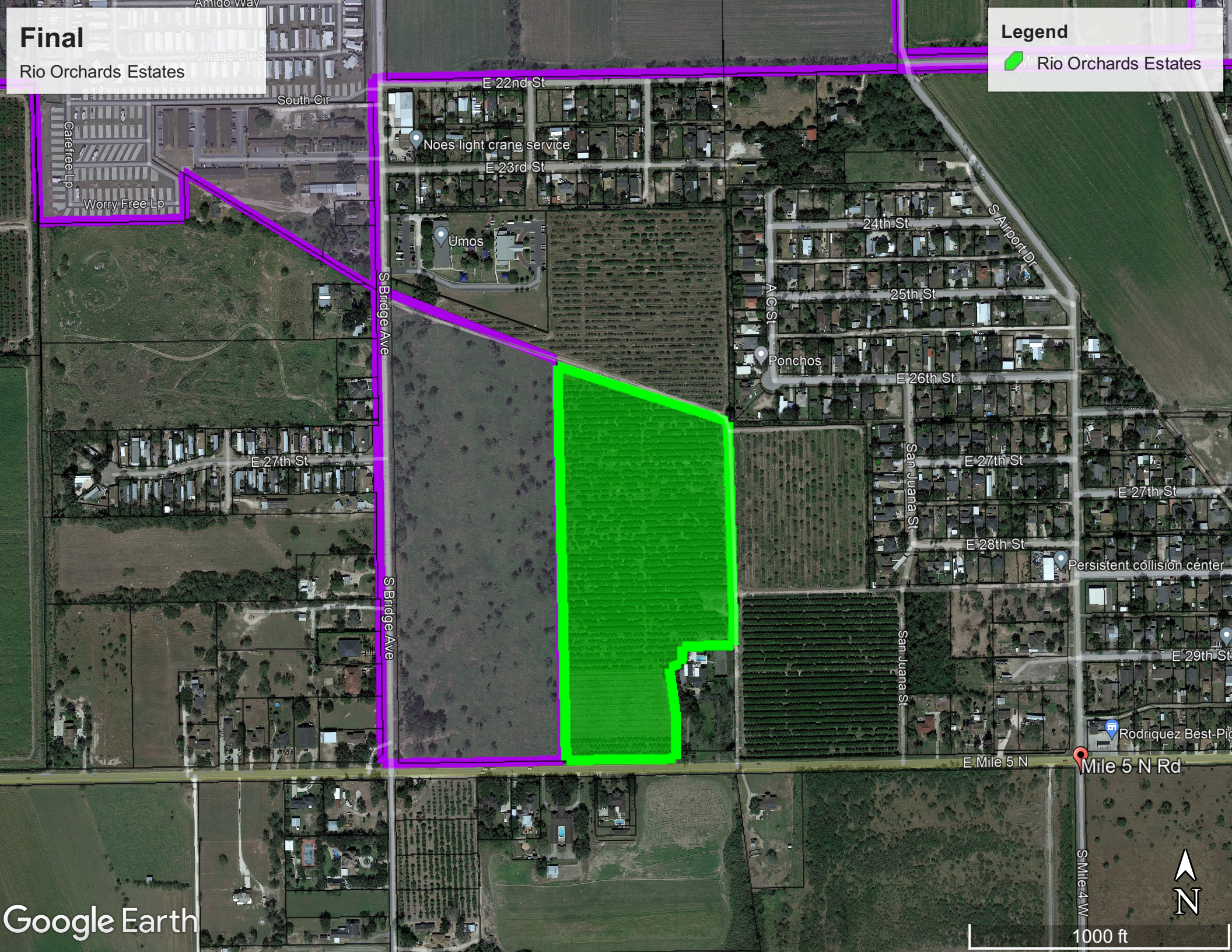
PROJECT No.	REVISIONS:					
##						
PROJECT TEAM						
DESIGN BY: O.C.						
DRAWN BY: J.L.G.						
CHECKED BY: O.C.						
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:		

PREPARED FOR:
DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

RIO ORCHARDS ESTATES
OFF-SITE STORM DRAINAGE P&P

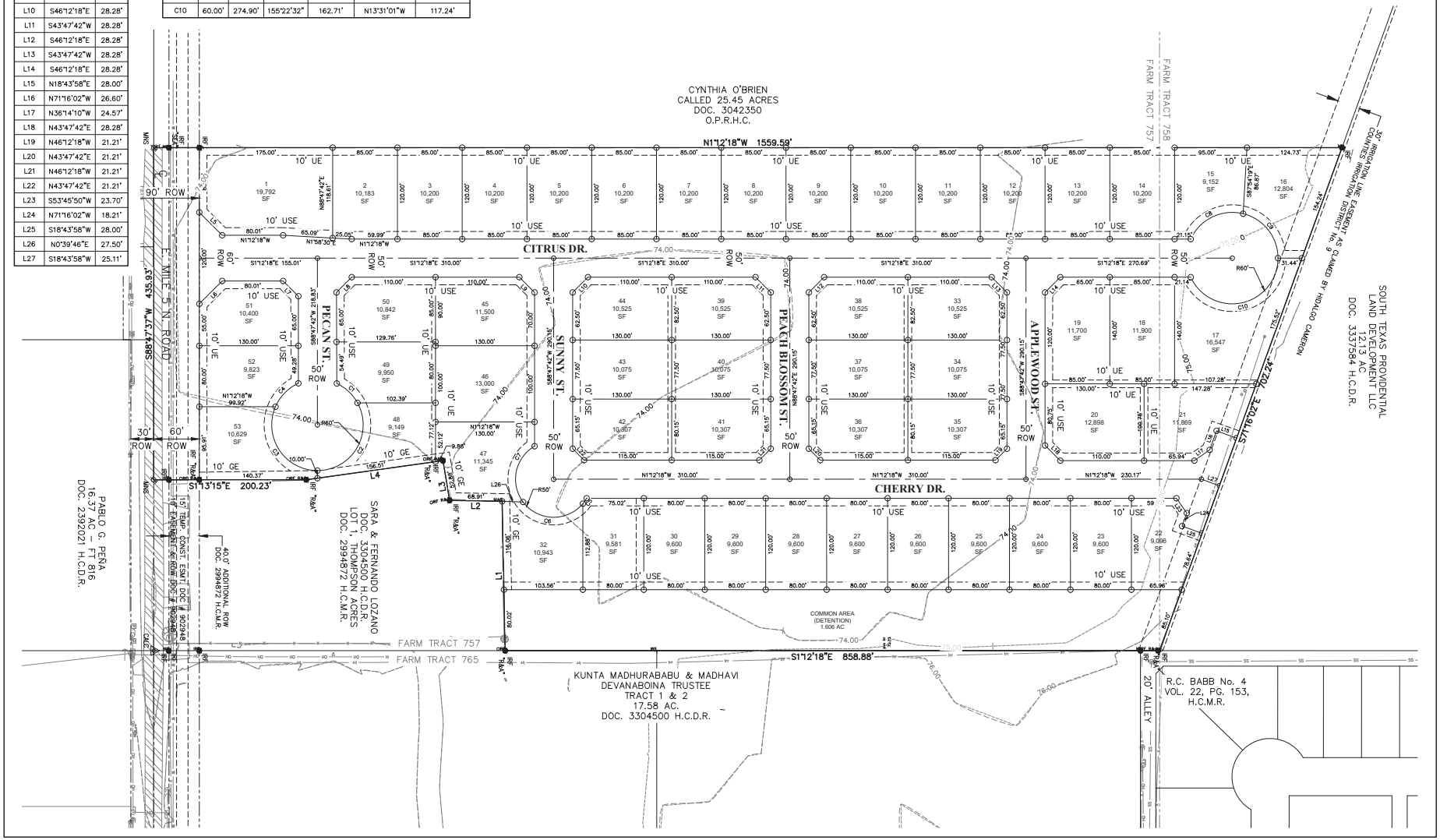
C8.0

---- PLOTTED 10/25/2023 C8.0-OFF-SITE STORM DRAINAGE PLAN & PROFILE.DWG ###


Final
Rio Orchards Estates
Legend
Rio Orchards Estates
E 22nd St
South Cir
Carefree Lp
Worry Free Lp
Noes light crane service
E 23rd St
Umos
S Bridge Ave
24th St
S Airport Dr
25th St
A C St
Ponchos
E 26th St
E 27th St
San Juana St
E 28th St
Persistent collision center
E 29th St
E Mile 5 N
Mile 5 N Rd
S Mile 4 W
N
1000 ft
Google Earth

Line Data		
Line #	Bearing	Length
L1	S87°37'58"W	196.08'
L2	S0°12'04"E	68.91'
L3	S79°17'53"W	52.88'
L4	S9°10'39"E	181.17'
L5	N43°47'50"E	42.43'
L6	N46°12'20"W	42.43'
L7	N43°47'42"E	28.28'
L8	N46°12'18"W	28.28'
L9	N43°47'42"E	28.28'
L10	S46°12'18"E	28.28'
L11	S43°47'42"W	28.28'
L12	S46°12'18"E	28.28'
L13	S43°47'42"W	28.28'
L14	S46°12'18"E	28.28'
L15	N18°43'58"E	28.00'
L16	N71°16'02"W	26.60'
L17	N36°14'10"W	24.57'
L18	N43°47'42"E	28.28'
L19	N46°12'18"W	21.21'
L20	N43°47'42"E	21.21'
L21	N46°12'18"W	21.21'
L22	N43°47'42"E	21.21'
L23	S53°45'50"W	23.70'
L24	N71°16'02"W	18.21'
L25	S18°43'58"W	28.00'
L26	N0°39'46"E	27.50'
L27	S18°43'58"W	25.11'

Curve Data						
Curve #	Radius	Tangent	Delta	Arc Length	Chord Direction	Chord Length
C1	60.00'	19.60'	36°11'00"	37.89'	S41°59'23"W	37.26'
C2	60.00'	101.25'	118°41'56"	124.30'	N60°34'09"W	103.24'
C3	60.00'	91.36'	113°24'32"	118.76'	N55°29'16"E	100.30'
C4	60.00'	23.03'	41°59'30"	43.97'	S46°48'43"E	43.00'
C5	50.00'	4.36'	9°57'51"	8.70'	N56°13'22"W	8.68'
C6	50.00'	63.28'	103°22'08"	90.21'	N0°26'37"E	78.46'
C7	50.00'	56.18'	96°40'02"	84.36'	S79°32'18"E	74.70'
C8	60.00'	49.61'	79°10'08"	82.91'	S26°59'46"E	76.47'
C9	60.00'	47.05'	76°12'24"	79.80'	S50°41'30"W	74.05'
C10	60.00'	274.90'	155°22'32"	162.71'	N13°31'01"W	117.24'



SUPREME ENGINEERING
TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
133 SOUTH 10TH STREET, SUITE 7
EDINBURG, TX 78539
PH: (956) 403-1314

OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 10/20/2023
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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

PREPARED FOR:
DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

RIO ORCHARDS ESTATES
HORIZONTAL CONTROL PLAN

C4

---- PLOTTED 10/20/2023 C4-HORIZONTAL CONTROL PLAN.DWG ####

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-76

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve Ordinance 2024-07 for the Voluntary Annexation of West and Adams Tract Subdivision – being a 11.327-acre tract of land out of Farm Tract 758, West and Adams Tract Subdivision, Hidalgo County, Texas and located approximately 765ft south of E Mile 5 ½ N. and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-07. 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 through a 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B".

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 annexation at their regular meeting of January 17, 2024.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approves as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
Bridge Heights - Memo, BRIDGE HEIGHTS - 11.327 ACRE SURVEY - METES & BOUNDS, Bridge Heights - Application, Bridge Heights- Aerial, O2024-07 Annexation -Bridge Heights

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

M E M O

TO: Mayor and City Commission

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

RE: Bridge Heights Subdivision – Voluntary Annexation

DATE: January 31, 2024

The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by the City of Weslaco through an 8" sanitary sewerline. The property is within a Flood Zone "X". The development is contiguous to the existing city limits line.

Thank you,

Rebekah de la Fuente, CFM

BRIDGE HEIGHTS SUBDIVISION
METES AND BOUNDS
11.327 ACRES

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 11.327 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING THE NORTHWEST CORNER OF ANGELA SUBDIVISION RECORDED IN VOLUME 17, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD);

THENCE, S01°12'16"E, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING ALONG THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 750.42 FEET TO AN “X” CUT FOUND, A POINT ON THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING THE SOUTHWEST CORNER OF A CALLED 5.108 ACRE TRACT, CONVEYED TO UNITED MIGRANT OPPORTUNITY SERVICES/UMOS INC, RECORDED IN DOCUMENT No. 3177090, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE, S71°20'01"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, PASSING AT A DISTANCE OF 31.90 FEET A 1/2 INCH IRON ROD FOUND, A POINT ON THE EAST RIGHT OF WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING A POINT ON THE SOUHT LINE OF THE SAID 5.108 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 670.92 FEET A 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID 5.108 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

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THENCE, N88°48'05"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, A DISTANCE OF 690.88 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED “C.L.S. RPLS #6388” SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

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THENCE, N01°12'16"W, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 79.55 FEET TO **POINT OF BEGINNING**, AND CONTAINING 11.327 ACRES OF LAND, MORE OR LESS.

DocuSign Envelope ID: 198BB457-15AA-4D9B-AFDA-49A684E732E8

APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000579-2024

FILE NO._____

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

GENERAL INFORMATION

JAN 0 9 2024

Name of Subdivision: Bridge Heights

Location: Bridge Ave. just north of Mile 5 N. Rd.

Legal Description: 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS

_____Petition for annexation signed and notarized by property owners.
_____Detailed dimensioned site plan/map must be submitted with this request.
_____Survey and metes and bounds.
_____City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: South Texas Providential Development, LLC Telephone: (956) 784-9874

Address: 1108 Houston Way Fax: _____

City: San Juan State: TX Zip: 78589 E-mail: marc@ursa-holdings.com

ENGINEER INFORMATION

Name: Supreme Engineering, PLLC Telephone: (956) 403-1314

Address: 135 Paseo del Prado Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: omar.cano@supremeengineering.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.

DocuSign Envelope ID: 198BB457-15AA-4D9B-AFDA-49A684E732E8

Owner Printed Name: Misael Perez

Owner Signature: DocuSigned by: Misael Perez 4FAE7958E35440D... Date: 1/4/2024

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

EXHIBIT A
METES AND BOUNDS
11.327 ACRES

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THENCE, N01°12'16"W, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 79.55 FEET TO **POINT OF BEGINNING**, AND CONTAINING 11.327 ACRES OF LAND, MORE OR LESS.

A SURVEY PLAT OF EVEN DATE HEREBY ACCOMPANIES THESE METES AND BOUNDS DESCRIPTION

12-5-2023

MANUEL CARRIZALES DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR NO.6388
FIRM No. 10194417
512-470-1489
fnfcad@gmail.com



JOB No. 23-212

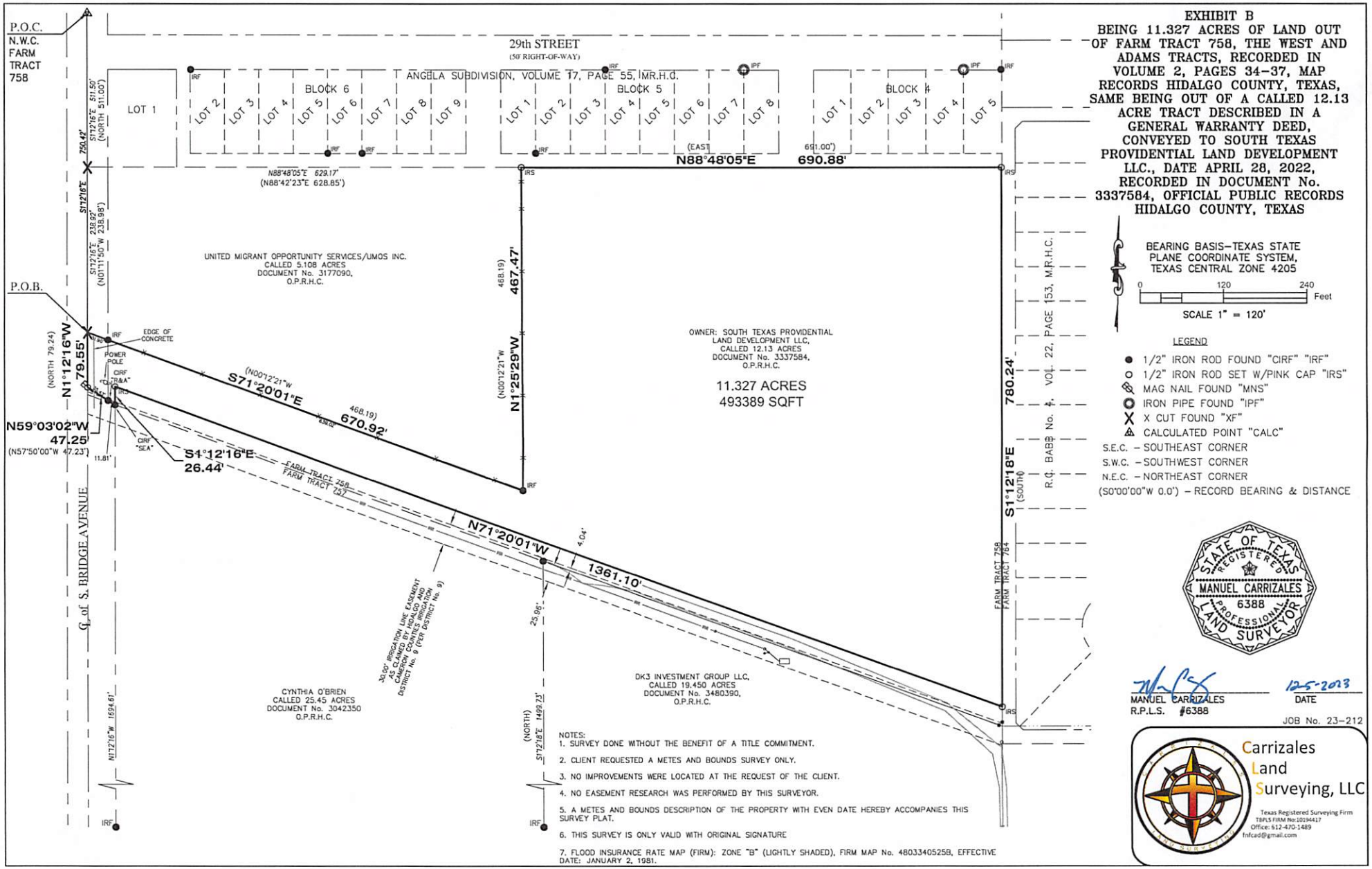


EXHIBIT B

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT No. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS

BEARING BASIS-TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4205

0 120 240 Feet

SCALE 1" = 120'

LEGEND

- ● 1/2" IRON ROD FOUND "CIRF" "IRF"
- ○ 1/2" IRON ROD SET W/PINK CAP "IRS"
- MAG NAIL FOUND "MNS"
- IRON PIPE FOUND "IPF"
- X CUT FOUND "XF"
- CALCULATED POINT "CALC"

S.E.C. - SOUTHEAST CORNER
S.W.C. - SOUTHWEST CORNER
N.E.C. - NORTHEAST CORNER
(S0°00'00"W 0.0') - RECORD BEARING & DISTANCE

NOTES:
1. SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. CLIENT REQUESTED A METES AND BOUNDS SURVEY ONLY.
3. NO IMPROVEMENTS WERE LOCATED AT THE REQUEST OF THE CLIENT.
4. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR.
5. A METES AND BOUNDS DESCRIPTION OF THE PROPERTY WITH EVEN DATE HEREBY ACCOMPANIES THIS SURVEY PLAT.
6. THIS SURVEY IS ONLY VALID WITH ORIGINAL SIGNATURE
7. FLOOD INSURANCE RATE MAP (FIRM): ZONE "B" (LIGHTLY SHADED), FIRM MAP No. 48033405258, EFFECTIVE DATE: JANUARY 2, 1981.

STATE OF TEXAS
REGISTERED
MANUEL CARRIZALES
6388
PROFESSIONAL
LAND SURVEYOR

MANUEL CARRIZALES
R.P.L.S. #6388

12-5-2023
DATE

JOB No. 23-212

Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TBPLS Firm No:10194417
Office: 512-470-1489
fnfcad@gmail.com

PLAT OF BRIDGE HEIGHTS SUBDIVISION

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.

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 **BRIDGE HEIGHTS 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**.

JOAQUIN A. RODRIGUEZ — DATE
MANAGER

MISAEL G. PEREZ — DATE
MANAGER

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_____

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_____

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN 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.

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

MAYOR, CITY OF WESLACO

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

MAYOR, **CITY OF WESLACO** — DATE

ATTEST: _____ — DATE
SECRETARY

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

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

DATE THIS THE_____ DAY OF _____, 20____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID No. 9.
2. IT IS UNDERSTOOD THAT THE RATE 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 No. 9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID No. 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 No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID No. 9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

BY: _____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

GENERAL NOTES

1. MINIMUM SETBACK LINES:
   FRONT ..... 20.00' OR GREATER FOR EASEMENTS.
   REAR ..... 10.00' OR GREATER FOR EASEMENTS.
   SIDE ..... 5.00' OR GREATER FOR EASEMENTS.
   CUL-DE-SAC LOTS: FRONT ..... 15.00' OR GREATER FOR EASEMENTS.
   SIDE CORNER ..... 10.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADES)
   THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "B" (MEDIUM SHADES), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0525 B, MAP DATED JAN. 2, 1981.
3. SUBDIVISION CONSIST OF 29 MULTI-FAMILY LOTS.
4. BENCHMARK: MAG NAIL SET AT CENTER LINE OF E. MILE 5 N. ROAD.
   ELEVATION: 73.03 N.A.D. 83
   GPS COORDINATES: N 16571584.6600, E 1150779.6410
5. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GRATER, MEASURED FROM THE CENTER OF THE LOT.
6. DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND **CITY OF WESLACO** REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 100.905 CUBIC-FEET OR 2.32 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. 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.
8. 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.
9. THIS SUBDIVISION WAS DESIGNED FOR A 50 YEAR FLOOD WITH DETENTION.

Parcel Line Table		
Line #	Length	Bearing
L1	21.21	S43° 34' 31.00"W
L2	24.61	S1° 25' 29.00"E
L3	10.00	S88° 34' 31.00"W
L4	29.00	N1° 25' 29.00"W
L5	27.30	N1° 25' 29.00"W
L6	21.21	N46° 25' 29.00"W
L7	21.21	S43° 34' 31.00"W
L8	32.91	S1° 25' 29.00"E
L9	6.87	S71° 20' 00.76"E
L10	42.91	N1° 25' 29.00"W

Parcel Line Table		
Line #	Length	Bearing
L11	21.21	N46° 25' 29.00"W
L12	21.21	N43° 34' 31.00"E
L13	21.21	S46° 25' 29.00"E
L14	21.21	S43° 34' 31.00"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	62.28	50.00	71.36	S25° 44' 36"E	58.33
C2	57.29	50.00	65.65	S42° 45' 40"W	54.20
C3	63.70	50.00	72.99	N57° 55' 13"W	59.48
C4	60.75	50.00	69.62	S63° 23' 04"W	57.08
C5	68.43	50.00	78.42	N42° 35' 50"W	63.22
C6	54.07	50.00	61.96	N27° 35' 38"E	51.48

P.O.C.
N.W.C.
FARM TRACT 758
N:16574291.3963
E:1154164.4077

P.O.B.
N:16573541.1421
E:1154180.1803

BENCHMARK:
MAG NAIL
ELEV. 78.78
N:16573468.3900
E:1154181.9700

TAYLOR MARK LAYNE
DOC. 2262226
H.C.D.R.

UNITED MIGRANT OPPORTUNITY SERVICES UMOS INC
4.94 AC
DOC. 3177090 H.C.D.R.

O'BRIEN CYNTHIA
23.75 AC
DOC. 3042350 H.C.D.R.

DK3 INVESTMENT GROUP LLC
19.25 AC
DOC. 3480390 H.C.D.R.

ANGELA SUBDIVISION, VOLUME 17, PAGE 55, MR.H.C.

R.C. BABB No 4, VOL. 22, PAGE 153, D.R.H.C.

CITRUS DR.

CHERRY DR.

24TH ST.

25TH ST.

ALLEY

S. BRIDGE AVE.

60.0' EXIST. ROW

10.0' DEDICATED ROW BY THIS PLAT

70.0' EXIST. ROW

EXISTING 25.0' HCDD1 ROW DOC#

50' ROW

30' EXCLUSIVE IRRIGATION LINE EASEMENT AS CLAIMED BY HIDALGO CAMERON COUNTIES IRRIGATION DISTRICT No. 9

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

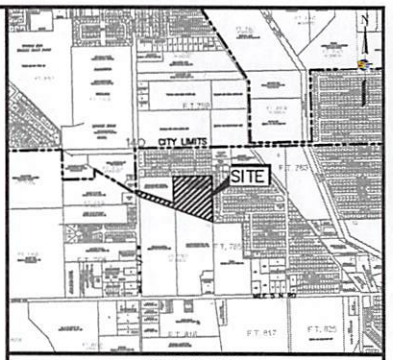
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

BEARING BASIS – TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205

LEGEND

○IRS	IRON ROD SET WITH PINK CAP STAMPED G.L.S. RPLS 6368
●IRF	IRON ROD FOUND
●IRF	IRON ROD FOUND WITH CAP STAMPED
●PF	IRON PIPE FOUND
⊙MAG	MAG NAIL SET
△CPIS	COTTON PICKER SPINDLE SET
SEW	CUT 'X' SEWER
UE	UTILITIES EASEMENT
USE	UTILITIES & SIDEWALK EASEMENT
GE	GENERAL EASEMENT
BL	BUILDING SETBACK LINES



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF BRIDGE HEIGHTS WITH RESPECT TO THE EXTRATERRITORIAL

BRIDGE HEIGHTS IS LOCATED NORTH FROM THE INTERSECTION OF E MILE 5 N & S BRIDGE AVE (MILE 4 1/2 W) IN THE MUNICIPALITY OF THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. BRIDGE HEIGHTS LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

NOTES AND BOUNDS

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 11.327 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING THE NORTHWEST CORNER OF ANGELA SUBDIVISION RECORDED IN VOLUME 17, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), THENCE, S01°51'16"E, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING ALONG THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 790.46 FEET TO AN 'X' CUT FOUND, A POINT ON THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING THE SOUTHWEST CORNER OF A CALLED 5.108 ACRE TRACT, CONVEYED TO UNITED MIGRANT OPPORTUNITY SERVICES/UMOS, INC., RECORDED IN DOCUMENT No. 3177090, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S71°20'01"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, PASSING AT A DISTANCE OF 31.90 FEET A 1/2 INCH IRON ROD FOUND, A POINT ON THE EAST RIGHT OF WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 870.82 FEET A 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID 5.108 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N01°25'29"W, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE EAST LINE OF THE SAID 5.108 ACRE TRACT, A DISTANCE OF 467.47 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED C.L.S. RPLS #6368 SET, A POINT ON THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N88°34'31"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, A DISTANCE OF 850.88 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED C.L.S. RPLS #6368 SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°51'16"E, ALONG THE EAST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 780.24 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED C.L.S. RPLS #6368 SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE EAST LINE OF THE SAID 12.13 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S71°20'01"E, ACROSS THE SAID FARM TRACT 758, A DISTANCE OF 1,961.19 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED C.L.S. RPLS #6368 SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°51'16"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ACROSS THE SAID 12.13 ACRE TRACT, A DISTANCE OF 28.44 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED 'BRA' FOUND, A POINT ON THE SOUTH LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 12.13 ACRE TRACT, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N59°03'02"W, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 758, PASSING AT A DISTANCE OF 11.91 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED 'BRA' FOUND, A POINT ON EAST RIGHT-OF-WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), CONTINUING FOR A TOTAL DISTANCE OF A DISTANCE OF 47.25 FEET TO A MAG NAIL SET, FOR THE SOUTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTER LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N01°51'16"W, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 79.55 FEET TO POINT OF BEGINNING, AND CONTAINING 11.327 ACRES OF LAND, MORE OF LESS.

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 THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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 — DATE
MANUEL CARRIZALES, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6368
SURVEY FIRM No. 10194417

THE STATE OF TEXAS
COUNTY OF HIDALGO

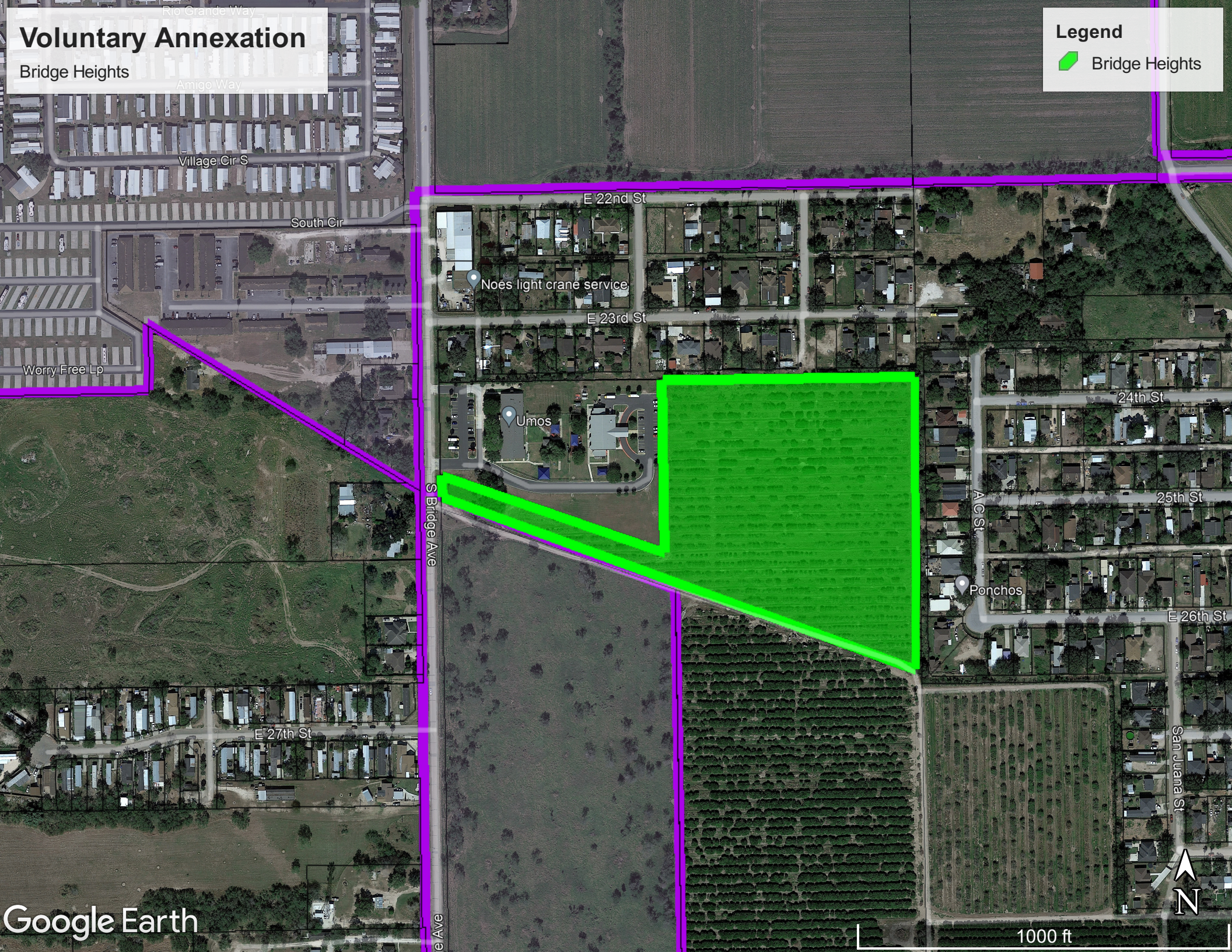
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REVIEW COPY — DATE
OMAR CANO, P.E.
LICENSE PROFESSIONAL ENGINEER No. 120081

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956) 403-1314

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: SOUTH TEXAS PROVIDENTIAL DEVELOP.	1108 HOUSTON WAY	SAN JUAN, TEXAS 78589	(210)784-9574
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)572-2248
SURVEYOR: MANUEL CARRIZALES, RPLS	4907 DONDOLA AVE.	EDINBURG, TEXAS 78542	(956)330-1680

E23-017 Plat.dwg
7/9/2023


Voluntary Annexation
Bridge Heights
Legend
Bridge Heights
Rio Grande Way
Amigo Way
Village Cir S
South Cir
Worry Free Lp
E 22nd St
Noes light crane service
E 23rd St
Umos
S Bridge Ave
24th St
25th St
A C St
Ponchos
E 26th St
San Juana St
E 27th St
N
1000 ft
Google Earth

ORDINANCE NO. 2024-07

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 11.327 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 11.327 acres and are more specifically described as follows, to-wit:

METES AND BOUNDS DESCRIPTION

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 11.327 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING AT A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING THE NORTHWEST CORNER OF ANGELA

SUBDIVISION RECORDED IN VOLUME 17, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD);

THENCE, S01°12'16"E, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING ALONG THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 750.42 FEET TO AN "X" CUT FOUND, A POINT ON THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING THE SOUTHWEST CORNER OF A CALLED 5.108 ACRE TRACT, CONVEYED TO UNITED MIGRANT OPPORTUNITY SERVICES/UMOS INC, RECORDED IN DOCUMENT No. 3177090, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S71°20'01"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, PASSING AT A DISTANCE OF 31.90 FEET A 1/2 INCH IRON ROD FOUND, A POINT ON THE EAST RIGHT OF WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING A POINT ON THE SOUHT LINE OF THE SAID 5.108 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 670.92 FEET A 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID 5.108 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N01°25'29"W, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE EAST LINE OF THE SAID 5.108 ACRE TRACT, A DISTANCE OF 467.47 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N88°48'05"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, A DISTANCE OF 690.88 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'18"E, ALONG THE EAST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 780.24 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE EAST LINE OF THE SAID 12.13 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N71°20'01"W, ACROSS THE SAID FARM TRACT 758, A DISTANCE OF 1361.10 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'16"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ACROSS THE SAID 12.13 ACRE TRACT, A DISTANCE OF 26.44 FEET A 1/2 INCH IRON ROD

WITH CAP STAMPED “SEA” FOUND, A POINT ON THE SOUTH LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 12.13 ACRE TRACT, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N59°03'02"W, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 758, PASSING AT A DISTANCE OF 11.81 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED “R&A” FOUND, A POINT ON EAST RIGHT-OF-WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), CONTINUING FOR A TOTAL DISTANCE OF A DISTANCE OF 47.25 FEET TO A MAG NAIL SET, FOR THE SOUTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTER LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N01°12'16"W, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 79.55 FEET TO POINT OF BEGINNING, AND CONTAINING 11.327 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 6th day of February, 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
NORMA A. CANTU, CITY SECRETARY

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-90

From:
ANDREW MUNOZ

Subject:
Discussion and consideration to approve the Interlocal Agreement between City of Weslaco and Hidalgo County on cost participation for roadway improvements not to exceed $1,615,890.60 for Mile 10 N from Mile 6 to FM 1015 (Phase III) project and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Background:

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**

NORMA CANTU Created
Martin Garza

City Manager Comments:
Approved as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:
Draft Mile 10 ICA - Phase III 01-02-24 (legal review)

Responsibilities upon Approval:
Execute, retain and forward.

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

INTERLOCAL COOPERATION AGREEMENT BETWEEN THE COUNTY OF HIDALGO AND CITY OF WESLACO, TEXAS CONCERNING CERTAIN IMPROVEMENTS TO MILE 10 NORTH FROM MILE 6 TO FM 1015 (PHASE III)

THIS agreement is made on this the _____ day of _____ 2024, by and between the CITY OF WESLACO, TEXAS, hereinafter referred to as the "City" and the COUNTY OF HIDALGO, Texas hereinafter referred to as "County", pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

WITNESSETH:

WHEREAS, the City is a home rule municipality located in Hidalgo County, Texas;

WHEREAS, the County is a local government as defined by the ACT and a county in the State of Texas;

WHEREAS, County and City entered into a Phase I Interlocal Cooperation Agreement dated August 14, 2018, in which the County and City agreed to complete Phase I of improvements to Mile 10 North from Mile 6 to FM 1015 (the “Road”);

WHEREAS, on January 29, 2019, and May 12, 2020, City and County entered into a First and Second Amendment respectively to the Interlocal Cooperation Agreement regarding Phase I of improvements to the Road to address specific modifications;

WHEREAS, County and City entered into a Phase II Interlocal Cooperation Agreement dated November 29, 2022, in which the County and City agreed to complete Phase II of improvements to Mile 10 North from Mile 6 to FM 1015;

WHEREAS, the City and County now desire to cooperate in making needed Phase III transportation improvements (as hereinafter defined) to Mile 10 North from Mile 6 to FM 1015 as outlined in **Exhibit A** (project map); and attached hereto and incorporated for all purposes;

WHEREAS, the Road forms an integral part of the County road system and the improvements are in the best interest of the City and County;

WHEREAS, the City and County agree it is essential to develop this very important corridor, which is in much need of improvements, specifically in need of added capacity for increased safety;

WHEREAS, the County will be the fiduciary agent for this project and assume the role of project development lead;

WHEREAS, the County and the City desire to proceed with the Phase III of the Project Development activities which includes Right-of-Way Acquisition services,

compensable utility management and project management services as described below;

WHEREAS, the City and County have secured funds toward the construction and Right-of-Way costs of the Project through the Rio Grande Valley Metropolitan Planning Organization (RVGMPO) and TxDOT;

WHEREAS, the estimated total Phase III project development cost, the estimated local cost and a breakdown of each Party's contribution toward the estimated local costs are outlined below and in **Exhibit B** (estimated project costs) attached hereto and incorporated for all purposes; and

WHEREAS, the County and City are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Texas Government Code 791.001 et. Seq. which authorizes local governments to contract with each other to perform governmental functions and services under the terms of the Act.

NOW, THEREFORE, County and City, in consideration of the mutual covenants expressed hereinafter, agree to enter into this agreement as follows:

1. The County shall act as fiduciary agent for the Phase III of the project development, which includes Right-of-Way Acquisition services, compensable utility management and project management services more particularly described in **Exhibit B** attached hereto and made a part hereof for all purposes that relate to said Phase III.

2. The Road at various points passes through the jurisdiction of City and County and forms a connecting link or integral part of the County road system. The City agrees County assumes the role of project sponsor to develop Phase III of "the Road" within limits of the City.

3. The estimated total Phase III project development cost is $5,858,106.00 of which the estimated local cost to be borne by the City and County is $3,231,781.20. (See **Exhibit B**).

4. The City desires to cooperate by contributing an estimated amount of $1,615,890.60 to the County at time of execution of this Agreement toward the development of the Phase III for this project. The above cost estimate represents the Phase III cost for Right-of-Way Acquisition services, compensable utility management and project management services; any over runs and/or under runs will be shared equally the City and the County. (See **Exhibit B**).

5. The County desires to cooperate by contributing an estimated amount of $1,615,890.60 toward the development of the Phase III for this project. The above cost estimate represents the Phase III cost for Right-of-Way Acquisition services, compensable utility management and project management services; any over runs and/or under runs will be shared equally the City and the County. (See **Exhibit B**).

6. City, pursuant to Tex. Trans. Code 251.012, authorizes County to perform the

work and services described herein within its corporate city limits.

7. Each party agrees to conform to its own applicable purchasing laws, regulations, policies, and procedures with respect to the portion of the work under this Agreement performed by each party.

8. Any actual costs in excess of the estimated cost (attached to this agreement as Exhibit B) shall be shared by City and County equally. Any amount that is not utilized in Phase III shall be reimbursed back to City and County equally.

9. **Termination:** Either party may terminate this agreement with or without cause upon thirty (30) day written notice to each other.

10. **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 or provisions of the Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.

11. **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 of succeeding breach of the same or any other provision hereof.

12. **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 agreement or representative) and 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 the City and County, and not otherwise.

13. **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.

14. **Notice:** Except as maybe otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to City: City of Weslaco
Attention: Honorable Adrian Gonzalez
255 S Kansas Ave.
Weslaco, Texas 78596

If to County: Hidalgo County, Texas
Attention: Richard Cortez, Hidalgo County Judge
100 E Cano St, Second Floor
Edinburg, Texas 78539

With copy to: Honorable David Fuentes,
Commissioner, Hidalgo County Precinct No. 1
1902 Joe Stephens 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.

15. **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.

16. **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.

17. **Assignment:** This Agreement shall not be assignable.

18. **Headings.** The headings and captions contained in this Agreement are solely for the convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.

19. **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 as often as may be appropriate.

20. **Governmental Purpose.** Each party hereto is entering into the 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.

21. **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

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parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Govt. Code Ann. §271.903.

22. **INDEMNIFICATION: TO THE EXTENT ALLOWED UNDER THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, THE CITY AGREES TO INDEMNIFY AND HOLD HARMLESS AND DEFEND THE COUNTY, ITS AGENTS, EMPLOYESS AND OFFICERS FROM AND AGAINST ANY CLAIM, LOSS, DAMAGE, LIABILITY AND EXPENSE, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED OR SUFFERED BY IT, BY REASON OF ANY AND ALL CLAIMS, DEMANDS OR CAUSES OF ACTION ASSERTED OR THAT MAY BE ASSERTED, AGANST ANY OR ALL THE ABOVE NAMED PARTIES, WHETHER COMPENSATORY OR PUNITIVE DAMAGES, AND INVOLVING, ARISING OUT OF, OR IN ANY MANNER RELATED TO THE AGREEMENT.**

23. **Insurance:** Each entity will carry sufficient lability insurance and any other insurance required by law at the statutorily required limits, pursuant to the Texas Tort Claims Act.

24. **Immunities:** It is expressly understood and agreed that, in the execution of this agreement, neither the City nor County waive, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercising of governmental powers and functions.

25. **Non-Discrimination:** City and County, including subcontractors, assignees and successors in interest, ensures that no person shall on the grounds of race, religion, color, national origin, sex, age, or disability, or any other protected class under law, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination or retaliation in any federally or non-federally funded program or activity when providing any services described herein under this contract/agreement. *See* Title VI of the Civil Rights Act of 1964, as amended.

26. **Required Contract Provision for Contracts Subject to Federal Award (*if applicable*):** Pursuant to 2 CFR 200.327, a non-federal entity's contracts must contain the applicable provisions described in appendix II to 2 CFR 200-Contract Provisions for non-Federal Entity Contracts under Federal Awards. Additionally, County contracts under Federal award which are subject to assistance from the Federal Emergency Management Agency (FEMA) are also required to contain additional contract clauses. If applicable, the applicable contract clauses can be found in the revised 2 CFR 200 Uniform Administrative Requirements, Cost Principles and Audit Requirements.

27. **Governing Provisions:** Parties shall comply with all applicable laws and regulations.

28. **Legal Construction/Severability:** In case any one or more of the provisions contained in this Agreement will for any reason be held to be invalid, illegal or

unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision thereof, and this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

29. **Prior Agreements:** This Agreement supersedes and terminated all previous Interlocal Agreement(s) between the parties hereto concerning the subject matter hereof, except for any Interlocal Agreement dated prior to this Agreement to the extent work is being performed under said Agreement at the time of executing this Agreement. Once ongoing work under any such previous Interlocal agreement shall terminate at such time.

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

31. **INDEMNIFICATION: TO THE EXTENT ALLOWED UNDER THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, THE COUNTY AGREES TO INDEMNIFY AND HOLD HARMLESS AND DEFEND THE CITY, ITS AGENTS, EMPLOYESS AND OFFICERS FROM AND AGAINST ANY CLAIM, LOSS, DAMAGE, LIABILITY AND EXPENSE, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED OR SUFFERED BY IT, BY REASON OF ANY AND ALL CLAIMS, DEMANDS OR CAUSES OF ACTION ASSERTED OR THAT MAY BE ASSERTED, AGANST ANY OR ALL THE ABOVE NAMED PARTIES, WHETHER COMPENSATORY OR PUNITIVE DAMAGES, AND INVOLVING, ARISING OUT OF, OR IN ANY MANNER RELATED TO THE AGREEMENT.**

32.

[*SIGNATURE PAGE TO FOLLOW*]

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WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

CITY OF WESLACO, TEXAS:

_____
Hon. Adrian Gonzalez, Mayor

ATTEST:

_____
Norma A. Cantu, City Secretary

APPROVES AS TO FORM:

_____
Juan E. Gonzalez, City Attorney

COUNTY OF HIDALGO, TEXAS:

_____
Hon. Richard F. Cortez, County Judge

ATTEST:

_____
Arturo Guajardo, Jr., County Clerk

APPROVED AS TO FORM
Office of the Hidalgo County
Criminal District Attorney,
Toribio "Terry" Palacios

_____
Robert Viña, III, ADA

DRAFT

Approved by the Hidalgo County Commissioner's Court on _____

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Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-36
From:	
Subject: Discussion and consideration to repair brakes and suspension of unit 580 ladder truck with vendor Siddons-Martin Emergency Group, in the amount of $33,859.43 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
Leslie Lugo ANTONIO LOPEZ Martin Garza	Created/Initiated New	
City Manager Comments: Approve as recommended by staff.		
Staff Recommendation: Staff recommends approval		
Attachments, if any: WESLACO LADDER ESTIMATE FOR REPAIRS		
Responsibilities upon Approval:		

Siddons-Martin Emergency Group
700 Independence Dr
Edinburg, TX, 78541
USA
Phone: (956) 588-2735

ESTIMATE

DO NOT PAY

Customer info:	Document info:		Unit info:
Weslaco Fire Dept.	Work order #: 310-0000009293	Job #: 003138	In / Out
120 East 5th Street	Estimate date: 1/26/2024	VIN: 4P1CT02H23A003138	Hours: 6346/6346
Weslaco, TX, 78596	Service advisor: Andrew Dorado (A0C8)	Unit: 14239 LADDER-1	Miles: 62509/62509
USA			

Line # 2

Description:
Condition: STEERING GEARBOXS AND TIERODS
Correction:

Part description:	Part #:	Qty:	Item price:	Total price:
STRG GEAR, MASTER STRG GEAR & CRATE 2545910	3025450	1.00	$3,970.13	$3,970.13
STRG GEAR,SL,M110,GRS,UMB STRG GEAR&CRATE 2545896	3023528	1.00	$3,849.06	$3,849.06
LINK,TOE CONTROL ADJUST, PRE 2007 BUILD	3303274	2.00	$500.04	$1,000.08
LINK, TIE CONTROL 6 DEGREE BEND TAK 4	3582900	1.00	$408.86	$408.86

Labor total: $5,197.50 **Parts total: $9,228.13** **Sublet total: $0.00** **Freight total: $0.00** **Line total: $14,425.63**

Line # 3

Description:
Condition: BALL JOINTS REPLACEMENT
Correction:

Part description:	Part #:	Qty:	Item price:	Total price:
BALL JOINT, LOWER TAK-4 TAK-4 LOWER BALL JOINT	1661756	2.00	$1,083.41	$2,166.81
BALL JOINT, UPPER TAK-4 BALL JNT, OLD STYLE	1661758	2.00	$1,292.54	$2,585.08

Labor total: $3,850.00 **Parts total: $4,751.89** **Sublet total: $0.00** **Freight total: $0.00** **Line total: $8,601.89**

Siddons-Martin Emergency Group
700 Independence Dr
Edinburg, TX, 78541
USA
Phone: (956) 588-2735

ESTIMATE

DO NOT PAY

Document info: Work order #: 310-0000009293

Line # 4
Description:
Condition: BRAKES SYSTEM --FRONT BRAKE PADS AND ROTORS
Correction:

Part description:	Part #:	Qty:	Item price:	Total price:
TAK 4 ROTOR	BDX802062	2.00	$732.37	$1,464.75
BRAKE PAD KIT	BDXK109249	1.00	$276.66	$276.66
TAK 4 OIL BATH SEAL	NAT380048A	2.00	$90.09	$180.18
BRAKE CALIPER SN7203RC	BDXK003803	1.00	$939.70	$939.70
CALIPER BRAKE RIGHT TAK 4	BDXK003804	1.00	$939.70	$939.70
^CHAMBER,BRAKE RH TAK-4 DISC BRAKE	1237721	2.00	$476.71	$953.42

Labor total: $2,310.00 **Parts total: $4,754.41** **Sublet total: $0.00** **Freight total: $0.00** **Line total: $7,064.41**

Line # 5
Description:
Condition: ESTIMATED COST FOR FREIGHT
Correction:

Part description:	Part #:	Qty:	Item price:	Total price:
FREIGHT	FREIGHT	1.00	$2,975.00	$2,975.00

Labor total: $0.00 **Parts total: $0.00** **Sublet total: $0.00** **Freight total: $2,975.00** **Line total: $2,975.00**

Line # 6
Description:
Condition: PERFORM FRONT END ALIGNMENT
Correction:

Part description:	Part #:	Qty:	Item price:	Total price:
SUBLET	SUBLET	1.00	$542.50	$542.50

Labor total: $0.00 **Parts total: $0.00** **Sublet total: $542.50** **Freight total: $0.00** **Line total: $542.50**

Siddons-Martin Emergency Group
700 Independence Dr
Edinburg, TX, 78541
USA
Phone: (956) 588-2735

ESTIMATE

DO NOT PAY

Document info: Work order #: 310-0000009293

Line #	Description:
9	**Condition:** QC INSPECTION **Correction:**

Part description:	Part #:	Qty:	Item price:	Total price:
Labor total: $0.00	**Parts total: $0.00**	**Sublet total: $0.00**	**Freight total: $0.00**	**Line total: $0.00**

Total of All Services

Labor total	$11,357.50	Shop supplies	$250.00
Parts total	$18,734.43	Sublet total	$542.50
Freight total	$2,975.00	Sales tax	$0.00

Estimate total: $33,859.43

 Disclaimer

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-83
From:	
Subject: Discussion and consideration to approve the purchase of rescue tools from Siddons-Martin Emergency Group in the amount not to exceed $44,330; funds approved through the FY 23-24 budget, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		

Leslie Lugo	Created/Initiated
ANTONIO LOPEZ	Approved
Rosalinda Cavazos	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approval

Attachments, if any:
Siddons-Martin Quote

Responsibilities upon Approval:

Siddons-Martin Emergency Group
3500 Shelby Lane
Denton, TX, 76207
USA
Phone: (940) 315-4948

ESTIMATE

DO NOT PAY

Customer Info:

Weslaco Fire Dept.
120 East 5th Street
Weslaco, TX, 78596
USA

Document Info:

Quote #: 700-0006805
Taken By: John Morris
Expiration Date: 02/08/2024

Item #	Description	Quantity / Unit	Unit Price	Amount
161031	EXTENSION PIPE TRE05 HOL-151.001.902	1.00 / EA	1,019.00	1,019.00
161225	PENTHEON PSP40 SPREADER HOL-159.000.064	1.00 / EA	13,181.00	13,181.00
161223	PENTHEON PCU50 CUTTER HOL-159.000.063	1.00 / EA	12,774.00	12,774.00
161257	PTR50 TELESCOPIC RAM HOL-159.000.207	1.00 / EA	9,880.00	9,880.00
160972	PBPA287 BATTERY HOL-151.000.583	4.00 / EA	901.00	3,604.00
160978	CHARGER PBCH2 115 VOLT HOL-151.000.742	1.00 / EA	596.00	596.00
160964	ON-TOOL CHARGING CORD-POTC1 HOL-151.000.499	3.00 / EA	106.00	318.00
160965	DAISY CHAIN POWER CORD-DCPC1 HOL-151.000.503	3.00 / EA	16.00	48.00
160789	V-STRUT VEHICLE STABILIZATION STRUT HOL-150.062.158	2.00 / EA	1,255.00	2,510.00
000056	FREIGHT ESTIMATED FRT	1.00 / EA	400.00	400.00

For complete terms and conditions please visit our website :
https://www.siddons-martin.com
Link

Total of All Services

Labor total	$0.00	Shop supplies	$0.00
Parts total	$43,930.00	Sublet total	$0.00
Freight total	$ 400.00	Core charges	$0.00
		Sales tax	$0.00

Total: $44,330.00

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-95

From:
Leslie Lugo, ANTONIO LOPEZ

Subject:
Discussion and consideration to amend the cooperative that was initially approved as an agreement with D&M Leasing Buy Board Contract #652-21 to lease 10 police units to additionally include 1 fire unit (captains truck) in the amount not to exceed $90,717.75 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

Background:
The Captains Truck was approved under this year's budget for purchase. It was placed on the cooperative purchase lease along with the PD vehicles.

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	Created/Initiated
ANTONIO LOPEZ	Approved
Rosalinda Cavazos	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approval

Attachments, if any:
D&M Leasing Quote

Responsibilities upon Approval:

D&M COMMERCIAL LEASING

Open-End (Equity) Lease Quote

Quote: 23033

Prepared For: City of Weslaco, Texas

Date: 01/13/2024

Unit#: 23033

Unit: 2024 Ram RAM 2500 4WD Crew Cab Tradesman

Order Type: Ordered Term: 60 State: TX Customer#: 7567 Schedule#: 0.00

$ 95,446.00	Capitalized Cost of Vehicle[1]
$ 0.00	Up Front Sales Tax Rate 6.25% State TX
$ 21.75	Initial License and Registration Fees
$ 35,000.00	Added Equipment (See Page 2)
$ 250.00	Acquisition Fee
$ 0.00	Other Capitalized Fees Tax
$ 0.00	on Gain on Prior Vehicle
$ 0.00	Inventory Tax Extended
$ 0.00	Service Contract *Gross*
$ 95,717.75	*Capitalized Cost* LESS:
$ 0.00	Cash Down
$ 0.00	Trade Equity
$ 5,000.00	Rebate
$ 90,717.75	Total Capitalized Cost (Delivered Price)

All language and acknowledgements contained in the signed quote apply to all vehicles ordered under this signed quote

Order Information
Driver
Ext Color
Int Color
License
GVWR 0

$ 1,091.46	Depreciation Reserve @ 1.203%
$ 461.44	Monthly Lease Charge (Based on Rate - Subject to a Floor)[2]
$ 1,552.90	**Total Monthly Rental Excluding Additional Services**

Additional Fleet Management and Services

$ 0.00	Full Maintenance Program[3]
$ 0.00	Miscellaneous
$ 0.00	**Additional Services Sub Total**

Contract Miles 0

Incl: #Brake Sets (1 set = 1 axle) 0

Over Mileage Charge $ 0.0000 / Mile

#Tires 0 Loaner Vehicle Not Incl

$ 0.00	Monthly Sales Tax 0.00%
$ 0.00	Total Monthly Insurance
$ 1,552.90	**Total Monthly Rental Including Additional Services**

Monthly Insurance Premiums and Disclosures

$ 0.00 Commercial Liability Enrollment (Estimate Only)

$ 0.00 Physical Damage (Estimate Only)

Liability Limit $ 0.00

Comprehensive/Collision Deductible: $ 0.00 / $ 0.00

$ 25,230.42	Reduced Book Value at 60 Months
$ 250.00	Service Charge Due at Lease Termination

Quote based on estimated annual mileage of 20,000 and a Security Deposit of $ 0.00

(Current market and vehicle conditions may also affect value of vehicle)

(Quote is Subject to Customer's Credit Approval)

Terms:

Commercial Vehicle Leasing, L.L.C., d/b/a D&M Leasing Commercial (Lessor) will be the owner of the vehicle(s) covered by this Quote, and shall have all rights and remedies arising under the Master Lease. By signing below, Lessee authorizes Lessor to order the vehicle(s), and Lessee agrees to accept delivery and lease the vehicle(s) pursuant to the Master Lease. In the event Lessee fails or refuses to accept delivery of the vehicle(s), Lessor shall have the right to recover from Lessee any damages (whether actual, general consequential, special, incidental or otherwise) and seek any other available relief, at law or in equity, arising from such failure or refusal. The terms of the Master Lease are referenced and incorporated herein. Lessee acknowledges and agrees that Lessor makes no promises, representations or warranties concerning the manufacture or delivery date for the vehicle(s). Lessee certifies that it intends for more than 50% of the use of the vehicle is to be in a trade or business of Lessee. ***ALL TAX AND LICENSE FEES TO BE BILLED TO Lessee AS THEY OCCUR.***

LESSEE City of Weslaco, Texas

BY **TITLE** **DATE** 01/13/2024

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

1 Capitalized Cost of Vehicle may be adjusted to reflect final manufacturer's invoice. Lessee hereby assigns to LESSOR any Manufacturer Rebates and/or Manufacturer incentives intended for the Lessee, which Rebates and/or incentives have been used by LESSOR to reduce the Capitalized Cost of the Vehicle.

2 Monthly Lease Charge will be adjusted to reflect the Interest Rate on the Delivery Date (Subject to a Floor).

3 The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of the Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule /Quote] all such maintenance services are to be performed by LESSOR and all such maintenance fees are payable by Lessee solely for the account of LESSOR pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and LESSOR; provided that such maintenance fees are being billed by LESSOR and are payable at the direction of LESSOR solely as an authorized agent for collection on behalf of LESSOR.

Open-End (Equity) Lease Quote

Quote: 23033

Prepared For: City of Weslaco, Texas

Date: 01/13/2024

Unit#: 23033

Unit: 2024 Ram RAM 2500 4WD Crew Cab Tradesman

ADDED EQUIPMENT / OTHER TOTALS

Description	(B)illed or (C)apped	Price
Fire Dept Upfit Package	C	$ 35,000.00
Total Charges (B)illed		$ 0.00
Total Charges (C)apitalized		$ 35,000.00
Total of All Added Equipment and Other Charges		$ 35,000.00

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-77

From:
Rosalinda Cavazos

Subject:
Discussion and consideration to approve Resolution 2024-19 adopting the 2024 Work Plan and Budget for the thirty-seventh (37th) Urban County Program in the amount of $294,597.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Background:
The city held a public hearing on October 17, 2023 on the Urban County FY 24 year soliciting input from the community as to the usage of the awarded funds. This resolution is to set year 37 budget for the program activities. Year 37 will see $3,000 go towards general administration services, $5,000 for Senior Services (Amigos Del Valle), $5,000 for Health Services (Nuestra Clinica) and $281,597 for Water/Sewer line improvements. The Water/Sewer line improvements will be a continuation of the Year 36 (FY23) project located on Pike Street, between Kansas Ave & Bridge Ave.

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)**:**

Rosalinda Cavazos	Created/Initiated
Rosalinda Cavazos	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff Recommends approval of Resolution and Work Plan/Budget.

Attachments, if any:
R2024-19 Adopting 2024 CDBG workplan Year 37

Responsibilities upon Approval:

RESOLUTION NO. 2024-19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS ADOPTING THE 2024 WORK PLAN AND BUDGET FOR YEAR THIRTY-SEVEN (37) FOR THE URBAN COUNTY PROGRAM.

WHEREAS: the City of Weslaco is participating in the Urban County Program; and

WHEREAS: the City of Weslaco conducted a Public Hearing on Tuesday, October 17, 2023, at 6:00 P.M. at the Weslaco City Hall to solicit public input on community needs in compliance with CDBG Requirements'

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

The Urban County Program Work Plan and Budget for Year Thirty-Seven (37) 2024 is hereby adopted as follows:

Year 37 (2024)

PROGRAM ACITIVITY	**BUDGET**
Water/Sewer Improvements	$281,597.00
Senior Services	$ 5,000.00
Health Services	$ 5,000.00
General Administration	$ 3,000.00
Total:	**$294,597.00**

PASSED, APPROVED AND ADOPTED ON THIS THE 6Th DAY OF February 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, Mayor

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-78

From:

Subject:
Discussion and consideration to purchase four new scoreboards for Harlon Block Park Sports Complex from vendor NEVCO under TX Buy Board Contract 665-22 for an amount not to exceed $26,878.80 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Background:
This equipment will replace scoreboards in place at Harlon Block Sports Complex.

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	Created/Initiated
OMAR RODRIGUEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
City of Weslaco Baseball-Softball 1600s scoreboards - 2024

Responsibilities upon Approval:

Thank you for giving Nevco Sports, LLC the opportunity to provide a formal quote for your scoring and display project. Since 1934 we have been helping customer Light Up The Game with our high quality Scoreboards, Video Displays, LED Scorers Tables and Message Centers. We certainly understand that you have many choices for scoring and display products and we would be honored to be selected as your partner for this exciting project.

The provided quote outlines your product selections. Please look it over carefully and work with your Nevco Scoring and Display Consultant to review and answer any questions.

Please note that Nevco is the manufacturer/supplier of your scoring equipment order and is not an installation provider. Your Nevco scoring consultant may guide you in securing a third-party installation firm to assist in the installation of your order.

We look forward to partnering with you on this very exciting opportunity!

Placing Order:

When you are ready to place your order, contact your Nevco Scoring and Display Consultant to walk you through the order entry process. Nevco will need the following information:

- Finalized equipment decision, including colors and digit selection
- Signed Print Ready Proof
- Delivery location/address
- Sales Tax Exempt (if Applicable)
- Signed Purchase Order, Full or Partial Payment (As Directed by Nevco Accounting)
- Bill to information – Invoice Remit

If you are incorporating school or sponsorship logos into your project, please view Nevco Graphics File Standards and submit with your order documents.

Additional Information:

Our website www.nevco.com is a great resource and offers helpful information. Learn more about what our customers are talking about by visiting the following:

- **Is your sound system leaving your fans a little underwhelmed?**
Check out our full line-up of Indoor and Outdoor Sound Systems.
- **Wishing you could check off more items on your list of needs?**
See how Nevco Sports Marketing could add revenue to your budget.
- **Curious what other schools have installed?**
Look through our Nevco Photo Gallery for ideas and inspiration to enhance your facility.
- **Interested in leasing options?**
See how Nevco Leasing solutions help you get the products you need faster than traditional fundraising.
- **Looking to add a Fully Automated Timing (FAT) System to Your Track and Field Venue?**
Find the perfect (FAT) package for your facility from FinishLynx (a Nevco-owned company).

QUOTATION

Account Name	CITY OF WESLACO	Created Date	1/17/2024
Quote Number	00163558	Expiration Date	2/16/2024

Contact Name	Omar Rodriguez	Prepared By	Rod Contreras
Title	Director	Title	Display and Scoring Consultant
Phone	(956) 968-3181	Phone	(501) 516-2086
Email Address	orodriguez@weslacotx.gov	Fax	(618) 664-0398
		Email Address	rcontreras@nevco.com

Quantity	Model/Part #	Product Description	Dimensions L x H x W/D	Unit Price	Discount (Percentage)	Total Price
4.00	1600	Baseball/Softball LED Scoreboard with Amber/Red Digits	16'x5'x8"	USD 5,441.00	5.00%	USD 20,675.80
5.00	802-0300 - MPCX2 Baseball/Softball	Wireless Handheld Control	0.3'x0.5'x0.1'	USD 375.00	5.00%	USD 1,781.25
3.00	MPCX/MPCX2 Case	MPCX/MPCX2 Control Carrying Case (holds 2 controls)	12.4'x8"x4"	USD 35.00	5.00%	USD 99.75
4.00	MPCX2 Rec - Outdoor x6xx	In-board Wireless Receiver Kit		USD 635.00	5.00%	USD 2,413.00

Ttl Shipping Wt (lbs)	1,840	Subtotal	USD 24,969.80
County	HIDALGO	Freight	USD 1,909.00
Total Savings!	USD -1,314.20	Total	USD 26,878.80

Additional Notes

5% discount through BuyBoard/Nevco 665-22

Billing/Shipping Information

Bill To Name	City of Weslaco	Ship To Name	City of Weslaco
Bill To	255 South Kansas Avenue Weslaco, TX 78596 USA	Ship To	1020 West 18th St. Weslaco, TX 78596 USA

Quote Terms and Conditions

The above pricing is for equipment only and does not include installation (unless specified) or taxes (if applicable). Unless shown specifically in the quote, shipping is an additional cost and is not included. Due to the custom nature of our products, our preferred payment terms are 50% down and remaining balance net 30. Additional payment terms available upon credit review. Shipping terms are F.O.B. Greenville, IL USA.

All Scoreboards and Message Centers are UL Listed and most come with our free 5-year guarantee (Exception: Special promotion/packages may have shorter warranty and are noted in product descriptions). Portable Production Kits carry a 3-year guarantee. Wireless components and Solar Power Kit carry a 2-year guarantee. Hand-held controls, switches and printed scrims carry a 1-year guarantee. Performance and Payment Bonds, if required, will include a one-year warranty after substantial completion.

STATE TAX EXEMPT FORM MUST BE SUBMITTED WITH ORDER OR TAXES WILL BE INVOICED.

Scoreboards are available in 15 standard colors at no extra charge. Please contact your consultant for production/shipping lead times.

Purchase Order Address	Nevco Sports, LLC 301 East Harris Ave Greenville, IL 62246-2151	Remit To Address	Nevco Sports, LLC P.O. Box 74758 Chicago, IL 60694-4758 800.851.4040 / 618.664.0360

Leasing Program

If your purchase exceeds $10,000, you may qualify for our leasing program allowing you more flexibility to spread out the cost of your NEVCO scoring and display solution over of a period up to five (5) years. Benefits of our leasing program include fixed rate financing, non-appropriation clause, no prepayment penalty, and customizable payment schedules. Plus, at the end of the lease, the equipment is yours to keep with no additional balloon payments.

Sample payment options as follows:

$10,000 in total equipment cost = $2,400 per year
$25,000 in total equipment cost = $6,000 per year
$50,000 in total equipment cost = $12,000per year
$100,000 in total equipment cost = $24,000 per year
$250,000 in total equipment cost = $60,000 per year

**Payments based on 5 year/annual payment in advance structure. Leasing is subject to credit approval and agreed upon documentation with Nevco's lending partner. Contact your Nevco scoring and display consultant for additional options and details.

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-81

From:

Subject:
Discussion and consideration to approve a contract with Heffner Design Team, PLLC in consideration of RFQ No.: 2022-23-12 Architectural/Engineering Design Services for various parks and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Background:
Heffner Design Team was selected for the architectural/engineers design services for the projects scheduled for Isaac Rodriguez Park and Mayor Pablo Pena City Park. These projects are part of the Series 2023 Bond. Proposed improvements for Isaac Rodriguez Park include a new restroom, concession and storage building; new sports field lighting for a little league baseball field, multi- use football/baseball field, t-ball field; refurbish backstops, dugouts and fencing; and add an automated irrigation system to multi-use football/baseball fields. Mayor Pablo Pena City Park includes proposed improvements for a new restroom and concession building to service the baseball/softball/tennis complex and a restroom(s) to service the pavilion playgrounds.

The fee is based on 8% of a project budget of $2,000,000, which is $160,000.

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	Created/Initiated
OMAR RODRIGUEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
Revised 02_06_24_ City of Weslaco Various Parks_ ASLA_Standard_Form_LA-Client_Contract

Responsibilities upon Approval:

American Society of Landscape Architects

STANDARD FORM CONTRACT FOR PROFESSIONAL SERVICES BETWEEN LANDSCAPE ARCHITECT AND CLIENT

Preliminary Provisions

Date

This Agreement is made as of February 6, 2024, between the Client and Landscape Architect for the Landscape Architectural Services as provided herein.

Client

CITY OF WESLACO, C/O OMAR RODRIGUEZ

NAME

255 S. Kansas Ave, Weslaco, Texas 78596

ADDRESS / CITY / STATE / ZIP

SAME

RELATIONSHIP TO PROJECT OWNER

Owner

The Client acknowledges that it is authorized to enter into this Agreement.

City of Weslaco

NAME

ENTITY – SELECT ONE

( ) CORPORATION ( ) LIMITED LIABILITY COMPANY (X) MUNICIPALITY ( ) GOVERNMENT ( ) INDIVIDUAL / MARRIED COUPLE

ADDRESS / CITY / STATE / ZIP (IF DIFFERENT FROM CLIENT ADDRESS ABOVE)

Landscape Architect

HEFFNER DESIGN TEAM, PLLC

NAME

ENTITY – SELECT ONE

( ) ( ) ( ) (X) PARTNERSHIP

4100 N. 22nd STREET , MCALLEN, TEXAS 78504

ADDRESS / CITY / STATE / ZIP

PHONE: (956) 540-7850, EMAIL: AHEFFNER@HEFFNERDESIGNTEAM.COM

CONTACT INFORMATION

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Project Decription

Series 2023 Bond included funding for parks projects at Isaac Rodriguez Park and Mayor Pablo Pena City Park. Proposed improvements for Isaac Rodriguez Park include a new restroom, concession and storage building; new sports field lighting for a little league baseball field, multi-use football/baseball field, t-ball field; refurbish backstops, dugouts and fencing; and add an automated irrigation system to multi-use football/baseball fields. Mayor Pablo Pena City Park includes proposed improvements for a new restroom and concession building to service the baseball/softball/tennis complex and a restroom(s) to service the pavilion playgrounds.

City to provide topographical survey and geotechnical report.

Program
The Client's detailed Program: user needs, functional and built element requirements, and the Client's budget parameters are set forth in *Exhibit "A."*

Scope of Services
The scope of services to be provided by the Landscape Architect under this Agreement and the Supplemental Services which may be provided when requested in writing by the Client are described in *Exhibit "B."*

Compensation
Compensation for Landscape Architectural Services performed under this Agreement shall be the stipulated sum of **$160,000.00** plus Reimbursable Expenses as defined in Article 4 and is subject to the provisions of this Agreement. Supplemental Services, when requested in writing by the Client, shall be compensated on an hourly basis at the rates provided in *Exhibit "C"* or on the basis of a negotiated fee provided in an amendment to this Agreement.

Schedule of Services
The schedule for the performance of the Landscape Architectural Services under this Agreement is provided in *Exhibit "D*,*"* and is subject to the provisions of this Agreement.

Article 1
Landscape Architectural Services

1.1 Standard of Care
The Landscape Architectural Services shall be performed with care and diligence in accordance with the professional standards applicable at the time and in the location of the Project and appropriate for a project of the nature and scope of this Project.

1.2 Coordination
The Landscape Architect shall coordinate the services of its consultants and shall cooperate with the Client's representatives and separate consultants in the best interest of the Project.

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1.3 Representations

The Landscape Architect represents that it and its consultants have and shall maintain throughout the performance of the Landscape Architectural Services under this Agreement the requisite licenses, registrations, and/or certifications required for the performance of these Services in the jurisdiction in which the Project is located.

1.4 Scope of Services

The Scope of Landscape Architectural Services to be provided under this Agreement is detailed in *Exhibit "B."*

1.5 Supplemental Services

Supplemental Services are detailed in *Exhibit "B."* Supplemental Services are beyond the basic Scope of Services, and when requested in writing by the Client, shall entitle the Landscape Architect to additional compensation (either on the hourly basis stated in *Exhibit "C"* or on the basis of a negotiated sum) beyond the Compensation stated in the Preliminary Provisions.

1.6 Approval of Services/Changes to Approved Services

The Landscape Architect shall proceed with a phase or design package of the Landscape Architectural Services only after receiving the Client's written approval of the Services and deliverables provided in the previous phase and written authorization to proceed with the next phase. Revisions to drawings or other documents shall constitute Supplemental Services when made necessary because of Client-requested changes to previously approved drawings or other documents, or because of Client changes to previous Project budget parameters or Program requirements.

1.7 Opinions of Probable Construction Costs

Opinions of probable construction costs provided by the Landscape Architect are based on the Landscape Architect's familiarity with the landscape construction industry and are provided only to assist the Client's budget planning; such opinions shall not be construed to provide a guarantee or warranty that the actual construction costs will be within the Project budget parameters at the time construction bids are solicited or construction contracts negotiated. Unless expressly agreed in writing and signed by the parties, no fixed limit of construction costs is established as a condition of this Agreement by the furnishing of opinions of probable construction costs.

1.8 Certifications

The Client shall submit copies of proposed certificates or certifications, if any, to the Landscape Architect for review and approval at least 14 days prior to the date that the Client desires the Landscape Architect to execute them. The Client shall not request certifications which would require legal opinions or knowledge or services beyond the scope of the Agreement. All such certifications shall be limited to professional opinions rendered in accordance with generally accepted standards of professional practice.

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1.9 Construction Safety

The presence of the Landscape Architect, its employees, or consultants at the Project site shall not be deemed an assumption by the Landscape Architect of any obligations, duties, or responsibilities for safety, including but not limited to construction means, methods, sequences, techniques, or procedures necessary for performing, superintending, or coordinating the work of the Project in accordance with the Construction Documents or regulatory health or safety requirements, if any. The Landscape Architect, its employees, and consultants have no authority to exercise any control over any construction contractor, its employees, or subcontractors in connection with their work or health and safety programs and procedures.

Article 2
Client's Responsibilities

2.1 Program

The Client shall provide the detailed Project description and budget parameters designated *Exhibit "A"* and attached hereto.

2.2 Information

2.2.1 The Client shall provide site surveys and legal information, including as applicable: written legal description of the site, a land survey by a professional land surveyor who is licensed or registered under the law of the jurisdiction in which the property is located, rights-of-way, easements, encroachments, zoning, covenants, and deed or other restrictions, if any.

2.2.2 The Client shall provide for the Landscape Architect's right to enter from time to time, property owned by the Client or others so the Landscape Architect may perform the Landscape Architectural Services.

2.2.3 The Client shall be responsible for all legal, accounting, and insurance services the Client may require or deem necessary in the interest of the Project.

2.3 Independent Testing

The Client shall provide independent testing services when deemed necessary to determine site conditions such as soil and subsoil conditions, water, pollution, and hazardous waste presence and characteristics.

2.4 Reliance

The Landscape Architect shall be entitled to rely on the accuracy and completeness of the information, test results, and work product provided by the Client and the Client's consultants. The Landscape Architect shall not be responsible for calculations, specifications, or designs based on erroneous, inaccurate, or incomplete information provided by the Client,

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provided that the Landscape Architect has acted in accordance with the standard of care described in section 1.1, above.

2.5 Client's Representative

The Client shall designate a representative with authority to act on the Client's behalf with regard to the Project. If for any reason Client's designated representative is replaced during the progress of the Project, the Landscape Architect shall have the right to renegotiate its compensation in response to the change.

2.6 Approvals

Client's decisions, approvals, reviews, and responses shall be communicated to the Landscape Architect in a timely manner so as not to delay the performance of the Landscape Architectural Services. Comments from the Client's Representative shall be a consolidation of all comments of interested user groups or entities to provide clear direction to the Landscape Architect and to avoid delays.

2.7 Notice of Nonconformance

If the Client observes or becomes aware of any errors or omissions or inconsistencies in any documents provided by the Landscape Architect or any fault or defect in the Project, the Client shall promptly give written notice thereof to the Landscape Architect.

2.8 Project Permit and Review Fees

The Client shall pay all fees required to secure jurisdictional approvals for the Project.

Article 3
Ownership of Documents

3.1 The Landscape Architect shall be deemed the author and owner of all deliverables provided to the Client, including but not limited to plans, drawings, specifications, Construction Documents, displays, graphic art, photographs, and other images and devices in any medium, including electronic data or files, which are developed, created, or derived pursuant to this Agreement by the Landscape Architect (collectively, the "Design Materials").

3.2 Subject to payment by the Client of all Compensation and Reimbursable Expenses owed to the Landscape Architect, the Landscape Architect grants to the Client an irrevocable, non-exclusive license to reproduce the Design Materials solely for the construction of the Project and for information and reference with respect to the use of the Project. Termination of this Agreement prior to the completion of the Project shall terminate this license; all Design Materials and copies thereof in the Client's possession or control shall be returned to the Landscape Architect within 21 days of the notice of termination.

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3.3 The Client, to the fullest extent permitted by law, shall indemnify and hold harmless the Landscape Architect for costs, including legal fees and defense costs, liability or loss, which result from unauthorized modification of the Design Materials, if any, or the use of the Design Materials for any purpose other than the Project.

3.4 In the event this Agreement is terminated prior to the completion of the Project, the Landscape Architect shall have no liability to the Client or to anyone claiming through the Client for any claims, liabilities, or damages resulting from the use, misuse, or modification of the Design Materials without the Landscape Architect's approval, and the Client agrees to indemnify and defend the Landscape Architect against all such claims.

Article 4
Landscape Architect Compensation

4.1 Compensation for the Scope of Services described in section 1.4 of *Exhibit "B"* to be performed under this Agreement shall be as indicated in the Preliminary Provisions plus Reimbursable Expenses as defined below. Supplemental Services, described in section 1.5 of *Exhibit "B,"* when requested in writing by the Client, shall be compensated on an hourly basis at the rates provided in *Exhibit "C"* or on the basis of a negotiated fee provided in an amendment to this Agreement.

4.2 Reimbursable Expenses are expenditures as made by the Landscape Architect, its employees, and consultants in the interest of the Project plus an administrative fee of 10 %. Reimbursable Expenses include, but are not limited to the following:

~~4.2.1 travel expenses in connection with the Project; living expenses in connection with out-of-town travel, long-distance communications;~~

4.2.2 costs of reproductions, faxes, postage and handling of documents, messenger and overnight delivery services;

4.2.3 if authorized in advance by the Client, overtime-related employee expenses;

4.2.4 costs of renderings, photographs, models, and mock-ups requested by the Client;

~~4.2.5 expense of professional liability insurance dedicated exclusively to the Project, or additional insurance coverage or limits requested by the Client in excess of that normally carried by the Landscape Architect and its consultants;~~

4.2.6 costs of printing and delivering bid packages;

4.2.7 services of professional consultants which cannot be quantified at the time of contracting; and

4.2.8 other, similar direct Project-related expenditures.

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4.3 Payments

4.3.1 An initial payment of $ 0.00 shall be made upon execution of this Agreement; this amount shall be credited to the Client's account at final payment. This shall be the minimum payment due under this Agreement.

4.3.2 Monthly payments to the Landscape Architect shall be based on (1) the percentage of the Scope of Services completed in accordance with the Schedule of Services provided in *Exhibit "D"* herein, and shall include payments for (2) Supplemental Services performed, and (3) Reimbursable Expenses incurred.

4.3.3 If the Client disputes, in good faith, all or any portion of any statement from the Landscape Architect for Landscape Architectural Services or Reimbursable Expenses, the Client shall notify the Landscape Architect in writing within seven (7) days of receipt of the disputed statement, describing the nature of the dispute and including a reasonably detailed explanation of the reason for the dispute.

4.3.4 Payments are due and payable 30 days from the date of the Landscape Architect's invoice. Invoiced amounts unpaid 45 days after the invoice date shall be deemed overdue and shall accrue interest as applicable per Texas law. Pursuant to section 7.2, herein, at the Landscape Architect's option, overdue payments may be grounds for suspension of services or termination of this Agreement.

4.4 Extended Services

If through no fault of the Landscape Architect the Scope Services described in section 1.4 of *Exhibit "B"* have not been completed within the term indicated in the Schedule of Services provided in *Exhibit "D,"* the compensation for services rendered after that time period shall be renegotiated or shall be on the basis of the hourly rates provided in *Exhibit "C."*

Article 5
Insurance, Indemnification, Consequential Damages

5.1 Insurance

The Landscape Architect shall secure and maintain insurance coverages indicated as follows:

Coverage	Liability Limits
Professional Liability	1,000,000.00 per claim/2,000,000.00 aggregate
Commercial General Liability	1,000,000.00 per occurrence Comprehensive
Automobile Liability	1,000,000.00 per accident
Workers Compensation	1,000,000.00 per occurrence, statutory limits

5.2 Indemnification

5.2.1 Client and Landscape Architect each agree to indemnify and hold harmless the other, and their respective officers, employees, and representatives, from and

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against liability for losses, damages, and expenses, including reasonable attorneys' fees as are awarded according to applicable law, to the extent such losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors, or omissions. In the event losses, damages, or expenses are caused by the joint or concurrent negligence of Client and Landscape Architect, they shall be borne by each party in proportion to its negligence.

5.2.2 Since it would be unfair for the Landscape Architect to be exposed to liability for its failure to perform a service that the Client has either refused to authorize or has instructed the Landscape Architect not to perform, the Client hereby waives all claims against the Landscape Architect and agrees to defend, indemnify and hold the Landscape Architect harmless from claims or liability for injury or loss allegedly arising from the Landscape Architect's failure to perform a service that the Client has either refused to authorize or has instructed the Landscape Architect not to perform.

5.3 Consequential Damages

The Landscape Architect and the Client waive consequential damages for claims, disputes, or other matters in question which arise out of or are related to this Agreement, including but not limited to consequential damages due to the termination of this Agreement by either party in accordance with the provisions of Article 7 hereof.

~~**5.4 Client's Commercial General Liability Insurance**~~

~~The Client agrees to name the Landscape Architect as an additional insured on its Commercial General Liability (CGL) insurance policy(ies), if any, applicable to the Project and to provide the Landscape Architect with a Certificate of Insurance evidencing compliance with this provision.~~

5.5 Waiver of Subrogation

To the extent damages are covered and paid by property insurance during construction, the Client and the Landscape Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages. The Client and the Landscape Architect, respectively, shall require of their contractors, consultants, agents and employees similar waivers in favor of the other parties enumerated herein.

5.6 Hazardous Materials Waiver

Unless otherwise provided in the Agreement, the Landscape Architect and the Landscape Architect's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances.

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Article 6
Dispute Resolution

6.1 If a dispute arises out of or relates to this Agreement, the parties shall endeavor to resolve their differences first through direct discussions between the parties or their representatives who shall have authority to settle the dispute. If the dispute has not been settled within 14 days of the initial discussions, the parties shall submit the dispute to mediation in accordance with section 6.2.

6.2 If the dispute is not settled pursuant to section 6.1, before recourse to any other dispute resolution procedure, the parties shall endeavor to settle the dispute by mediation under the current Construction Industry Mediation Rules of the American Arbitration Association. The location of the mediation shall be the location of the Project unless the parties agree otherwise. A request for mediation may be filed with the American Arbitration Association or any other mediation service acceptable to both parties. The parties agree to conclude the mediation within 60 days of filing the request. Unless otherwise agreed, the cost of mediation shall be shared equally by the parties.

6.3 For any claim subject to, but not resolved by, mediation pursuant to Section 6.2, the method of binding dispute resolution shall be as follows:

X Arbitration pursuant to section 6.4 of this Agreement

◯ Litigation in a court of competent jurisdiction

6.4 If the parties have selected arbitration in section 6.3, claims, disputes and other matters in question between the parties that are not resolved by mediation shall be decided by arbitration which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect. All arbitration hearings shall be conducted at the location of the Project unless the parties agree otherwise. This agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. Notice of the demand for arbitration shall be filed in writing with the other party to the Agreement and with the American Arbitration Association. The demand shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

6.5 Unless otherwise agreed in writing, the Landscape Architect agrees to continue to perform its services during any dispute resolution proceedings. If the Landscape Architect continues to perform, the Client shall continue to make payments in accordance with this Agreement for amounts not in dispute.

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~~**6.6** Appropriate provisions for consolidation shall be included in other contracts relating to the Project so that all parties necessary to resolving a claim can be made parties to the same dispute resolution proceeding.~~

~~**6.7** Nothing in these provisions shall limit rights or remedies not expressly waived under applicable lien laws.~~

Article 7
Suspension/Termination

7.1 This Agreement may be terminated by either party on seven (7) days' written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination, provided the defaulting party has not cured or in good faith diligently commenced to cure the breach during the 7-day notice period.

7.2 The Client's failure to make payments to the Landscape Architect in accordance with the provisions of this Agreement shall be deemed a substantial failure to perform and a cause for termination; however, in this circumstance the Landscape Architect, at its option, may elect to suspend its services on seven (7) days' written notice to the Client. The Landscape Architect shall have no liability to the Client for any delays caused by a suspension under this provision.

7.3 If the Client suspends the Landscape Architect's services for any reason, the Landscape Architect shall be compensated for all Landscape Architectural Services performed to that date, and the Landscape Architect shall have no liability to the Client for any delays caused by the Client's decision to suspend the Services.

7.4 When suspended Services are resumed, the Landscape Architect shall be compensated for expenses incurred due to the interruption and resumption of the Landscape Architectural Services, and the Compensation and the Schedule of Services for the Services remaining to be performed shall be equitably adjusted.

7.5 A suspension of Services by either party for more than thirty (30) days may, at the Landscape Architect's option, be deemed grounds for termination of the Agreement.

7.6 If termination is not due to the fault of the Landscape Architect, the Client shall pay, in addition to Compensation and Reimbursable Expenses due at the time of the termination, all actual costs and expenses reasonably incurred by the Landscape Architect in connection with such termination. In addition, the Client shall comply and cooperate in accordance with the provisions of Article 3, Ownership of Documents.

7.7 The Client may terminate this Agreement for convenience and without cause with seven (7) days' written notice to the Landscape Architect providing, in addition to the Compensation, Reimbursable Expenses, and compliance with the Ownership of Documents provisions indicated in section 7.6, above, the Client pays to the Landscape Architect an amount representing the anticipated profit on the Scope of Services not performed under this Agreement because of the Client's decision to terminate for its convenience.

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Article 8
Other Terms and Conditions

8.1 Force Majeure

Either party, as applicable, shall be relieved of its obligations hereunder in the event and to the extent that performance hereunder is delayed or prevented by any cause beyond its control and not caused by the party claiming relief hereunder, including, without limitation, acts of God, public enemies, war, insurrection, acts or orders of governmental authorities, fire, flood, explosion, or the recovery from such cause ("Force Majeure"). The parties agree to make all reasonable efforts to mitigate the delays and damages of Force Majeure.

8.2 Notices

Notices required pursuant to this Agreement shall be sufficient if delivered personally or by registered or certified mail, return receipt requested, at the addresses indicated on the first page of this Agreement.

8.3 Assignment

Neither party shall assign their interest in this Agreement without the express written consent of the other, except as to the assignment of proceeds.

8.4 Third Party Relationships

Nothing in this Agreement shall create a contractual relationship with, an obligation to, or a cause of action in favor of, any third party against either the Client or the Landscape Architect.

8.5 Severability

If any term or provision of this Agreement shall be found to be invalid or unenforceable, the remaining provisions shall, to the fullest extent permitted by law, remain in full force and effect.

8.6 Captions

Captions of articles, sections, paragraphs, or subparagraphs of this Agreement are for convenience and reference only.

8.7 Governing Law

This Agreement shall be governed by the law in effect at the Landscape Architect's principal place of business.

8.8 Complete Agreement

This Agreement represents the entire understanding between the Client and the Landscape Architect and supersedes all prior negotiations, representations, or agreements, whether written or oral with respect to its subject matter. The person(s) signing this Agreement

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on behalf of the parties hereby individually warrant that they have full legal power to execute this Agreement on behalf of the respective parties and to bind and obligate the parties with respect to all provisions contained herein. This Agreement only may be amended in writing signed by both the Client and the Landscape Architect.

8.9 Limitations Period

As between the parties to the Agreement: as to all acts or failures to act by either party to the Agreement, any applicable statute of limitations shall commence to run and any alleged cause of action shall be deemed to have accrued in any and all events not later than the completion of Services under the Agreement.

Exhibits

The following Exhibits are incorporated in and made a part of this Agreement:

"A" Client's Program
"B" Scope of Services and Supplemental Services
"C" Landscape Architect's Hourly Compensation Rates Schedule
"D" Landscape Architect's Schedule of Services

Owner & Landscape Architect
Andrew T. Heffner

_____ _____
Date

City of Weslaco
Adrian Gonzalez, Mayor

_____ _____
Date

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EXHIBIT “A”

CLIENT’S PROGRAM

(Design services are based on an 8% fee of the $2,000,000 construction budget.)





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EXHIBIT "B"

SCOPE OF SERVICES AND SUPPLEMENTAL SERVICES

1.4 Scope of Services

1.4.1 Site Analysis Phase

In order to identify the physical attributes and limitations of the site relative to the Program, the Landscape Architect shall

.1 identify existing site conditions and features such as topography, drainage patterns, vegetation, including significant specimen plants, water elements, structures, views, and known off-site considerations relevant to the Client's Program
.2 confirm general location of available utilities
.3 analyze existing site conditions to identify physical attributes and limitations of the Project site
.4 review applicable governmental requirements, including zoning, ordinances and permit requirements, known special restrictions, and zoning conditions
.5 advise the Client of tests and surveys, such as soils analysis, topographic survey, utility survey, and/or property boundary survey, that may be required
.6 submit findings in the form of the following deliverables to the Client (*indicate items required*):
    a. letter or memo summarizing the findings
    b. plan view drawing summarizing the physical attributes and limitations
    c. summary description of applicable governmental requirements
    d. summary description of needed tests and surveys
    e. other _____

1.4.2 Schematic Design Phase

Based on the Site Analysis Phase findings, the Landscape Architect shall explore design options and develop a schematic design through the following:

.1 prepare studies and relational diagrams for the organization and placement of proposed Program elements taking into consideration the existing site features and the requirements of other Program elements
.2 prepare drawings illustrating alternative design concepts for the form and configuration of the Program elements on the site (up to 1 alternative shall be provided under the basic Scope of Services for this Agreement; additional alternatives requested by the Client shall be considered Supplemental Services)
.3 evaluate alternative design concepts and, in conjunction with the Client, identify a preferred design concept

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.4 based on the preferred design concept, prepare a schematic design plan illustrating the form and configuration of the proposed improvements on the site
.5 preliminarily select key materials or material systems and prepare preliminary designs for key construction details
.6 prepare an opinion of probable construction costs for the proposed improvements, including a recommended contingency
.7 submit the plan(s), details, cost opinion, and other deliverables as appropriate comprising the Schematic Design submittal to the Client for review and approval.

1.4.3 Design Development Phase

Based on the Schematic Design approved by the Client, the Landscape Architect shall refine and sufficiently detail the proposed form of the improvements to comprehensively convey the design intent through the following:

.1 revise and refine the Schematic Design plan to define the location of the proposed improvements in relation to both the existing site features and the other proposed improvements
.2 prepare design detail sketches illustrating the proposed forms, materials, colors, and textures of the proposed improvements
.3 prepare supplemental drawings as required to illustrate the design intent (strike all that do not apply):
    a. Grading and drainage plan
    b. Planting plan
    c. Irrigation plan
    d. Site furnishings plan
    e. Lighting plan
    f. Signage plan
    g. Other Concession and restroom plans
.4 prepare outline specifications for applicable areas of work
.5 update the opinion of probable construction costs of the proposed improvements, indicating when appropriate the assumptions on which the opinion is based
.6 submit the plans, details, cost opinion, and other deliverables as appropriate comprising the Design Development submittal to the Client for review and approval.

1.4.4 Construction Document Phase

Based on the Design Development phase submission approved by the Client, the Landscape Architect shall prepare Construction Documents suitable for bidding or contract negotiations and for construction of the Project. The Landscape Architect shall:

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.1 prepare construction plans including (*strike those that do not apply*):
   a. Demolition plan
   b. Staking (or layout) plan
   c. Grading and drainage plan
   d. Irrigation plan
   e. Planting plan
   f. Furnishings plan
   g. Lighting plan
   h. Signage plan
   i. Other Concession and restroom plans

.2 prepare construction details to describe the materials, spatial relationships, connections, and finishes suitable for constructing the proposed improvements

.3 prepare construction specifications for the proposed improvements

.4 coordinate the drawings and specifications prepared by the Landscape Architect's consultants, and when appropriate, the Client's other consultants

.5 update the opinion of probable construction costs of the proposed improvements

.6 prepare documents suitable for review for compliance with applicable governmental requirements and assist the Client in the submission to governmental agencies
address timely and applicable review comments received from agencies and revise the Construction Documents for compliance when required

.7 submit a final opinion of probable construction costs

.8 submit 1 copy of the Construction Documents additional copies shall be a Reimbursable Expense as provided in Article 4 of the Agreement

1.4.5 Bidding Phase

When contracts are bid, the Landscape Architect shall assist the Client during the bidding process to identify the Contractor to construct the Project and establish the firm price to accomplish the work. The Landscape Architect shall:

.1 coordinate the schedule for bid advertising, pre-bid qualification process (if applicable), pre-bid conference, addenda (if applicable), and bid opening

.2 prepare and organize bid solicitation and proposal forms consistent with the Client's requirements

.3 arrange for printing and distribution of the bid documents

.4 evaluate pre-bid qualification submissions (as required) and formulate recommendations

.5 conduct the pre-bid conference and document the proceedings

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.6 clarify the Construction Documents as required through the preparation and issuance of addenda
.7 attend the bid opening
.8 review bids including alternates and formulate a recommendation on the award of the contract

1.4.6 Contract Negotiation Phase

When contracts are negotiated, the Landscape Architect shall assist the Client during the contract negotiation process to establish contract terms for the construction of the Project. The Landscape Architect shall:

.1 arrange for transmittal of Construction Documents to the selected Contractor
.2 meet with the selected Contractor to review the Construction Documents and the proposed improvements
.3 provide clarification to the Construction Documents as reasonably required
.4 review the selected Contractor's proposal and formulate a recommendation on the award of the contract

1.4.7 Construction Contract Administration Services

The Landscape Architect shall provide the following administration services associated with the construction of the Project:

.1 take part in the pre-construction conference, if any
.2 undertake to observe the work in progress at intervals appropriate to the stage of construction for conformance with Construction Documents
.3 evaluate the completed work to determine acceptance or non-acceptance based on conformity with the Construction Documents
.4 review and approve Contractor progress applications for payment
.5 review and approve a final application for payment and recommend acceptance of the Project by the Client

1.5 Supplemental Services

1.5.1 Pre-design Services

The following pre-design services shall be considered Supplemental Services:

.1 assisting the Client with programming
.2 inventory and documentation of existing conditions affecting the Project, including identification and location of utility connections (water, gas, electrical, and sewer connections)
.3 assisting the Client with marketing and/or feasibility studies

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.4 master planning
.5 detailed project scheduling (critical path, milestone completion dates, or other methods)
.6 representing the Client at zoning hearings and/or community meetings or design review hearings

1.5.2 Design Phase Supplemental Services

Unless otherwise agreed to by the parties, the following are Supplemental Services:

.1 scale models and renderings
.2 special studies or reports
.3 life cycle cost analyses
.4 expert witness testimony
.5 attendance at litigation or arbitration proceedings when the Landscape Architect is not a party
.6 long-distance travel to inspect materials and equipment of potential suppliers
.7 permitting services beyond those described in section 1.4
.8 attendance at public review or design review hearings

1.5.3 Construction Contract Administration Supplemental Services

The Landscape Architect shall provide the following administration services associated with the construction of the Project as Supplemental Services. When requested, the Landscape Architect shall:

~~.1 review and take appropriate action on materials and equipment submitted by the Contractor for approval~~
~~.2 review and take appropriate action on shop drawings and change order requests submitted for approval~~
.3 prepare Client-initiated change orders
.4 ~~on behalf of the Client, receive and forward to the Client written guarantees, warranties, releases of liens, and related documents required from the Contractor~~
.5 conduct observations to determine final completion and acceptance of the work
.6 review the Contractor's marked-up "as-built" drawings
.7 determine consent of surety, if any, to issuance of a final certificate of payment

Revisions to previously approved drawings or other documents shall constitute Supplemental Services when necessary to accommodate subsequent interpretations by governmental officials.

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1.5.4 Post-Construction Services

The following Post-Construction Services are Supplemental Services. When requested by the Client, the Landscape Architect shall:

.1 prepare record drawings of the actual construction based on marked-up drawings and other data furnished by the Contractor
.2 provide observations of work and/or warranty items at appropriate times
.3 perform post-construction evaluation of functional and operational performance of the Project

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EXHIBIT "C"

LANDSCAPE ARCHITECT'S HOURLY COMPENSATION RATES SCHEDULE

EXHIBIT C – HOURLY COMPENSATION RATES

LANDSCAPE ARCHITECT

Landscape Architect - $150/hour

Irrigation Designer - $100/hour

Junior Designer - $75/hour

Computer Aided Drafting Technician I- $75.00/hour

Clerical - $75.00/hour

CIVIL ENGINEER

Principal - $225/hour

Project Manager/Engineer - $150.00/Hr.

Engineering Assistant - $ 95.00/Hr.

R.P.L.S. - $145.00/Hr.

G.P.S. Survey Crew - $150.00/Hr.

3 Man Survey Crew - $110.00/Hr. Project Inspector - $ 70.00/Hr.

CADD Operator/Designer - $ 70.00/Hr.

Admin./Clerical - $ 30.00/Hr.

STRUCTURAL ENGINEER

Licensed Engineer - $125/hour

Engineer-in-training - $50/hour

CAD Technician - $35/hour

ARCHITECT

Architect - $125/hour

TDLR Consulting - $100/hour

Graphics and Presentations - $80/hour

Clerical - $50/hour

MEP ENGINEER

Principal $165.00/hour

Senior Engineer, Project Manager $140.00/hour

Registered Engineer $120.00/hour

Graduate Engineer $90.00/hour Field

Technician-2 $90.00/hour Field

Technician-1 $75.00/hour Drafting

Technician-2 $75.00/hour Drafting

Technician-1 $65.00/hour

Clerical/Support $45.00/hour

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EXHIBIT “D”

SCHEDULE OF SERVICES

The Landscape Architect shall begin providing Landscape Architectural Services on the Project promptly upon the receipt of a written notice to proceed and shall perform its Services as expeditiously as is consistent with the standard of care described in section 1.1 of the Agreement. All time frames are subject to the Client’s cooperation in accordance with the provisions of sections 1.6 and 2.6.

Service	**Days from approval of the previous phase and authorization to proceed with the next phase**	**% Compensation**
Site Analysis	30 days	10%
Schematic Design	60 days	15%
Design Development	60 days	15%
Construction Documents	60 days	40%
Bidding Phase & Contract Negotiation	30 days	10%
Construction Contract Administration	365 days	10%

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Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-26
From:	
Subject: Discussion and consideration to approve Buyboard quote #24-204-404 by Southern Trenchless Solutions for the Rehabilitation of Lift Station #3, located near the intersection of Stone St and Tula Ave, in the amount of $231,726 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)	
Background: See attached memo.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA Albert Aldana Martin Garza	Created/Initiated Approved New
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: 01-10-24cc_LS#3Rehab, City of Weslaco Q#24-204-404	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

January 10, 2024

TO: Mayor Adrian Gonzalez, City Commissioners & City Manager, M. Garza

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

RE: **Rehabilitation of Lift Station #3**
Approval of Quote by Southern Trenchless

This item seeks your approval of a quote by Southern Trenchless Solutions, LLC for the rehabilitation of Lift Station #3, located near the intersection of Stone St and Tula Ave, in the amount of $231,726.00.

The rehabilitation of the lift station includes the installation of a new electrical system consisting of a new rack, control panel, disconnects, installation of new pump (provided by the city and installed by the contractor), installation of new discharge/suction pipes, manhole top and base rehabs using cementitious and epoxy materials. This proposed work does require the use of a sewer bypass in order to maintain existing sewer flow and enable crews to access and suction the existing wet well and perform the rehabilitation work.

The work is expected to take approximately 21 days to complete. The quote is consisted with contract items included in BuyBoard #635-21.

Staff recommends approval.

Sincerely,
Albert J. Aldana, P.E.

SOUTHERN TRENCHLESS SOLUTIONS

P O Box 8084; Weslaco, TX 78599
1200 W Exp 83, La Feria, TX 78559
Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southerntrenchless.com

Quote Issued 1/5/2024

Quote # 24-204-404`

Invoice Issued: _____

Invoice: _____

Purchase Order #: _____

BuyBoard # 635-21

Project: City of Weslaco
Electrcial Upgrade / Pipe Repair

Line	Item	Description	Qty	Unit	Unit Price	Total
1	231	Mobilization / Demobilization	1	EA	4,000.00	4,000.00
2	565	Sewer Equipment	600	LB	160.00	96,000.00
3	212	Utility Crew	60	HR	375.00	22,500.00
4	112	Set Up 8" Pump (Per Pump)	2	EA	2,200.00	4,400.00
5	116	Set Up 8" Piping	51	LF	26.00	1,326.00
6	122	Operate 8" pumping System	21	Day	1,500.00	31,500.00
7	95	Manhole Rehabilitation - cementitious	60	SF	27.50	1,650.00
8	98	60Manhole Rehabilitation - epoxy	60	SF	27.50	1,650.00
9	524	Remove & Replace Discharge/Suction Pipe (10" - 12" diameter)	60	VF	825.00	49,500.00
10	528	Vac-Truck Lift Station/Manhole Sludge Removal	10	HR	600.00	6,000.00
11	519	Pipe or Other Confined Space Man Entry Safety System	8	Day	1,650.00	13,200.00
12	MISC	Payment & Performance Bond	0	EA	7,000.00	0.00

Total

Exclusions:
1. Does Not Include or Point Repairs
2. Water to be Provided by the City at no charge to Southern Trenchless, LLC.
3. Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

Instructions
**Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____ Print Name: _____

Title: _____

***** Please Make Checks Payable To:**

Southern Trenchless Solutions, LLC.
PO Box 8084
Weslaco, TX 78599

BuyBoard® Cooperative Purchasing

We Appreciate Your Business!!!

P O Box 8084; Weslaco, TX 78599
1200 W Exp 83, La Feria, TX 78559
Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southerntrenchless.com

Quote Issued 1/5/2024

Quote # 24-204-404`

Invoice Issued: _____

Invoice: _____

Purchase Order #: _____

BuyBoard # 635-21

Project: City of Weslaco
Electrcial Upgrade / Pipe Repair

Line	Item	Description	Qty	Unit	Unit Price	Total
		(Sewer Equipment is new rack, control panel and disconnects)				

Total **$231,726.00**

Exclusions:
1. Does Not Include or Point Repairs
2. Water to be Provided by the City at no charge to Southern Trenchless, LLC.
3. Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

Instructions
**Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____ Print Name: _____

Title: _____

***** Please Make Checks Payable To:**

Southern Trenchless Solutions, LLC.
PO Box 8084
Weslaco, TX 78599

We Appreciate Your Business!!!

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-92
From:	
Subject: Discussion and consideration to approve a proposed Memorandum of Agreement #R-RGV-TF-2024 between the City of Weslaco and the LRDV TPDES Stormwater Task Force for the collaboration of the development of grant applications with the Texas Water Development Board Flood Infrastructure Fund Program for flood warning systems and authorize the Mayor to execute related documents. Possible action. (Staffed by the Engineering Department.)	
Background: See attached memo	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		

Albert Aldana	Created/Initiated
Albert Aldana	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
02-06-24CC_MOA for Grant, Weslaco TWDB FIF MOA CLUSTER 2

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

January 23, 2024

TO: Mayor Adrian Gonzalez, City Commissioners
& City Manager, M. Garza

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

RE: **PROPOSED MEMORANDUM OF AGREEMENT (MOA) WITH THE LOWER RIO GRANDE VALLEY TPDES STORMWATER STFP PARTNERSHIP, INC MOA#R-RGV-TF-2024**

This item seeks your concurrence and approval of a proposed MOA with the Lower Rio Grande Valley TPDES Stormwater STFP Partnership, Inc to collaborate in the development of project strategies and development of grant applications to Texas Water Development Board FIF Funding Program for flood warning systems.

The MOA seeks to have the city of Weslaco work with the taskforce and share resources and form a network of partners. The MOA commences on February 1, 2024, and terminates on January 31, 2025, and does not require any monetary exchange.

Staff recommends approval of this item.

Sincerely,
Albert J. Aldana, P.E.

Attachment: MOA #R-RGV-TF-2024

MEMORANDUM OF AGREEMENT
by and between
CITY OF WESLACO
and
The LRGV TPDES Stormwater Task Force Partnership, Inc.
for preparation of Texas Water Development Board Flood Infrastructure Fund Program Grant applications
MOA #R-RGV-TF-2024

This Memorandum of Agreement (hereafter termed "**MOA**") is entered into by and between the **CITY OF WESLACO** (hereafter referred to as "**CITY**") a political subdivision of the State of Texas, and the **LOWER RIO GRANDE VALLEY TPDES STORMWATER TASK FORCE PARTNERSHIP, INC.** (hereafter referred to as "**TASK FORCE**"), a 501(c)(3) Not-for-Profit formed to promote and coordinate the collaborative and cooperative use of technology by and among colleges, high schools, community school districts, public and school libraries, health care facilities, government offices, businesses, health and educational professionals, other educational and community service organizations, and community residents for the benefit of the collaborating organizations, their clients, and community residents.

SECTION 1
PURPOSE

1.01 **CITY** and **TASK FORCE** agree to enter into this **Agreement** as a manner by which **CITY** and **TASK FORCE** can actively collaborate in: 1) the development of two (2) project strategies detailed in the Region 15 Flood Report of the TWDB Flood Infrastructure Fund program; and 2) the development of separate grant applications for each strategy to be submitted to the TWDB FIF program during the program's 2nd funding cycle tentatively due March 15, 2024. The **CITY** and **TASK FORCE** will partner with Hidalgo County, the City of San Juan, City of Alamo and the City of Donna as part of a regional coalition on these projects.

1.02 **CITY** and **TASK FORCE** agree to identify the two (2) strategies as follows: 1) Strategy 1 is the development of a holistic HUC flood protection study targeting a region identified as Cluster 2 in Figure 1. Cluster 2 consists of Hidalgo County, the City of San Juan, City of Weslaco, City of Alamo, and the City of Donna. As part of the on-going Lower Rio Grande Valley Development Council (LRGVDC) Planning study funded by the TWDB FIF (1st funding cycle), the Task Force local governments were divided into seven (7) Clusters. This will allow complementing holistic flood protection projects to develop urban hydrologic models for each strategic Cluster; and 2) Strategy 2 is the development of a flood warning system. The flood warning system will be networked with each Cluster. This strategy will develop a flood warning system that will be networked with the Valley-wide system, currently being developed by the aforementioned on-going LRGVDC Planning study.

1.03 **TASK FORCE** and **CITY** in the development of these strategies will work with Hidalgo County, the City of San Juan, City of Alamo and the City of Donna, Texas A&M University – Kingsville (TAMUK), University of Texas-Rio Grande Valley (UTRGV), and Research, Applied Technology, Education and Service, Inc. Other partners will be engaged if during the process of the development of the scope of work, the need is presented.

1.04 **TASK FORCE** and **CITY seek** to establish and expand the Task Force coalition by working together, sharing resources, and by collectively establishing a state-wide network of partners. The coalition's local research topics have primarily focused on urban water issues, but the coalition has expanded its mission to include regional watershed topics, rural and agricultural water issues, and coastal projects.

1.05 The **CITY** desires to participate in the development of this project strategy because the **CITY's** service region is currently growing rapidly, and presented with numerous environmental challenges, thus, the need for a highly skilled professionals to assist the **CITY** with water quality, watershed and non-point source (NPS) pollution programs is paramount.

1.06 **TASK FORCE** and **CITY** desire to participate in this partnership because such participation will provide **TASK FORCE** and **CITY** with an avenue to offer educational opportunities for students or researchers to gain:

A. knowledge and experience in the process and procedures of governmental environmental regulation, rulemaking, and committee process.

B. supervisory, organizational, and executive skills through the participation in **CITY** initiatives, participatory research opportunities, and creation and submission of **CITY** agenda items, and budget creation; and,

C. exposure to communication and interaction between federal agencies, state agencies, and local governments, thus aiding the students in speaking publicly, presenting issues, and expounding opinions.

1.07 **TASK FORCE** and **CITY** further desire to participate in this partnership because such participation will provide **TASK FORCE** and **CITY** with another avenue to offer opportunities for researchers, staff and faculty affiliates to render or gain:

A. educational, training, and community service in furtherance of the **TASK FORCE's** and **CITY's** published vision and mission to forge a path to a better life and to engage with coastal communities so that they prosper economically through thoughtful innovations and impactful programs.

B. supervisory, organizational, and governmental skills through the participation in **CITY** initiatives, participatory research opportunities, and budget management; and,

C. experience about the interfacing, communication, and interaction between federal

agencies, state agencies, and local governments; thus, actively participating in master planning, regional development, engineering innovations, environmental mitigation, and grant development.

SECTION 2
TERM

2.01 *Fixed Term*: This MOA commences on **2/01/24** and will be effective for exactly one (1) calendar year, and will terminate **1/31/25** (the "Fixed Term"), unless extended according to section 2.02 of this MOA.

2.02 *Extension*: Upon written, mutual consent of **CITY** and **TASK FORCE** this MOA may be extended for a subsequent one (1) year performance period (an "Extension Term").

2.03 *Cancellation*: This MOA may be cancelled prior to the expiration of the Fixed Term or any Extension Term, upon thirty (30) calendar days written notice to the other party, sent to the address indicated in Section 5.01 of this MOA.

SECTION 3
CONSIDERATION

3.01 *Fee*: There is no fee for the development of the two (2) grant applications**.**

SECTION 4
RIGHTS AND DUTIES

4.01 The following rights and duties will be held or performed by **CITY**:

A. **CITY** will provide one representative to the **grant team**. The individual appointed to the grant team is Albert Aldana, P.E., City staff.

B. The **CITY**'s representative will act as the liaison between the **CITY** and the Grant team, apprising each entity of the other's objectives. The representative will brief the **CITY** leadership as warranted.

C. The **CITY** representative may make recommendations to the **grant team** on behalf of the city.

D. **TASK FORCE** and its partners will assign representation to the **grant team.**

E. **TASK FORCE** will manage the administration, including meetings, and efforts pertaining to the methods and approaches for development of the grant applications.

F. During the development of the two (2) grant applications, the planning team will determine the fiscal agent for the Cluster 2 grant submittals. The selection will be determined by evidence that provides the grant projects with the best opportunity for funding. Any additional authorizations required by the partners will be adhered to.

G. The Cluster 2 partnership will submit the TWDB Abridged Grant application by March 15, 2024. If the deadline changes, the partnership will meet the new deadline. If the abridged grant application is selected by the TWDB, the Cluster 2 partnership will develop the full proposal pursuant to guidance from the TWDB award team and pursuant to this MOA.

SECTION 5
MISCELLANEOUS

5.01 *Addresses*: Notices required under this MOA may be sent by United States Postal Service regular surface mail, certified mail, registered mail, overnight delivery, or hand delivery. Written notice delivery is deemed made when the notice is deposited into a USPS mail receptacle, or deposited with an overnight carrier, or hand delivered. A party can change the notice address by sending to the other parties' written indication of the new address. Notices should be addressed as follows:

CITY OF WESLACO

City of Weslaco – Weslaco City Hall
Albert Aldana
255 S. Kansas Ave.
Weslaco, Texas 78596
(956) 968.3181
aaldana@weslacotx.gov

TASK FORCE: LRGV TPDES STORMWATER TASK FORCE PARTNERSHIP, INC.
C/O Javier Guerrero
P.O. Box 557
Elsa, TX 78543
jguerrerpo@office.ratesresearch.org
956-929-7189 (cell)

5.02 Force Majeure: Any and all duties, obligations, and covenants of this MOA will be suspended during time of natural disaster, war, acts of terrorism, or other "Acts of God", which prevent a party from fulfilling any and all duties, obligations, and/or covenants of this MOA. If a party is prevented from fulfilling a duty, obligation, and/or covenant of this MOA, due to Force Majeure, the party prevented from fulfilling will notify the other parties in writing, sent pursuant to Section 5.01 of this MOA, within fourteen (14) business days of the Force Majeure event.

5.03 Parties Relationship: Nothing in the MOA should be construed as creating a partnership, joint venture, agency relationship, or any other relationship other than that of independent contractors, between the parties. None of the parties may bind one or both of the others or otherwise act in any way as the representative of the others, unless specifically authorized, in advance and in writing, to do so, and then only for the limited purpose stated in such authorization. This MOA is not intended to make employees of any party into employees

of the others; nor is it intended to make the employees of any party entitled or eligible to participate in any benefits or privileges given or extended by any other party to its employees.

5.04 Applicable Law: This MOA is construed under and in accordance with the laws of the State of Texas.

5.05 Cumulative Rights: All rights, options, and remedies contained in this MOA and held by each party are cumulative and the exercising of one will not exclude exercising another. Each party has the right to pursue any remedy or relief which may be provided by law, in equity, or by the stipulations of this MOA.

5.06 Non-waiver: A waiver by any or all of the parties of any obligation, duty, or covenant of this MOA will not constitute a waiver of any other breach of any obligation, duty, or covenant of this MOA.

5.07 Counterparts: This MOA can be executed in multiple counterparts, each of which is declared an original.

5.08 Severability: If any clause or provision of this MOA is illegal, invalid or unenforceable under present or future law, the parties intend that the remaining clauses or provisions of this MOA will not be affected and will remain in full force and effect if the essential terms of this MOA remain valid, legal, and enforceable.

5.09 Entire MOA: This MOA contains the final and entire agreement between the parties, and will not be amended, explained, or superseded by any oral or written communications; unless done so in a subsequent, written, and mutually agreed upon amendment.

5.10 Assignment: This MOA is assignable only with the written consent of the other parties. Any purported transfer without such consent will be void

5.11 Successors and Assigns: All the obligations, duties, covenants, and rights contained in this MOA and performable by any of the parties will be applicable and binding upon respective successors and assigns, including any successor by merger or consolidation; however, nothing in this provision shall be construed to be consent of assignment of this MOA.

5.12 Nondiscrimination: The parties, and their agents or employees, are prohibited from discriminating on the basis of race, color, sex, age, religion, national origin, disability, citizenship status, veteran status, sexual orientation, gender identity, or genetic information in the performance of the terms, conditions, covenants and obligations of this MOA.

5.13 Immunities: Nothing in this Agreement is intended to, and **TASK FORCE** and **CITY** does not hereby waive, release or relinquish any right to assert any of the defenses **TASK FORCE** or **CITY** enjoys by virtue of the state or federal constitution, laws, rules or regulations, and any sovereign, official or qualified immunity available to **TASK FORCE** or **CITY** as to any claim or action of any person, entity, or individual against **TASK FORCE** or **CITY.**

5.14 Commitment of Current Revenues Only: In the event that, during any term hereof, the

Commissioners Court does not appropriate sufficient funds to meet the obligations of **CITY** under this MOA, **CITY** may terminate this MOA upon ninety (90) days written notice to **TASK FORCE. CITY** agrees, however, to use reasonable efforts to secure funds necessary for the continued performance of this MOA. The parties intend this provision to be a continuing right to terminate this MOA at the expiration of each budget period of **CITY.** Agreements for the acquisition, including lease of real or personal property under Tex.Local.Govt. In the event that, during any term hereof, the Commissioner's Court does not appropriate sufficient funds to meet the obligations of **CITY** under this MOA, **CITY** may terminate this MOA upon ninety (90) days written notice to the other parties, **CITY** agrees, however, to use a best effort attempt to obtain and appropriate funds for payment of the MOA. The parties intend this provision, if applicable, to be a continuing right to terminate this MOA at the expiration of each budget period of **CITY** in accordance with Tex Local Govt. Code §271.903.

EXECUTED the _____ day of _____, 2024, by **CITY,** by **its duly** authorized agent, as evidenced by the authorization by the **CITY COUNCIL**.

"CITY"
CITY OF WESLACO

By: _____
Adrian Gonzalez
Mayor

ATTEST:

By: _____
Norma A. Cantu
City Secretary

EXECUTED the _____day of _____, 2024 by **TASK FORCE**, by its duly authorized officer.

"TASK FORCE"

By: _____
Javier Guerrero
Executive Director

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-96

From:
OMAR RODRIGUEZ, Rick Mendoza

Subject:
Discussion and consideration to approve final payment in the amount not exceed $22,014.00 to contractor Visceral Illumination Code, LLC for services and installation that include: network cabling, door access control and surveillance camera system at the new police/fire department and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks/IT Department)

Background:
Final payment is to close out the remaining balance for PO# 22-3442 ($21,614.00). Services and installation include: Network Cabling, Door Access Control and Surveillance Cameras at the new police department building.

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 Created
J. Martin Vela
Martin Garza

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
APP-CERT and PO-Visceral-Illumination-Final Payment

Responsibilities upon Approval:

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: CITY OF WESLACO

PROJECT: NEW POLICE & FIRE STATION
RFP 2021-22-29

APPLICATION NO: SIX

PERIOD TO: 31-Oct-23

Distribution to:

X	OWNER
X	ARCHITECT
X	CONTRACTOR

FROM CONTRACTOR:
VISCERAL ILLUMINATION CODE, LLC

VIA ARCHITECT:

PROJECT NOS: RFP 2021-22-29

CONTRACT DATE: 5-Jul-22

CONTRACT FOR: NETWORK CABLING, ACCESS CONTROL, SURVEILLANCE CAMERAS

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	$	$321,060.00
2. Net change by Change Orders	$	$93,782.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	$	414,842.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	$	411,113.00
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 (Line 4 Less Line 5 Total)	$	411,113.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$	389,499.00
8. CURRENT PAYMENT DUE	$	$21,614.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	3,729.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	81,629.00	0.00
Total approved this Month	0.00 12,153.00	0.00
TOTALS	93,782.00	0.00
NET CHANGES by Change Order	93,782.00	

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: VISCERAL ILLUMINATION CODE LLC

By: Brandy Celedon Date: 11/10/2023

State of: Texas County of: Hidalgo
Subscribed and sworn to before me this 10-Nov-2023
Notary Public: Hilda Salazar
My Commission expires: 8/2/2027

HILDA SALAZAR
My Notary ID # 132112658
Expires August 2, 2027

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the 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 . . . . . $ _____

(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 to the amount certified.)
ARCHITECT

By: _____ Date: _____

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 G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · ©1992
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292
Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: SIX
APPLICATION DATE: 11/10/2023
PERIOD TO: 31-Oct-23
ARCHITECT'S PROJECT NO:

PAY APP SIX

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	G % (G ÷ C)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
	FIRE STATION TELECOM | DATA								
	MATERIAL | CAT6 PLE CABLE	4,932.00	4,932.00	0.00	0.00	4,932.00	100.00%		0.00
	MATERIAL | DATA CAT6 KEYSTONE MODULES JACKS	3,590.00	3,590.00	0.00	0.00	3,590.00	100.00%		0.00
	MATERIAL | DATA RACK EQUIPMENT	800.00	800.00	0.00	0.00	800.00	100.00%		0.00
	MATERIAL | DATA CONSUMABLE MATERIALS J-HOOKS CABLE SUPPORTS	1,600.00	1,600.00	0.00	0.00	1,600.00	100.00%		0.00
	LABOR | DATA CABLE DRESSING & LABELING	1,100.00	1,100.00	0.00	0.00	1,100.00	100.00%		0.00
	LABOR | PRE-WIRE CAT6 CABLE DROPS	3,400.00	3,400.00	0.00	0.00	3,400.00	100.00%		0.00
	LABOR | DATA TRIMOUT / TERMINATIONS | PUNCHDOWN	1,228.00	1,228.00	0.00	0.00	1,228.00	100.00%		0.00
	LABOR | DATA FACEPLATE TRIMOUT	200.00	200.00	0.00	0.00	200.00	100.00%		0.00
	FIRE STATION ACCESS CONTROL								
	MATERIAL | ACCESS /BANANNA/ IDS 18-2, 22-2, 22-4 CABLE	2,240.00	2,240.00	0.00	0.00	2,240.00	100.00%		0.00
	MATERIAL | ACCESS HARDWARE	5,280.00	5,280.00		0.00	5,280.00	100.00%		0.00
	MATERIAL | ACCESS CONSUMABLE MATERIALS J-	480.00	480.00	0.00	0.00	480.00	100.00%		0.00
	LABOR | ACCESS & CABLE DRESSING & LABELING	200.00	200.00	0.00	0.00	200.00	100.00%		0.00
	LABOR | PRE-WIRE ACCESS CABLE DROPS	2,280.00	2,280.00	0.00	0.00	2,280.00	100.00%		0.00
	LABOR | ACCESS TRIMOUT /	800.00	800.00	0.00	0.00	800.00	100.00%		0.00
	FIRE STATION SURVEILLANCE CAMERAS (CCTV) | SECURITY								
	MATERIAL | CAT 6 CABLE	3,800.00	3,800.00	0.00	0.00	3,800.00	100.00%		0.00
	MATERIAL | AXIS CAMERAS	7,170.00	7,170.00	0.00	0.00	7,170.00	100.00%		0.00
	MATERIAL | VMS CAMERA LICENSES	1,350.00	0.00	1,350.00	0.00	1,350.00	100.00%		0.00
	LABOR | CCTV CABLE DRESSING	3,350.00	3,350.00	0.00	0.00	3,350.00	100.00%		0.00
	LABOR | PRE-WIRE CCTV CABLE DROPS	400.00	400.00	0.00	0.00	400.00	100.00%		0.00
	LABOR | CCTV TRIMOUT / TERMINATIONS	2,650.00	2,650.00	0.00	0.00	2,650.00	100.00%		0.00
	POLICE STATION TELECOM | DATA								
	MATERIAL | CAT6 PLE CABLE	3,410.00	3,410.00	0.00	0.00	3,410.00	100.00%		0.00
	MATERIAL | CAT6 PLE CABLE	20,200.00	20,200.00	0.00	0.00	20,200.00	100.00%		0.00
	MATERIAL | DATA CAT6	5,980.00	5,980.00	0.00	0.00	5,980.00	100.00%		0.00
	MATERIAL | DATA TRAY &	12,700.00	12,700.00	0.00	0.00	12,700.00	100.00%		0.00
	MATERIAL | DATA RACK EQUIPMENT	2,200.00	2,200.00	0.00	0.00	2,200.00	100.00%		0.00
	MATERIALS J-HOOKS CABLE SUPPORTS	5,680.00	5,680.00	0.00	0.00	5,680.00	100.00%		0.00
	LABOR | DATA CABLE DRESSING & LABELING	2,480.00	2,480.00	0.00	0.00	2,480.00	100.00%		0.00
	LABOR | PRE-WIRE CAT6 CABLE DROPS	16,510.00	16,510.00	0.00	0.00	16,510.00	100.00%		0.00
	LABOR | DATA TRIMOUT / TERMINATIONS | PUNCHDOWN	4,190.00	4,190.00	0.00	0.00	4,190.00	100.00%		0.00
	LABOR | DATA FACEPLATE TRIMOUT	1,200.00	1,200.00	0.00	0.00	1,200.00	100.00%		0.00
	POLICE STATION ACCESS CONTROL								
	MATERIAL | ACCESS | BANANNA 18-2, 22-2, 22-4	14,280.00	14,280.00	0.00	0.00	14,280.00	100.00%		0.00

MATERIAL | ACCESS HARDWARE	61,280.00	61,280.00	0.00	0.00	61,280.00	100.00%		0.00
MATERIAL | ACCESS CONSUMABLE MATERIALS J-HOOKS CABLE SUPPORTS	2,080.00	2,080.00	0.00	0.00	2,080.00	100.00%		0.00
LABOR | ACCESS & CABLE DRESSING & LABELING	480.00	480.00	0.00	0.00	480.00	100.00%		0.00
LABOR | PRE-WIRE ACCESS CABLE DROPS	12,780.00	12,780.00	0.00	0.00	12,780.00	100.00%		0.00
LABOR | ACCESS TRIMOUT / TERMINATIONS	4,080.00	4,080.00	0.00	0.00	4,080.00	100.00%		0.00
POLICE STATION SURVEILLANCE CAMERAS (CCTV) | SECURITY								
MATERIAL | CAT 6 CABLE	16,060.00	16,060.00	0.00	0.00	16,060.00	100.00%		0.00
MATERIAL | AXIS CAMERAS	28,080.00	28,080.00	0.00	0.00	28,080.00	100.00%		0.00
MATERIAL | VMS CAMERA LICENSES	11,440.00	0.00	11,440.00	0.00	11,440.00	100.00%		0.00
MATERIAL | ARXYS SERVER	16,000.00	16,000.00	0.00	0.00	16,000.00	100.00%		0.00
LABOR | CCTV CABLE DRESSING & LABELING	4,480.00	4,480.00	0.00	0.00	4,480.00	100.00%		0.00
LABOR | PRE-WIRE CCTV CABLE DROPS	1,630.00	1,630.00	0.00	0.00	1,630.00	100.00%		0.00
LABOR | CCTV TRIMOUT / TERMINATIONS	5,820.00	5,820.00	0.00	0.00	5,820.00	100.00%		0.00
CHANGE ORDER #1 WCC APPROVED 2/20/2023								
INTERCOM, ACCESS CONTROL SYSTEM, & GOOSENECK PEDESTAL(2x)	16,800.00	16,800.00	0.00	0.00	16,800.00	100.00%		0.00
DATA: ALL DATA CABLING FOR JAIL TVS, JAIL TELEPHONES, JAIL INTERCOMS, CAMERAS	48,909.00	48,909.00	0.00	0.00	48,909.00	100.00%		0.00
SURVEILLANCE CAMERA SYSTEM: 1-ADDITIONAL AXIS IP-66 @ SALLY PORT A239D, 2-ADDITIONAL CORRECTIONAL GRADE AXIS CAMERAS & MILESTONE LICENSES @N.C.V	15,920.00	15,920.00	0.00	0.00	15,920.00	100.00%		0.00
23.1172 | SALLY PORT CARD READER	1,523.00	0.00	1,523.00	0.00	1,523.00	100.00%		0.00
23.1136 | MAN GATES CARD READERS	4,353.00	0.00	4,353.00	0.00	4,353.00	100.00%		0.00
23.1176 | CARD READERS FIRE STATION PEDESTAL	1,523.00	0.00	1,523.00	0.00	1,523.00	100.00%		0.00
23.1189 | WESLACO INTOXILYZER DATA DROP	285.00	0.00	285.00	0.00	285.00	100.00%		0.00
23.1190 | WESLACO WAP DATA DROP	570.00	0.00	570.00	0.00	570.00	100.00%		0.00
23.1190 | WESLACO TV DATA DROP A165	570.00	0.00	570.00	0.00	570.00	100.00%		0.00
MISCELANEOUS CONTINGENCY	3,329.00	0.00	0.00	0.00	0.00		3,329.00	0.00
SUBMITTALS	2,960.00	2,960.00	0.00	0.00	2,960.00	100.00%		0.00
INSURANCES	4,820.00	4,820.00	0.00	0.00	4,820.00	100.00%		0.00
BOND	12,990.00	12,990.00	0.00	0.00	12,990.00	100.00%		0.00
TRAINING CLOSEOUT DOCUMENTS	400.00	0.00	0.00	0.00	0.00		400.00	0.00
	414,842.00	389,499.00	21,614.00		411,113.00	99.10%	3,729.00	0.00

E AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292.

Users may obtain validation of this document by requesting of the licensee a completed AIA Document D401 - Certificate of Authenticity.

VISCERAL ILLUMINATION CODE
DBA ***INSIGHT SECURITY GROUP***
3505 W ALBERTA RD
EDINBURG TEXAS 78539

VISCERAL illumination code

INVOICE | ACR 2373789 www.vicinsight.com

DATE	**November 10, 2023**
INVOICE NUMBER	**23.2024**
PROJECT NAME & ADDRESS	RFP 2021-22-29 NEW POLICE & FIRE STATION
TO:	**PO#22-3442**

Scope of Work	**NOTES:**	
		REQUISITION# 03836

Includes design, labor, material/equipment listed, programming, and testing of new devices.

QTY	DESCRIPTION	UNIT PRICE	TOTAL
	RFP 2021-22-29 NEW POLICE & FIRE STATION		
1	**CITY OF WESLACO POLICE DEPT. PAY APP # SIX INVOICE**	**$21,614.00**	**$21,614.00**
1	**TRAINING & CLOSEOUT**	**$400.00**	**$400.00**
This is an invoice on the goods named above.		***Subtotal***	**$22,014.00**
		Sales Tax	
		Total	**$22,014.00**

To accept this INVOICE, sign and return

PRINT NAME: **DATE:**

Standardized Agenda Request Form

Date of Meeting: February 6, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-64

From:
David Arce

Subject:
Discussion and consideration to award RFB No. 2023-24-13 for a used day cab truck to the most advantageous bidder Vanguard Truck Center, in an amount not to exceed $83,076.04 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

Background:
The streets and drainage department will use this day cab truck to haul equipment or materials around town.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**

David Arce	Created/Initiated
David Arce	Approved
Rosalinda Cavazos	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approval

Attachments, if any:
Memo 2024 RFB DAY CAB TRUCK, Tabulation Used Day Cab 2.1.2024, Vanguard-2018 Mack Truck, Doggett 2019 FRHT, Doggett -2020 Western Star, Southwest Int. Trucks- 2016 Frht

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

Date: February 6, 2023

To: City Commission

From: David Arce, Public Works Director

Subject: BIDS FOR USED DAY CAB TRUCK

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

Staff is requesting award RFB No. 2023-24-13 for a used day cab truck to the most advantageous bidder Vanguard Truck Center, in an amount not to exceed $83,076.04. With the help of purchasing department, on January 18th we had a prebid meeting and a bid opening on February 1, 2024. Three vendors submitted bids Doggett of South Texas, Vanguard of Houston, and International South Texas. We had 4 CDL drivers and our fleet maintenance supervisor review the bids and collectively agree that the 2018 Mack truck with 303,000 miles and a 2-year extended warranty would be most advantageous for the city to purchase.

Staff Recommends Approval.

CITY OF WESLACO
USED DAY CAB TRUCK - RFB NO.: 2023-24-13 TABULATION
Bid Opening held on: 2/1/2024 @ 10:00 AM via ZOOM / BIDNET

Item	Description	**Doggett Freightliner of South Texas, LLC** **Mark Brunnemann** **3103 North Cage Blvd** **Pharr, Texas 78577** **Phone No.: 956-782-8202** mark.brunnemann@doggett.com	**Southwest International Trucks** **Tanner Bragg** **2401 E Pioneer Pkwy** **Arlington, Texas, 76010** **Phone No.: 871-664-2900** tanner.bragg@swit-tx.com	**Vanguard Truck Center** **Lucas B DeVilliers** **7242 N Hearthstone** **Houston, Texas, 77095** **Phone No.: 281-677-2200** lucas.devilliers@vanguardtrucks.com
		Spec 1	Spec 1	Spec 1
1	Price	$69,900.00	$46,724.27	$72,733.04
2	Year/Model/Odometer	2020 Western Star 433,000 mi	2016 FRHT Cascadia 415,000 mi	2018 Mack CXU 303,100 mi
3	Warranty	Expires 5/31/24 extended 2yr $6,815	AS-IS	2 yr Mack Certified warranty +$10,343
4	Delivery Days/Weeks	Instock 1 week	Instock	Instock 2 weeks
5	Meets all Specs/Size	Yes and add on Rack $1,930	No	Yes
		Spec 2		
1	Price	$62,900.00		
2	Year/Model	2019 FRHT Cascadia 427,000 mi		
3	Warranty	Extended 2yr $6,815		
4	Delivery Days/Weeks	instock 2 weeks (transfer)		
5	Meets all Specs/Size	Yes and add on Rack $1,930		

*** Staff Recommendation: Vanguard Truck Center-Mack Truck with Certified warranty for $83,076.04

USED DAY CAB TRUCK

Total Fixed Firm Price for (1) One unit as specified: $ 83,076.04

(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes: Pictures of the interior and exterior of truck.
- Pictures can be provided upon request or can view on truckpaper

Delivery days (from receipt of purchase order) 2 weeks from agreement date (very soon)

Year: 2018 Condition: New _____ Used X

Make and Model: Mack CXU

Color: White

Mileage: 303,000

Horsepower: 445

Transmission: Automatic X Manual _____

Note: Price of truck being delivered to Weslaco is $72,500
Price of 2 year Mack Certified Warranty is $10,343
↳ Warranty price info and Warranty Coverage all included in docs w/ Buildsheet

Vanguard Truck Center of Houston

12935 Crosby Freeway - Houston, Texas 77049

713-673-1444 Office 713-673-8345 Fax

BILL OF SALE / INVOICE

INVOICE DATE : 1/31/2024 REFERENCE NO :

SOLD TO:

City of Weslaco
1912 Joe Stephens Ave
Weslaco, TX 78599

PHONE NUMBER:

(956) 447-2240

CUSTOMER ORDER NUMBER	DEALER ORDER NUMBER	INVOICE NUMBER

QTY	YEAR	MAKE	MODEL	Description / VIN #	MILES	TOTAL PRICE
1	2018	MACK	CXU613	1M1AW07Y0JM086936	303,000	$72,500.00
				2 year warranty		$10,343.00

LESS TRADE-IN UNITS

QTY	YEAR	MAKE	MODEL	Description / VIN #	PRICE PER UNIT	TOTAL PRICE

COUNTRY OF ORIGIN	USA
COUNTRY OF DESTINATION	
VALIDITY TERM	
PAYMENT TERM	

INVOICE SUB-TOTAL :	$82,843.00
FEDERAL RETAIL EXCISE TAX :	
WARRANTY TOTAL :	
STATE SALES TAX :	
TITLE AND DOCUMENTATION FEES :	
LICENSING FEES :	
AD-VALOREM TAX :	$233.04
INLAND FREIGHT CHARGES :	
OCEAN FREIGHT CHARGES :	
LESS PAYMENT RECEIVED :	
TOTAL :	**$83,076.04**

BILL OF SALE CONFIRMED AND ACCEPTED BY :

Customer's Signature / Title Date

2018 MACK PINNACLE CXU613



Truck Location: 12935 Crosby Freeway Houston, Texas 77049

Seller Information

VANGUARD TRUCK CENTER - HOUSTON

Contact: Houston Sales

Phone: (888) 681-0820

Houston, Texas 77049

(888) 681-0820

WhatsApp

Video Chat

Show Thumbnails

Description

Financing Available! We say YES when others say NO! Extended Warranty Available!

Specifications

Year	2018	**Manufacturer**	MACK
Model	PINNACLE CXU613	**Mileage**	303,000 mi
VIN	1M1AW07Y0JM086936	**Condition**	Used
Stock Number	1077302	**Horsepower**	445 HP
Engine Manufacturer	MACK	**Engine Model**	MP8
Fuel Type	Diesel	**Exhaust Type**	Single
Transmission	Automated	**Transmission Manufacturer**	MACK
Transmission Type	mDRIVE	**Number of Speeds**	12 Spd
Ratio	3.08	**Drive**	6x4
Number of Rear Axles	Tandem	**Gross Vehicle Weight Rating**	Class 8: 33,001 pounds or greater
Front Axle Weight	12,000 lb	**Rear Axle Weight**	40,000 lb
Wheels	All Aluminum	**Wheelbase**	180 in
Axle Configuration	Set Back Axle	**Drive Side**	Left Hand Drive
Fuel Capacity	165 gal	**Color**	WHITE

Show As Paragraph

MACK CERTIFIED WARRANTY

US PRICES

Mack Certified is the best used truck warranty on the market. Customers can enjoy a nearly seamless warranty transition between the Mack factory warranty and the Mack Certified warranty. All Certified eligible trucks are within 8 model years or newer and can add an Uptime Service Bundle (Guard Dog Connect, ASIST, Over the Air Programming and Mack One Call) to qualifying model years.

Engine Coverage: 6 Model Years & Newer and up to 500,000 Miles
Eligibility - For Mack Certified (Normal and Heavy Duty)

Term	Classic (Engine + M Drive + EATS)
12-months/125,000 miles	$7,863
24-months/250,000 miles	$10,343

*Trucks with Eaton transmissions are eligible for Mack engine and EATS coverage only; rate remains the same.

Engine Coverage: 8 Model Years & Newer and/or 500,001 to 650,000 Miles
Eligibility - For Mack CPOx (Normal and Heavy Duty)

Term	CPOx (Engine + M Drive + EATS)
12-months/100,000 miles	$8,619
24-months/200,000 miles	$11,099

*Trucks with Eaton transmissions are eligible for Mack engine and EATS coverage only; rate remains the same.

Uptime Service Add-on
Model year 2019 and newer are eligible to add on our uptime services bundle with their Mack Certified or CPOx warranty.

Guard Dog Connect Bundle
Services include Guard Dog Connect, Mack OneCall and ASIST.

Subscription Length	Cost
12-months	$269
24-months	$490

Full Uptime Bundle
Services include Guard Dog Connect, Mack OneCall, Over the Air Programming and ASIST.

Subscription Length	Cost
12-months	$314
24-months	$580

Mack Certified Warranty Plan Summary

Mack Certified (Engine + M Drive + Uptime Service Bundle) Component Coverage:
Air Compressor
Camshaft
Coolant Housing
Control Housing/Shifter Assembly
Cylinder Block and Head
EGR System
Engine and Sensor Harness
Engine Control Module
Engine Mounted Sensors
Fan Belt Tensioner Assembly & Bracket
Flywheel
Gearbox
Idler Pulley
Injectors
Injector Sleeves
Range Housing Assembly
Oil Pump
Tandem Pump
Turbocharger

Mack Certified (Engine + Uptime Service Bundle) Component Coverage:
Air Compressor
Camshaft
Control Housing/Shifter Assembly
Cylinder Block and Head
EGR System
Engine and Sensor Harness
Engine Control Module
Engine Mounted Sensors
Fan Belt Tensioner Assembly & Bracket
Flywheel
Gearbox
Idler Pulley
Injectors
Injector Sleeves
Range Housing Assembly
Oil Pump
Tandem Pump
Turbocharger

Aftertreatment Exhaust Plan
Aftertreatment Control Module
DEF Pump Assembly
DEF Tank Assembly
Exhaust Aftertreatment Sensors
SCR Assembly

For additional information and a full list of covered components for the Mack Certified Warranty, see the legal certificate.

Contact mackcertified@macktrucks.com for more information.

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MACK

Year Model: 2018 CXU613
VIN: 1M1AW07Y0JM086936
Order Number: 063438
Build Date:
In Service Date: 06/30/2017

APPLICATION PACKAGES

Code	Description	Family
0220000	NO PILOT REQUESTED	PILOT INSPECTION
0260078	2017/18 RAPID QUOTE MANAGEMENT PROGRAM - US	SALES PROMOTION
MAJ0903	SALES PROGRAM TRACKING 2 - USA	PROGRAM FINANCIAL TRACKING

APPLICATION PACKAGES: 3 Items

ENGINE/TRANSMISSIONS

Code	Description	Family
0BAA1X	2.25 DEGREE ENGINE CRANK ANGLE	ENGINE CRANK ANGLE
1001779	MP8-445E MACK 445HP @ 1400-1700 RPM (PEAK) 1800 RPM (GOV) 18	ENGINE
1361501	TMD12AFO mDRIVE 12 SP-MACK(OVERDRIVE)	TRANSMISSION
2MCA1X	GREEN HOUSE GAS COMPLETE VEHICLE & COMPLETE CERTIFICATION	VEHICLE GHG CERTIFICATION
3GCA1X	GREEN HOUSE GAS HIGHWAY APPLICATION	GHG APPLICATION, VEHICLE
3TAJ1X	ENGINE POWER 445HP	ENGINE POWER
5037001	MACK MP8 SERIES	ENGINES-GENERAL DESCRIPT
5121000	MACK	TRANSMISSION VENDOR
8680000	MECHANICAL TRANSMISSION	AUTOMATIC TRANSMISSION
B960017	EPA-2017 DIESEL ENGINE W/CEGR/DPF/SCR	ENGINE EMISSIONS LEVEL
CJXAAX	EXHAUST GAS RECIRCULATION, COOLED	EXHAUST GAS RECIRCULATION
DPXF5X	13 L PROPRIETARY ENGINE	ENGINE TYPE
H1BAAX	TURBO SINGLE STAGE	TURBO FAMILY FOR 2017
HEX05X	MACK ENGINE	ENGINE MANUFACTURER
HFXLAX	1800 RPM ,GOVERNED ENGINE RPM	GOVERNED ENGINE RPM
HHXX8X	2100 NM - 2511 NM, DUAL ENGINE TORQUE	ENGINE TORQUE RANGES
KTXVPX	ENGINE EMISSION, LEVEL USA2017	ENGINE EMISSION CONTROL
N1CC1X	DRIVELINE TECHNOLOGY, COMBUSTION	DRIVELINE TECHNOLOGY
N8CC1X	ENGINE FUEL CONCEPT LIQUID FUEL	ENGINE FUEL CONCEPT
Q1CD4X	GEAR-SELECTION TUNING, TOP4	GEAR SELECTION TUNING
QWXA1X	TURBO BASIC DESIGN	TURBO
REXC1X	CRANK CASE VENTILATION OPEN EXTENDED	CRANK CASE VENTILATION
RTX05X	MECHANICAL TRANSMISSION	TRANSMISSION TYPE
RUXF1X	AUTOMATED GEAR SHIFTING	GEAR SHIFTING SYSTEM
RWXH5X	VPT AUTOMATED TRANSMISSION 2600NM OVERDRIVE	TRANSMISSION
RXXA1X	VPT TRANSMISSION	TRANSM. MANUFACTURER
U3AF8X	HIGHEST GEAR RATIO, 0.78	HIGH GEAR RATIO (TRANSMISSION)
U6AA1X	ENGINE GOVERNOR TYPE MIN-MAX	ENGINE GOVERNOR TYPE
U9AH0X	2ND HIGHEST GEAR RATIO, 1.00	SECOND HIGH GEAR RATIO TRANS

ENGINE/TRANSMISSIONS: 29 Items

EXHAUST/EMISSIONS

Code	Description	Family
01D0002	SINGLE- HEAT SHIELD(S) & STACK	EXHAUST - BRIGHT FINISH
0RAD1X	DPF REG CONTROL, AUTO IN MOTION, MAN STAT, INHIBIT ALLOWED	REGENERATION CONTROLS, DPF
1305004	NO MUFFLER, SINGLE (R/S) VERT STRAIGHT EXH STACK TURNED OUT	EXHAUST
1LAK1X	SELECTIVE CATALYST REDUCTION, HORZ RHS INTEGRATED	SCR ORIENTATION
2ACZ1X	GREEN HOUSE GAS SOFT TOP FACTOR, 0 MINUTES	GHG VSL SOFT TOP FACTOR
2BCZ1X	GHG SPEED LIMITER EXPIRATION MILEAGE 0 MILES	GHG VSL EXPIRATION MILEAGE
2DCZ1X	GHG AUTOMATIC ENGINE SHUTDOWN ALLOWABLE IDLE 0 HOURS/ YEAR	GHG AES ALLOWABLE HOURS
2ECZ1X	GHG AUTOMATIC ENGINE SHUTDOWN EXPIRATION MILEAGE 0 MILES	GHG AES EXPIRATION MILEAGE
4RAA2X	SCR SYSTEM EQUIPMENT, ELECTRICALLY HEATED	SCR SYSTEM EQUIPMENT
5BAAAX	EXHAUST HEAT SHIELD TYPE, BASIC	EXHAUST HEAT SHIELD TYPE
78AC5X	EMISSION OBD, DISPLAY ONLY, USA2016	EMISSION ON BOARD DIAG CONTROL
8NAB1X	DPF COVER STAINLESS STEEL, POLISHED	DPF COVER
9KAB1X	IDLE EMISSION CERTIFICATION, CARB 08	IDLE EMISSION CERTIFICATION
CIR0003	IDLE EMISSION CERTIFICATION, CARB (WITH DECAL LOCATED ON LOW	IDLE EMISSION CERTIFICATION
DF11170	70L / 26" DIA SEMI TANK LEFT SIDE FRAME MTD	DEF TANK
DPF0111	CLEARTECH ONE BOX E.A.T.S. RH SIDE UNDER CAB US17	DPF DIESEL PARTICULATE FILTER
G8BA1X	AD-BLUE TANK MTG LOC, FRAME RAIL	AD-BLUE TANK MOUNTING LOCATION
K0XD1X	TURNED OUT EXTENSION	EXHAUST STACK FEATURES
KLXL1X	EXHAUST DIRECTION, VERTICAL RIGHT, INBOARD	EXHAUST DIRECTION
KRXC1X	EXHAUST STACK 4.0 METRE, HEIGHT OVER GROUND (13' 1.5")	EXHAUST STACK HEIGHT
KSXK1X	SELECTIVE CATALYST REDUCTION + DPF INTEGRATED, VOLVO ENG.	EXHAUST AFTERTREATMENT SYSTEM
MLXBMX	AD-BLUE TANK 70 LITER LEFT HAND SIDE	AD-BLUE TANK LEFT HAND SIDE
Q0AC1X	BRIGHT SINGLE EXHAUST SYSTEM MATERIAL FINISING EXCEPT ELBOW	EXHAUST SYSTEM MATERIAL FINISH
T5AH1X	DIESEL PARTICULATE FILTER, HORZ RHS INTERGRATED	DPF ORIENTATION
TOXA8X	DEF TANK MATERIAL, PLASTIC	AD-BLUE TANK MATERIAL
U0XA5X	SEMI RECTANGULAR DEF TANKS FOR DIAM 66 BRACKETS	AD-BLUE TANK SHAPE
U6BC1X	DEF TANK COVER, BRIGHT FINISH	AD-BLUE TANK COVER
V6CC1X	ON BOARD DIAG EMISSIONS PHASE A REGULATIONS	OBD EMISSIONS PHASE REGULATION
Y7BC1X	IDLE EMISSION LABEL LOCATION, LOWER DRIVER DOOR CORNER	IDLE EMISSION LABEL LOCATION

EXHAUST/EMISSIONS: 29 Items

CLUTCH/TRANS EQUIPMENT

Information Confidential

MBXA1X	STANDARD FUEL FILTER POSITION	PRIMARY FUEL FILTER POSITION
MDXAAX	BATTERY SHOCK PADS	BATTERY ISOLATION
NCXA5X	12V STANDARD STARTER DELCO 39MTHD	STARTER
NFXADX	MECHANICAL MAIN SWITCH	MAIN SWITCH
O8AE1X	ENGINE PTO TORQUE CAPACITY 1000NM	ENGINE PTO TORQUE CAPACITY
PJXM3X	12V 165AMP W/ REMOTE SENSE	ALTERNATOR CAPACITY
Q8AA1X	ONE BATTERY BOX, 4 BATTERIES MAX.	B-BOX QTY AND BATT PER BOX
QHXC1X	OIL PAN STEEL	OIL SUMP
R5DA1X	RADIATOR APPLICATION, BASIC	RADIATOR APPLICATION
VWXAZX	1 CYL. 530 L/MIN. COMPRESSOR	COMPRESSOR CAPACITY
1100800	MACK ENGINE BRAKE POWER LEASH FOR MP8	ENGINE BRAKE
L5XF1X	POLISHED ALUMINUM BATTERY BOX COVER	BATTERY BOX COVER
L4X15X	LHS BATTERY BOX	BATTERY BOX MOUNTING
KXXA1X	SMALL AIR CLEANER	AIR CLEANER SIZE
KWXA1X	ONE STAGE AIR CLEANER (PRIMARY)	AIR CLEANER TYPE
K9X09X	ANTI-FREEZE -37C (-34F) EXTENDED LIFE COOLANT	COOLANT
JVXDFX	DAVCO FUEL PRO 382 FILTER/SEP/12V PREHEAT	PRIMARY FUEL FILTER
JTXAAX	BEHR FAN CLUTCH	FAN CLUTCH MANUFACTURER
J5XA5X	VISCOUS FAN CLUTCH, ELECTRIC CONTROLLED, LOW NOISE	FAN CLUTCH TYPE
JMXB1X	BRAKE LIGHTING, BASIC	ENGINE BRAKE LIGHTING
JAXA2X	41 DEG. C ATB COOLING CAPACITY	COOLING CAPACITY
J3XA1X	SINGLE ENGINE MOUNTED FUEL FILTER	FUEL FILTER-SECONDARY
HWXD1X	SPIN ON CANISTER W/O CHEMICAL FOR USE W/ EXTENDED LIFE COOLA	COOLANT FILTER / CONDITIONER
HTXABX	VPT ENGINE BRAKE 6 WITHOUT EPG AND VARIABLE GEOMETRI TURBO	ENGINE BRAKE TYPE
HLX05X	RUBBER COOLANT HOSE	COOLANT HOSE
H9XJ1X	NARROW RADIATOR WITH LENGTH 2 (90 DM2)	RADIATOR TYPE
H6XA1X	BUG NET, SINGLE, BEHIND THE GRILLE	RADIATOR SCREEN
C4XA2X	ANTI-FREEZE MANUFACTURER TEXACO	COOLANT MANUFACTURER
9DCC1X	COOLANT PUMP SPEED RATIO, FIXED	COOLANT PUMP SPEED RATIO
64AA1X	ALTERNATOR MANUFACTURER-DELCO	ALTERNATOR MANUFACTURER
5NXA1X	110 VOLT / 1.5 KW, ENGINE BLOCK HEATER	ENGINE BLOCK HEATER
5081004	NARROW RADIATOR WITH LENGTH 2 (90 DM2), 41 DEG C ATB,COOLIN	COOLING PERFORMANCE
4CCC1X	ALTERNATOR CABLE AMP RATING, LOW (UP TO 165 AMPS)	ALTERNATOR CABLE AMP RATING
40AD1X	COOLING HOSES CLAMP,BREEZE CONSTANT TORQUE, SPRING LOAD TYPE	COOLING HOSES CLAMP OPTIONS
4050002	BATTERY BOX COVER, POLISHED ALUMINUM	BATTERY BOX COVERS
3EAB1X	MAIN SWITCH, FLAMING RIVER	MAIN SWITCH MANUFACTURER
3939101	4 BATTERY MAX, MTD LHS UNDER CAB, PARALLEL TO FRAME W/STEPS	BATTERY BOX - MOUNTING
36AA1X	TETHER DEVICE PKG 1 (OIL FILL & EXP TNK CAPS)	TETHER DEV PKG, CAPS & COVERS
3410001	CONTROLLED BY KEY SWITCH	DO NOT USE - ENGINE SHUTOFF
3180010	MECHANICAL SWITCH POSITIVE CONNECT TYPE- US10	BATTERY DISCONNECT SWITCH
3165107	3-12V MACK M/F 31 730CCA THREADED STUD TYPE DE	BATTERIES
2931002	DAVCO 382(W/O FLUID HEAT) 12V PREHEAT ; W/VENDOR PRIM &	FUEL-WATER SEPARATOR
1VAAAX	AIR INTAKE SOURCE, HOOD OUTSIDE	AIR INTAKE SOURCE
1UAABX	AIR CLEANER HOUSING MATERIAL, PLASTIC	AIR CLEANER HOUSING MATERIAL
1400002	ALUMINUM (LIGHTWEIGHT)	FLYWHEEL HOUSING
1321235	DELCO 36SI 165A/170A BRUSHLESS ALT. W/ REMOTE VOLTAGE SENSIN	ALTERNATOR
1311215	12 VOLT DELCO MTHD39	STARTER
1250101	11" SINGLE ELEMENT DONALDSON	AIR CLEANER
1249031	MACK EPDM RADIATOR & HEATER HOSES, W/BREEZE CONSTANT TORQUE	HOSES - RADIATOR/HEATER
1219001	BLACK ALUM MOUNTED BEHIND GRILLE	BUG SCREEN
1199003	TEXACO EXTENDED LIFE COOLANT #7998 W/NITRITES(50/50 MIX) TO	COOLANT PROTECTION
1180027	BEHR FAN & ELECTRONIC MODULATING VISCOUS FAN DRIVE (LOW NOIS	FAN DRIVE
1134100	MERITOR/WABCO 318 (18.7 CFM)	AIR COMPRESSOR

CLUTCH/TRANS EQUIPMENT: 55 Items

FRONT AXLE EQUIPMENT

Code	Description	Family
1335201	ZF/SACHS SINGLE PLATE 17" (430MM) ORGANIC MATERIAL	CLUTCH
1390026	OIL COOLER - M-DRIVE GEAR BOX MTD. LH SIDE WATER TO OIL COOL	TRANSMISSION OIL COOLER
1920002	TRANSMISSION BELLHOUSING, ALUMINUM	TRANSMISSION BELL HOUSING
1951103	MERITOR RPL25HD W/PERMALUBE U-JOINTS	DRIVELINE - MAIN
2041101	MERITOR RPL20	DRIVELINE - INTERAXLE
3IAA1X	HILL START ASSIST	HILL START ASSIST
4921401	MACK mDRIVE-FLEET SHIFTER	GEAR SHIFT
6SAA1X	TRANS. KICK-DOWN MODE, ENABLED	TRANSMISSION KICK-DOWN MODE
76AA1X	PROPELLER SHAFT MAIN, UNIVERSAL JOINT HALF-ROUND TYPE	PROPELLR SHAFT MAIN, UNVSL JNT
77AA1X	PROP SHAFT DIMENSION, INTERAXLE, SMALL	PROP SHAFT DIMENSION INTERAXLE
7RXB1X	SYNTHETIC OIL IN TRANSMISSION	LUBRICANTS, TRANSMISSION
BWAAAX	PROP SHAFT INTERAXLE, UNIV JOINT HALF-ROUND TYPE	PROP SHAFT INTERAXL UNIV JOINT
9040001	HALF-ROUND	DRIVESHAFT UNIVERSL JOINT
A6BC1X	AMT VOCATIONAL OPTION BASIC	AMT VOCATION OPTION
CNXAFX	TRANSM. SOFTWARE PACK, BASIC LEVEL3	TRANSMISSION SOFTWARE PACKAGE
[illegible]	[illegible]	[illegible]

Vehicle configuration and components on the Truck when it was Built

QPXAAX	TRANSMISSION APPLICATION BASIC	TRANSMISSION APPLICATION
RAXA2X	1 (SINGLE) PLATE 17" (430MM), ORGANIC, B VERSION	CLUTCH TYPE
RCXB1X	ALUMINUM BELL HOUSING	BELL HOUSING
RDXD1X	SACHS CLUTCH	CLUTCH MANUFACTURER
RVXG1X	GEAR SHIFTING, BASIC	GEAR SHIFT LEVER
SL40003	50W SYNTHETIC LUBRICANT, EATON/ROCKWELL TRANS	SYNTHETIC LUBRICANT - TRANSMISSION
T2XB1X	MEC.TRAN. OIL COOL. WAT./OIL, HIGH PERF. VERS 2, GEARB.MOUNT	TRANSMISSION/RETARDER COOLER
THXE1X	PROPELLER SHAFT MANUFACTURER, MERITOR RPL SERIES	PROPELLER SHAFT MANUFACTURER
X9CZ1X	ENGINE SMART TORQUE FEATURE, DISABLED	ENGINE SMART TORQUE FEATURE

FRONT AXLE EQUIPMENT: 27 Items

FRAME EQUIPMENT/FUEL TANKS

Code	Description	Family
0KXB1X	ALUMINUM HUB ,FRONT	HUB MATERIAL, FRONT
1BXBDX	FAG SCHAEFFLER, FRONT HUB OIL SEAL	HUB OIL SEAL, FRONT
1KAA1X	SHOCK ABSORBER, FRONT	SHOCK ABSORBER, FRONT
2401506	FXL12 MACK 12000LB (5400KG) STRAIGHT SPINDLE/UNITIZED BRGS	FRONT AXLE
2411108	MERITOR "S" CAM 16.5" X 5" Q PLUS BRAKES	BRAKES - FRONT
2441006	12,000LB HD TAPERLEAF 5400KG	SPRINGS - FRONT
2452107	TAS-65 ROSS-PWR(INTEGRAL)	STEERING
3850001	DOUBLE ACTING TYPE FRONT SHOCK ABSORBERS	SHOCK ABSORBERS - FRONT
6ZXA1X	FRONT MUDGUARD, BASIC	MUDGUARD TYPE, FRONT AXLE
7OBC1X	BRAKE REGULATION, STOPPING DISTANCE 76M (250 FT)	BRAKE REGULATION
7VXA1X	PETROLEUM OIL IN FRONT AXLE	LUBRICANTS, FRONT AXLE
FTXD1X	LOW GROUND CLEARANCE - HIGH OFFSET	GROUND CLEARANCE F.A.
FUXC1X	FRONT AXLE, UNIT BEARING	FRONT AXLE CONCEPT
FVXD0X	FRONT AXLE LOAD 5.4 TONNES (12000 LBS)	FRONT AXLE LOAD
FWXA1X	FRONT AXLE	FRONT AXLE MANUFACTURER
FXXD1X	1 * 5.5 TONNES, FRONT AXLE	FRONT AXLE TYPE CAPACITY
FZXA1X	1 FRONT AXLE, 0 DRIVEN	FRONT AXLE ARRANGEMENT
IRXC1X	MAINTENANCE FREE, RUBBER SPRING EYE BUSHINGS	FRONT SUSP MAINTENANCE
K4AAAX	BASIC (NO OPTION) SPINDLE NUTS, FRONT	SPINDLE NUTS, FRONT
LQXALX	BRAKE LINING MATERIAL FRONT, MERITOR SOR2003	BRAKE LINING MATERIAL FRONT
O5BD1X	FRONT BRAKE CHAMBER 24SQ INCHES (SERVICE)	FRONT BRAKE CHAMBER SIZE
SL60000	FACTORY OPTION LUBE-FRONT WHEEL BEARINGS	SYNTHETIC LUBRICANT - WHL BEARINGS
U0AA1X	FRONT BRAKE ADJUSTMENT, AUTOMATIC HALDEX	FRONT BRAKE ADJ. MANUFACTURE
U3XA1X	BRAKE, FRONT, DRUM CAST IRON	BRAKE, FRONT
U5XA1X	FRONT, DRUM BRAKE LINING 125MM	BRAKE DIMENSION, FRONT
UAXA1X	BRAKE SYSTEM, CONVENTIONAL	BRAKE SYSTEM
UDXZ1X	FRONT BRAKES WITHOUT DUST SHIELDS	FRONT AXLE BRAKE DUST SHIELD
V4AA1X	FRONT WHEEL BRAKE TYPE, "S" CAM (CAST)	WHEEL BRAKE TYPE, FRONT
V7AA1X	FRONT BRAKE CHAMBER MANUFACTURER, ANCHORLOK	FRONT BRAKE CHAMBER MFG.
XBAA1X	FRONT WHEEL BRAKE MANUFACTURER, MERITOR	WHEEL BRAKE MANUFACTURE, FRONT
XAXBHX	STEERING GEAR RATIO 18.4, FIXED, (TAS65)	STEERING GEAR RATIO
YFXA5X	PARABOLIC SPRING (STIFFER THAN NORMAL) FRONT	FRONT SPRING TYPE
YKXA1X	LEAF (MECHANICAL) SUSPENSION ,FRONT	FRONT SUSPENSION SYSTEM
ZGXC1X	HUBCAP, FRONT, BASIC	FRONT HUBCAP TYPE

FRAME EQUIPMENT/FUEL TANKS: 34 Items

AIR/BRAKE

Code	Description	Family
YLXB1X	REAR SUSPENSION SYSTEM, AIR	REAR SPRING SYSTEM
YVXA1X	SHOCK ABSORBER ,REAR	REAR SHOCK ABSORBER
ZAXA1X	ELECTRICAL REGULATION LEVELING DEVICE	SUSPENSION LEVELLING DEVICE
ZMXA1X	ESP BASIC PACKAGE	ESP PACKAGE
0180000	VENDOR CARRIER	CARRIER/RATIO - REAR AXLE
0280000	VENDOR CARRIERS	REAR AXLE SUPPLIER- FBO
0380002	REAR AXLE CASING HEAVY DUTY	RR AXLE CASING DUTY RATNG
0391650	16.5" DIAMETER	REAR BRAKE DIAMETER
0960005	MACK TANDEM AIR	REAR SUSPENSION
0LXI5X	IRON PRESET HUB, DRIVE, W/ INTEGRATED SPINDLE NUT	HUB MATERIAL, DRIVE
1861515	MAXLITE 40 EZ (GEN.2)	REAR SUSPENSION - TANDEM
1CXI2X	DRIVE HUB SEAL, PREMIUM	HUB OIL SEAL, DRIVE
2340010	WITH SHOCK ABSORBER, ALL REAR AXLES	SHOCK ABSORBERS - REAR
2370001	AUX SPRING BRAKE QTY, 2 CHAMBERS	SPRING BRAKE CHAMBERS - QUANTITY
2539006	MERITOR "S" CAM - 16.5"x7" STAMPED SPIDER Q PLUS HIGHWAY ON	BRAKES - REAR
2560003	IN CAB MANUAL AIR VALVE W/ WARNING BUZZER & LIGHT	POWER DIVIDER LOCKOUT
2570308	3.08 RATIO	CARRIER/RATIO - REAR AXLE - RATIO
2682113	MT-40-14X4C 40000LB-MERITOR AMBOID (HIGH ENTRY)	REAR AXLE/SUSPENSION - TANDEM
2690052	52"	
2XBA1X	REAR SUSPENSION DEMAND, BASIC	REAR SUSPENSION DEMAND
3000002	HALDEX "GOLD SEAL" TYPE BRAKE CHAMBERS (FORMERLY ANCHORLOK)	SPRING BRAKE CHAMBERS - VENDOR
3290002	TRANSVERSE TORQUE ROD, ALL DRIVE AXLES	TRANSVERSE TORQUE RODS
38A1X	VENDOR CARRIER	REAR AXLE DIFF CARRIER TYPE

This information is Confidential

4AAA1X	REAR SUSPENSION MANUFACTURER, MACK	REAR SUSPENSION DESIGN
5110001	CAM	REAR BRAKE TYPE
6982000	MACK ROAD STABILITY ADVANTAGE BENDIX ABS/ATC/RSA W/YAW CNTRL	ANTI-LOCK BRAKE SYSTEM
6GAAEX	DRV AXL SPNDL LOAD RATING R SRIES (23.6T TAND 11.8T SING)	DRIVE AXLE SPINDLE LOAD RATING
6MAA1X	REAR AXLE CASING WIDTH, STANDARD	REAR AXLE CASING WIDTH
7170001	ABS 4SENSOR/4MODULATOR SYSTEM REAR WHEEL END SENSORS	ABS SENSOR/CHANNEL OPTION
7WXB1X	SYNTHETIC OIL IN REAR AXLE, 75W-90	LUBRICANTS, REAR AXLE
8824000	40000 LB. 18100 KG.	REAR AXLE RATING
8830002	INTEGRATED TYPE	REAR AXLE SPINDLE NUT
8880001	PDLO	PDLO
9790001	FACTORY OPTION WELD ON ABS	WELD ON ABS BLOCK OPTION
9GAAAX	ABS 4 SENSORS & 4 MODULATORS (FRONT & REAR AXLES)	ABS SENSOR & MODULATOR
CAR0080	80000 LB (36000 KG) GCW/GVW	CARRIER APPLICATION
F1XH1X	REAR AXLE LOAD 18 TONNES (40000 LBS)	REAR AXLE LOAD
F2XQ1X	2 AXLES, 2 DRIVE, 4 AIR VOAS (1.8)	REAR AXLE INSTALLATION
GWXBYX	BOGIE SPREAD, 1320MM (52.0")	BOGIE SPREAD, REAR
J6DB1X	AIR SUSPENSION DUMP, SPEED LIMITED, WARNING IND & BUZZER	AIR SUSPENSION DUMP WARNING
MAXBJX	BRAKE LINING MATERIAL DRIVE, MERITOR SOR2003	BRAKE LINING MATERIAL DRIVE
N2AE1X	SPINDLE NUTS, MAIN AXLE, INTERGRATED	SPINDLE NUTS, MAIN AXLE
O6ABHX	18 TONNES, REAR SUSPENSION CAPACITY (40000 LBS)	REAR SUSPENSION CAPACITY
R1XF1X	SINGLE REDUCTION REAR AXLE, MERITOR	REAR AXLE TYPE
R2XCGX	TANDEM AXLE, 18T, GCW57, SINGLE RED, MERITOR (MT-40-A14*C)	REAR AXLE
R3XB1X	WELDED REAR AXLE CASING	REAR AXLE CASING TYPE
R6XB1X	REAR AXLE CASING, HEAVY DUTY	REAR AXLE CASING DUTY RATING
R9XA1X	REAR AXLE DIFF CARRIER HOUSING MATERIAL - IRON	DIFFERENTIAL HOUSING MATERIAL
SL30002	75W-90 SYNTHETIC LUBRICANT	LUBRICANT - TANDEM REAR AXLE
TAXDPX	RATIO 3.08, REAR AXLE	REAR AXLE RATIO
U1AA1X	REAR BRAKE ADJUSTMENT, AUTOMATIC HALDEX	REAR BRAKE ADJ MANUFACTURE
U4XA1X	BRAKE, DRIVE REAR, DRUM CAST IRON	BRAKE, DRIVE, REAR
U8XA1X	REAR, DRUM BRAKE LINING 175MM	BRAKE DIMENSION, DRIVE
UEXZ1X	REAR DRIVE BRAKES WITHOUT DUSTSHIELDS	DRIVE AXLE BRAKE DUST SHIELD
UKXA1X	BASIC LENGTH STROKE	BRAKE CYLINDER STROKE LENGTH
UPXB1X	ANCHORLOK PARK BRAKE CHAMBER	PARK BRAKE CHAMBER MANUFACTURE
URXD1X	BRAKE VALVE VERSION, USA-BENDIX, WHERE POSSIBLE	BRAKE VALVE VERSION
V1AB1X	REAR BRAKE CHAMBER 30 / 30 SQ INCHES (SERVICE/EMERGENCY)	REAR BRAKE CHAMBER SIZE
V5AA2X	REAR WHEEL BRAKE TYPE, "S" CAM , LGHT WEIGHT VER (STAMPED)	WHEEL BRAKE TYPE, REAR
WNX10X	WHEEL SENSOR ANTILOCK BRAKE SYSTEM	ANTILOCK BRAKE SYST.
WPXA1X	WITH TRACTION CONTROL	TRACTION CONTROL
WRXA1X	BENDIX ANTI LOCK BRAKE	ANTI LOCK BRAKE SYS. MFG
X7AA1X	REAR WHEEL BRAKE MANUFACTURER, MERITOR	WHEEL BRAKE MANUFACTURER, REAR
XUXA1X	REAR SUSPENSION HEIGHT STANDARD	REAR SUSPENSION HEIGHT
XYXA1X	REAR SUSP TRANSVERSE TORQUE RODS, ALL DRIVE AXLES	TRANSVERSE TORQUE RODS, R SUSP
YJXF1X	AIR SPRING, REAR	REAR SPRING TYPE

AIR/BRAKE: 68 Items

ELECTRICAL

Code	Description	Family
UFXZ1X	TRAILING BRAKES WITHOUT DUST SHIELDS	TRAIL. AXLE BRAKE DUST SHIELD

ELECTRICAL: 1 Items

TRAILER CONNECTIONS

Code	Description	Family
12AC1X	FUEL LINE OPTION, DUAL DRAW	FUEL LINE OPTIONS
ZIXA1X	CROSSMEMBER, BOGIE, STEEL	CROSSMEMBER, BOGIE, MATERIAL
YDXSWX	REAR FRAME LENGTH, 2095 MM	REAR FRAME LENGTH
YBXFAX	FRAME RAIL EXTERNAL HEIGHT (266MM)	FRAME RAIL SECTION-HEIGHT
YAXB1X	7 MM THICK FRAME	FRAME SECTION
X8XB1X	STEEL FORWARD REAR SUSP. CROSSMEMBER	FORW REAR SUSP. X-MEMBER MTRL
X6XCBX	TAPERED CUT TREAT 28 DEGREES,REAR FRAME, W/BUILT IN TAILAMPS	REAR FRAME TREATMENT
X0XA1X	FRAME FLANGE WIDTH 90MM	FRAME FLANGE WIDTH
U8CFMX	RH FUEL TANK FRONT FACE LOCATION @ X-MAIN5018, TANK REARWARD	RH FUEL TANK FACE LOCATION
U7CA6X	LH FUEL TANK FRONT FACE LOCATION @ X-MAIN4950, TANK REARWARD	LH FUEL TANK FACE LOCATION
RFL2095	REAR FRAME LENGTH, 2095 MM	REAR FRAME LENGTH
RAP6840	XM = 6840 MM, REAR AXLE POS	REAR AXLE POSITION
R0AA1X	FUEL TANK, POLISHED	FUEL TANK FINISH
Q8XA1X	ACKERMAN SETTING 1 WB.(3556-4826 MM)(140-190 US INCHES)	ACKERMAN SETTING
Q5AC4X	REAR X-MBR TAPERED/COVERED FLANGE FRAME END, FOR TAILAMPS	REAR CROSSMEMBER OPTIONS
OAXC6X	BOC AND INTERM X-MBRS: THICKER C CHANNEL, RIVETED	X-MBR CONFIG AND POSITION
MAM0001	30" to 82"	AFTERFRAME RANGE
KHXB1X	STAINLESS STEEL FUEL TANK STRAPS	FUEL TANK STRAPS MTRL
KFXA1X	NON-LOCKABLE FUEL TANK CAP	FUEL TANK CAP
KEXA1X	FUEL TANK MATERIAL, ALUMINUM	FUEL TANK MATERIAL
KDXB1X	FUEL TANK MOUNTING, DUAL MOUNTED FUEL TANK (LFUEL AND RFUEL	FUEL TANK MOUNTING
KBXB1X	FUEL TANK, POLISHED, DIAM. 660(26")	FUEL TANK SHAPE

Mack Trucks does not guarantee the components on this truck unless Mack built

J8XELX	LHS FUEL TANK, 350L (93 US GAL)	FUEL TANK, LEFT HAND SIDE
J6XA1X	WITH FUEL TANK SCREEN	FUEL TANK FILTER
FFL1285	FRONT FRAME LENGTH 1285MM	FRONT FRAME LENGTH
FBXA1X	DIESEL	FUEL TYPE, LIQUID
F3XRAX	XM = 6840 MM, REAR AXLE POS	REAR AXLE POSITION
A0XK1X	FRONT FRAME LENGTH 1285MM	FRONT FRAME LENGTH
8EXB1X	STEEL INTERMEDIATE CROSSMEMBER	INTERMEDIATE X-MEMBER MATRL
8520005	FILLER NECK W/O SUMP PUMP - ALL FUEL TANKS	FILLER NECK SCREENS
84AB1X	REAR FENDER MANUFACTURER,FLEETLINE	REAR FENDER MANUFACTURER
7XBA1X	FUEL TANK DRAINAGE, BASIC	FUEL TANK DRAINAGE
6LBB1X	FUEL TANK VENTILATION, BASIC	FTVE-BAS
6DAABX	CAB FOOTSTEP MATERIAL/FINISH, POLISHED ALUMINUM	CAB FOOTSTEP MATERIAL/FINISH
69XC3X	MUDFLAP HANGER, BETTS SHAPED ANGLE INTERNAL SPRING POLISHED	MUDFLAP HANGERS, REAR AXLE
68XC1X	QUARTER FENDER, STAINLESS STEEL, W/ LOGO	REAR FENDER
67XG1X	1STIFF (ANTI-SAIL) MUD FLAP, REAR AXLE	MUDFLAP TYPE, REAR AXLE
5EXF1X	GUARD - RADIATOR	GUARD, UNDER FRONT
4YAAAX	FRAME FASTENERS-HUCK BOLTS	FRAME FASTENINGS
4EXF1X	TWO CLEVIS TOWING DEVICE, FRONT	TOWING DEVICE, FRONT
4DXP6X	BUMPER, SS CLAD ALUMINUM, BRIGHT FINISH, AIRDAMN, SPOILER	FRONT BUMPER
4643000	QTR FENDERS - STAINLESS STEEL FLEETLINE	MUD FLAP BRACKETS
3740056	56"	AF (OVERHANG)
2RAA1X	BASIC FUEL LEVEL SENDER MOUNTED ON LH TANK	FUEL LEVEL SENDER UNIT
2HXA1X	BASIC MUDFLAP, FRONT AXLE	MUDFLAP, FRONT AXLE
2902072	72 GALALUM (272 LITERS) 26IN (660MM)	FUEL TANK - RH
2882093	93 GALALUM (350 LITERS) 26IN (660MM)	FUEL TANK - LH
2863000	FURNISH TAPERED & FLANGED FRAME RAIL ENDS(28DEG) FOR USE W/B	TAPERED FRAME RAIL ENDS
2811018	HIGHWAY SEVERE DUTY BOC AND BCL CROSSMEMBERS	CROSSMEMBERS
2791407	STAINLESS STEEL CLAD ALUM, FLUSH BRIGHT FINISH,W/ AIR DAM SP	BUMPER - FRONT
2741023	STEEL - 266MM X 90MM X 7MM -- (10.47" X 3.54" X 0.275")	FRAME RAILS
2710180	180"	WHEELBASE
2430007	TWO CLEVIS TOWING DEVICE, FRONT	TOWING DEVICE - FRONT
2230001	BRIGHT FINISH STEPS & BRIGHT FINISH STRAPS	STEPS (BRIGHT) - FUEL TANK
2210001	POLISHED ALUMINUM	FUEL TANKS - BRIGHT FINISH
14AA1X	FUEL FILL SYSTEM, BASIC	FUEL FILL SYSTEM

TRAILER CONNECTIONS: 58 Items

PTO

Code	Description	Family
1JAABX	PARK BR VALVE, 1 YELLOW KNOB, ALL PARK & 1 RED, TRAILER PARK	PARKING BRAKE VALVE
3020002	TWO VALVE SYSTEM	BRAKE CONTROL VALVE SYSTEM
8HAA1X	AIRTANK ARRANGEMENT, BASIC	AIRTANK ARRANGEMENT
VHXEDX	WABCO AIR DR, 1200UP W/ T.CUT OFF VALVE, W COALESC OIL FILTE	AIR DRYER - MANUFACTURER
U2XA2X	ALUMINUM AIRTANK, POLISHED	AIRTANK MATERIAL
UWXD1X	MANUAL DRAIN VALVES, LANYARD ON WET TANK	AIRTANK DRAIN VALVE
KOXA1X	AIR DRYER POSITION STANDARD	AIR DRYER POSITION

PTO: 7 Items

SPECIALTY EQUIPMENT

Code	Description	Family
NEXK2X	TAIL LAMP, STOP LED, BACK UP, LICENSE PLATE LAMPS STD	TAIL LAMPS
NGXB1X	WHITE FOG LAMP	AUX. FOG LAMP
Q8CH1X	CHASSIS WIRING HARNESS CASING, HEAVY DUTY	CHASSIS WIRING HARNESS CASING
5FBB5X	TRUCKLITE LED SIGNAL UNDER DOOR AND STD COWL MTD.	MARKER LAMP DEMANDS
LVX40X	SYMMETRIC HEAD LAMP	HEADLAMP ASYMMETRIC
LSXH1X	DRL WHEN ENG RUNNING, PARK BRAKE OFF	LOW BEAM
EAXB1X	WIRING FOR TWO AUX SWITCHES	AUXILIARY SWITCH WIRING
9FCB1X	FOG LAMP TECHNOLOGY:LED	FOG LAMP TECHNOLOGY
9050003	WITH DAYTIME RUNNING LIGHTS, PARK BRAKE SET (ENGAGED) & ENG	DAYTIME RUNNING LIGHTS
5RXA3X	BACK UP ALARM 87/112 DB ECCO SMART (ADJ TO AMBIENT SOUND)	BACK-UP ALARM

SPECIALTY EQUIPMENT: 10 Items

CAB

Code	Description	Family
0089028	LOW PROFILE DECK PLATE	TRAILER ACCESS PACKAGE
54XZ2X	7-POL ELECTRICAL TRAILER CONNECTOR (24N)	TRAILER ELECTR. CONNECTORS
53XBAX	TRAILER BRAKE CONNECTION	TRAILER BRAKE CONNECTION
51XD1X	TRLR BRK HOSEHANGER, POGO STICK	TRAILER BRAKE HOSEHANGER
5170001	TRAILER AIR BRAKE CONNECTIONS, BOC	TRAILER CONNECTIONS
4SAC1X	FIFTH WHEEL TRAVEL, AIR SLIDE CONCEPT	FIFTH WHEEL TRAVEL CONCEPT
4HAB1X	EL RECEPT, SAE HOT CENTER PIN (DASH MTD SW BATT FEED)	ELECTRICAL RECEPTACLE TYPE
3SAA1X	TRAILER CONNECTORS HOLDER, 2 AIR, 1 ELECTRIC	TRAILER CONNECTORS HOLDER
3303603	AIR - JOST JSK37USL SERIES, LH RELEASE	FIFTH WHEEL
3229022	SINGLE TRUCKLITE SUPER-44 LED, RECESSED LHS BOC W/RUBBER GRO	TRAILER HOOK-UP LIGHT
3210010	SINGLE 7 PINS SAE HOT CENTER PIN, DASH MTD SWITCH/BATT FEED,	TRAILER RECEPTACLE

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6BX5XX	(26") 660MM BEHIND THE REAR AXLE	FIFTH WHEEL POSITION
6DXH1X	FIFTH WHL ANG MTG FOR SLIDING 5WH, 24° (AIR OR MAN)	FIFTH WHEEL MOUNTING
6GXA2X	5TH WHEEL JOST 37USL, TILT	FIFTH WHEEL TYPE
6JXG1X	610MM (24.0"), FIFTH WHEEL SLIDING TRAVEL MAX.	FIFTH WHEEL TRAVEL
6TXF1X	LH STRAIGHT FIFTH WHEEL RELEASE	FIFTH WHEEL RELEASE
7KBA1X	TRAILER EL RECEPTACLE LOCATION, BACK OF CAB	TRAILER EL RECEPTACLE LOCATION
7KXA3X	REAR DECK, LOW PROFILE(US=20")	REAR DECK
81AB1X	WORKING LAMP TECHNOLOGY, LED	WORKING LAMP TECHNOLOGY
9DAABX	5TH WHEEL ANGLE, 10MM THICKNESS	5TH WHEEL ANGLE THICKNESS
E5BABX	1170MM (46") GROUND TO 5TH WHEEL TOP HEIGHT	GROUND TO 5TH WHEEL TOP HGT.
LIXA1X	STEEL FIFTH WHEEL ANGLES	FIFTH WHEEL ANGLE MATERIAL
N5XI0X	WORKING LAMP CAB BACK,1 LAMP,WHITE,LEFT,RECES,LOW, TRUCKLITE	WORKING LAMP
WGXA1X	1 VALVE, TRAILER BRAKE	TRAILER BRAKE VALVE
WHXQ1X	TRAILER CONNECTION POSITION, BACK OF CAB	TRAILER CONNECTION POSITION
0150000	NO FRAME MODIFICATIONS PROVIDED	FRAME MODIFICATION
TYXG3X	PTO CONTROL, SINGLE, EL & AIR PREP KIT, TRANSM MTD SOL VALVE	POWER TAKE OFF CONTROL
D4AA1X	TRANSMISSION PTO FUNCTIONS BASIC	AMT/AUTOMATIC TRANS PTO FUNCT.
9970001	CUSTOMER GUARANTEED WEIGHT, MUST BE CERTIFIED WEIGHT	CERTIFIED WEIGHT
BFXU1X	UNIFORM LOAD NO ADAPTATION	TRANSPORT ADAPTATION
1911403	M-DRIVE SINGLE PTO PREP KIT W/ ILLUMINATED DASH MOUNTED SWIT	PTO - CONTROL
0160000	Day Cab (No Sleeper)	SLEEPER BOX
0EAC1X	AIR INTAKE GRILLE, BLACK	AIR INTAKE GRILLE, FINISH
0IAAAX	ASHTRAY	ASHTRAY
0JAD1X	CAB GRAB HANDLES, BASIC W/DRIVER SIDE DOOR DIAGONAL BAR	CAB GRAB HANDLE
0KAA1X	FLOOR COVER, CENTER, POLYURETHANE	FLOOR COVER, CENTER MATERIAL
1443000	CONVENTIONAL CAB, DAYCAB	CAB
1450001	TINTED WINDSHIELD, SIDE WINDOWS, & REAR WINDOW	GLASS - CAB WINDOW
1731001	BLEND AIR HVAC	AIR CONDITIONING/HEATER
1840007	POLYURETHANE FLOOR MAT	FLOOR COVERING
1980001	U.S. UNITS (PREDOMINANT)	GAUGES - METRIC
1XAA1X	FIRE EXTINGUISHER LOCATION, DRIVER SEAT	FIRE EXTINGUISHER LOCATION
1ZAB1X	DOOR STORAGE COMPARTMENT, BOTH SIDES	DOOR STORAGE COMPARTMENT
2060001	EXHAUST PYROMETER GAUGE	GAUGE - EXHAUST PYROMETER
2140001	TRANSMISSION OIL TEMP GAUGE	GAUGE-TRANS.OIL TEMP.
2170003	MANIFOLD PRESSURE GAUGE - ELECTRICAL	GAUGE - MANIFOLD PRESSURE
2BXB1X	BRIGHT GRILLE (CHROME PLATED)	FRONT GRILLE
2940007	ELECTRONIC SENDING UNIT MTD ON L.H. TANK	GAUGE - FUEL LEVEL
2KXA1X	BASIC FRONT WHEEL OPENING	FRONT WHEEL OPENING
2ZX25X	TINTED WINDOW GLASS	GLASS COLOUR
4000013	BRIGHT FINISH BARS W/BRIGHT FINISH SURROUND	GRILLE
4031001	BLEND AIR HEATER	HEATER
40XAKX	HAND FIRE EXTINGUISHER 1.1 KG (2.5LB) ENGLISH DECAL, ABC	FIRE EXTINGUISHER
4AXB1X	MANUAL CONTROLLED CLIMATE CONTROL AIR CONDITION	CLIMATE UNIT
5870104	BF EXT CAB GRAB HANDLES, BLK HANDLE RH INTERIOR WS POST, BLK	GRAB HANDLES
5CXAEX	SPEAKER LOCATION, BEHIND DOORS, MIDDLE HIGH SIDE PANEL	SPEAKER LOCATION
5EAA1X	AUDIO INTEGRATED HANDSFREE PHONE, BLUETOOTH	AUDIO INTEGRAT. PHONE HANDSFRE
5FAA1X	AUDIO COMMUNICATION CONNECTOR, USB AUDIO	AUDIO COMMUNICATION CONNECTOR
5GAA1X	AUX.LINE IN CONNECTOR IN AUDIO	AUX AUDIO CONNECTOR
6IAABX	CAB GRAB HANDLES, BRIGHT FINISH	CAB GRAB HANDLES FINISH
7860005	2.5LB (ABC RATED/AMEREX)BETWEEN DRIVER SEAT& DOOR; VALVE AIM	FIRE EXTINGUISHER
88AA1X	EMBLEMS OPTION, COMPLETE	EMBLEMS OPTION
9HAAFX	AUDIO WAVEBANDS FM 87.5-108.0 MHZ, AM 530-1710 KHZ	AUDIO WAVEBANDS
ASXABX	TINTED GLASS, LOW (LEVEL OF TINTING)	REAR WINDOW FEATURES
B4BAAX	GAUGES GRADUATION (EXCL SPDM), IMPERIAL UNITS	GAUGES GRADUATION (EXCL SPDM)
BHXAAX	CIGAR LIGHTER	CIGARLIGHTER
D9AAAX	EXHAUST PYROMETER GAUGE	GAUGE EXHAUST PYROMETER
E0AAAX	TRANSMISSION OIL TEMP GAUGE	GAUGE TRANSM. OIL TEMP
E2AAAX	MANIFOLD PRESSURE GAUGE-ELECTRICAL	GAUGE MANIFOLD PRESSURE
F8XC8X	RADIO, AM/FM, CD-PLAYER, MP3, WEATHER BAND	AUDIO SYSTEM
FKX55X	CAB POS, MEDIUM X COORD (LONGITUD) MEDIUM Z COORD (HEIGHT)	CAB POSITION
I0XAHX	DOME LAMP, INTERIOR, 2 EACH SIDE, SWITCHES INCLUDED	DOME LAMP, INTERIOR
I2AAAX	BRAKE PRESSURE APPLICATION GAUGE, ELECTRONIC	SERVICE TRAILER BRAKE PRESSURE
N6XR4X	STD+ENG&TRANSM OIL TEMP,EXH PYRO,AIR MANIF & AIR APPLIC PRES	GAUGE PACKAGES
N8XD1X	MILES/HOUR, KILOMETER/HOUR SPEEDOM. GRADUATION	SPEEDOM. GRADUATION
PSXZ1X	NO HUBODOMETER PROVIDED	ODOMETER
Q2AA1X	CAB STEP,BASIC	CAB STEP VERSION
Q4XADX	AUX. WIN. DOOR ON RIGHT SIDE NON STG WHL POS. DEPEND	DOOR WINDOW FRONT
VPXA1X	TINTED GLASS, ALL DOORS - GREEN	GLASS COLOUR DOORS
X6CB1X	FIRE-EXTINGUISHER MANUFACTURE, AMEREX	FIRE EXTINGUISHER MANUFACTURE

CAB: 83 Items

CAB - SLEEPER BOX

Code	Description	Family

Property of Volvo Group Canada Inc. Components on the Truck Network are Proprietary to Mack and Volvo Brands

0CAC1X	EMERGENCY KIT LOCATION, OUTSIDE PASSENGER SEAT BASE	EMERGENCY KIT LOCATION
0MAB1X	HEADLINER, TEXTILE	HEADLINER MATERIAL
0TAADX	INTERIOR TRIM PATTERN 4 (CUSTOM)	INTERIOR TRIM PATTERN
13AA1X	DOOR OPENING OPTION, MANUAL	DOOR OPENING OPTIONS
152230S	AERO MIRROR - BRIGHT FINISH, HEATED & MOTORIZED RH & LH	MIRRORS - EXTERIOR
1540013	BLACK TWIN TRUMPET, ROOF MOUNTED	HORN - AIR
15H2009	VELVAC HOOD MTD R.H.WIDE VIEW LH. STD CONVEX	MIRRORS - CONVEX TYPE HOOD & FENDER
1600001	ALL CHASSIS KEYED AT RANDOM - 2 KEYS	KEYED ALIKE CHASSIS
16AABX	HOOD MIRROR LOCATION BOTH SIDES	HOOD MIRROR LOCATION
1746101	PREMIUM STEREO, AM/FM, CD-PLAYER, MP3, WEATHER BAND, BLUETOO	RADIO/RADIO ACCOMODATION
17AAAX	HOOD MIRROR SHAPE ROUND	HOOD MIRROR SHAPE
18AACX	HOOD MIRROR FORM, STD. DRIVER SIDE, WIDER CONVEX PASS SIDE	HOOD MIRROR FORM
1WAA1X	POWER LEAD, 5 WAY TYPE, DASH MTD	POWER LEADS
20XA1X	ALL CHASSIS KEYED AT RANDOM	KEY TYPES FOR DOORS
21XA1X	AUX. REAR WINDOW - FIXED	AUXILIARY REAR WINDOW
2DX90X	REAR CAB SUSPENSION, AIR	CAB SUSPENSION REAR
3120016	ROOF LAMP, NON SPECIFIED MANUFACTURER, RECTANG FLUSH MODEL	IDENTIFICATION/CLEARANCE LIGHTS
3400010	FIBERGLASS - AXLE BACK STYLE	HOOD AND FENDERS
3GXC1X	HEATED, EL OPERATED EXT. MIRRORS, BOTH SIDES	EXTERIOR MIRROR FEATURES
3HXB1X	WIDE-ANGLE MIRROR ,BOTH SIDES	AUXILIARY MIRROR,WIDE-ANGLE
3KXFBX	INTERIOR TRIM 2, MEDIUM	INTERIOR TRIM LEVEL
3RXA3X	INTERIOR TRIM GREY	CAB INTERIOR TRIM COLOUR
3UAB1X	ROOF LAMP, RECTANGULAR FLUSH	ROOF LAMP STYLE & MFG.
3VAA1X	ROOF LIGHT BULB, INCANDESCENT	ROOF LIGHT BULB
3XCA1X	INTERIOR ILLUMINATION TYPE, INCANDESCENT	INTERIOR ILLUMINATION TYPE
43X40X	RECTANGULAR CONVEX ABOVE RH DOOR WINDOW	CLOSE VIEW MIRROR, SIDE OF CAB
45AA4X	EXT. MIRROR HOUSING SHAPE, AERO	EXTERIOR MIRROR HOUSING SHAPE
47AD1X	MAIN MIRROR HOUSING FINISH, CHROMED	MAIN MIRROR HOUSING FINISH
4UAB1X	HOOD LATCH FINISH, BRIGHT	HOOD LATCH FINISH
4VX31X	THREE WARNING TRIANGLES	SAFETY EQUIPMENT
5BXB5X	MIRROR MTD ANTENNA CB, LEFT, 48" LENGTH	ANTENNA, CB RADIO
5JXAHX	CB MOUNTING DASH TOP, VELCRO STRAP	COM.RADIO PREP KIT (CB)
6SAC1X	AIR HORN, FINISH, BLACK FINISH	AUX. AIR HORN FINISH
73AJ1X	ANTENNA, RADIO, MIRROR MTD, RIGHT, 48" LENGTH	ANTENNA, RADIO
89AA1X	ENGINE COMPARTMENT INSULATION, HOOD	HOOD INSULATION, CLIMATE
8BXA1X	2 KEYS PROVIDED PER TRUCK (IGNITION AND DOOR LOCKS)	KEY QUANTITY PER TRUCK
C0J0012	CO-PILOT DRVR DISP ENHANCED LCD DISP W/4 BUTTON STALK CONTRO	INSTRUMENT CLUSTER DISPLAY
C8XD1X	DRIVER INFO DISPLAY COPILOTE	DRIVER INF. DISPLAY SCREEN
D8XH1X	DASHBOARD TRIM, BRUSHED METALLIC	DASHBOARD
E3XC1X	FORWARD OVERHEAD STORAGE, 3 STORAGE COMPMNT W/NET	FORWARD OVERHEAD STORAGE
IFXB1X	REAR WALL STORAGE COMPARTMENT ,FIXED	REAR WALL STORAGE COMPARTMENT
LXXC1X	1 SINGLE ELECTRIC HORN SINGLE TONE	HORN, ELECTRICAL
LZXN1X	AIR HORN, ROOF MOUNTED, 1 TWIN	AUX. HORN
N1XB5X	DASH, DUAL OUTLET- 12V	ELECTRICAL DASH OUTLET
P1XE1X	FIRST OPTION LANG.SPANISH	DRIVER INFO.FIRST OPTION LANG.
P2XD1X	SECOND OPTION LANG.FRENCH	DRIVER INFO.SECOND OPTION LANG
Y6CB1X	HEATED MIRROR TIME-OUT, 60 MIN	HEATED MIRROR TIME-OUT

CAB - SLEEPER BOX: 49 Items

CAB EXTERIOR

Code	Description	Family
1460008	POWER W/DOOR LOCK (LH&RH)-ELEC	WINDOW CONTROLS
1480011	TWO SPEED ELECTRIC MOTOR W/INTERMITTENT FEATURE	WINDSHIELD WIPERS
1610013	2 SPOKE URETHANE GRIP, BRUSHED NICKEL SPOKES, W/O SWITCHES	STEERING WHEEL
1962340	AIR NATIONAL 2000 PREM SERIES HI-BACK;3 WAY CUSH ADJ;PWR CUS	SEAT - DRIVER
1971104	FIXED-MACK (HI-BACK)	SEAT - RIDER
1DAAFX	SEAT MFG & SERIES, DRIVER, NATIONAL 2000	SEAT MFG. AND SERIES, DRIVER
1EAAAX	DRIVER SEAT UPHOLSTERY COLOR, NON SPECIFIED (INT DEPEND)	DRIVER SEAT UPHOLSTERY COLOR
1FAA2X	DRIVER SEAT,HI BACK,WIDER,3POS CUSH& 3AIR LMBR ADJ&BOLSTER	DRIVER SEAT FEATURES
1GAAAX	SEAT MFG. & SERIES, PASSENGER, BOSTROM MACK	SEAT MFG. & SERIES, PASSENGER
1HAAAX	PASSENGER SEAT UPH. COLOR, NON SPECIFIED (INT DEPEND)	PASSNGR SEAT UPHOLSTRY COLOR
1IAAGX	PASS SEAT FEATURES, HI BACK, STD WIDTH, NO LUMBAR ADJ	PASSENGER SEAT FEATURES
2QAA1X	IGNITION TYPE, KEY	IGNITION TYPE
2WXA9X	DIAMETER 460 MM STEERING WHEEL	STEERING WHEEL
2XX35X	ELECTRICAL WINDOW LIFT, BOTH DOORS	WINDOW LIFT
34XB1X	FIXED PASSENGER SEAT	PASS SEAT SUPPORT
3AXA1X	CENTRAL DOOR LOCKING	DOOR LOCK CAB
3PXA1X	SEAT ARMREST SINGLE, DRIV(DRIVER SEAT ONLY)	SEAT ARMREST
3ZXG2X	DRIVERS SEAT, AIR SUSPENDED	DRIVER SEAT SUPPORT
4850002	CLOTH & VINYL, CAB INTERIOR DEPENDANT COLOR, DRIVER & RIDER	SEAT COVERING
4PXAHX	3 POINTS, BOTH SEATS, WITH HEIGHT ADJ	SEAT BELT
5920005	LAP & SHOULDER (BOTH SEATS) CAB MTD SHOULDER BELT ADJUSTMT	SEAT BELTS/RETRACTORS
7BAA4X	STEERING WHEEL MATERIAL, BASIC, BRIGHT FINISH	STEERING WHEEL MATERIAL

Information is confidential

JQXAAX	WASHER RESERVOIR BASIC POSITION	WASHER RESERVOIR POSITION
NIXA1X	WIPER SWITCH 4 POSITION (GENERIC 2 SPEED PLUS INTERMITTENT F	WIPER SWITCH
NPXB1X	SELF CANCELLING TURN SIGNAL	TURN SIGNALS
OUXA1X	SEAT BELT DRIVER SEAT BLAC	SAFETY BELT DRIVER SEAT
OXXA1X	SAFETY BELT PASSENGER SEAT BLAC	SAFETY BELT PASSENGER SEAT
U3CD1X	DRIVERS SEAT UPH,VINYL SIDES,CLOTH CUSHIONS&FRNT,CARPET BACK	DRIVERS SEAT UPHOLSTERY
U4CD1X	PASSNGR SEAT UPH,VINYL SIDES,CLOTH CUSHIONS&FRNT,CARPET BACK	PASSENGERS SEAT UPHOLSTRY
U7XB1X	INTERNAL SUNVISOR FRONT, BASIC (NO MIRROR), BOTH SIDES	SUNVISOR INTERIOR, FRONT
WSXBAX	SPLITTED WINDSCREEN	WINDSCREEN TYPE
XRXB1X	ADJUSTABLE STEERING WHEEL, 2 MOTIONS	STEERING WHEEL ADJUSTMENT

CAB EXTERIOR: 34 items

AERODYNAMIC DEVICES

Code	Description	Family
7680000	OMIT SLEEPER BOX WINDOW	SLEEPER BOX - WINDOW

AERODYNAMIC DEVICES: 1 items

WHEELS & TIRES

Code	Description	Family
1599019	ROOF FAIRING W/SIDE SHIELDS AND FLEXIBLE EXT UP TO THE ROOF	AERODYNAMIC AIDS
4RXA1X	AERODYN.DEVICE, ROOF	AERODYN.DEVICE, ROOF
4SXG2X	AERODYN.DEV,SIDE W/ FLEX EXTENSION UP TO ROOF FAIRING TOP	AERODYN.DEVICE, CABSIDE

WHEELS & TIRES: 3 items

COMMUNICATION SYSTEMS

Code	Description	Family
01XC1X	DIAM 22.5 INCH, FRONT WHEEL & TIRE	WHEEL & TIRE DIAMETER FRONT
N7BE4X	M710 ECOPIA, DRIVE TIRE, BRIDGESTONE, LONG/REGIONAL HAUL	DRIVE TIRE TREAD
N6BOEX	R283A ECOPIA, FRONT TIRE TREAD, BRIDGESTONE, LONG/REGNL HAUL	FRONT TIRE TREAD
H8CB1X	TIRE SPEED LIMIT BASIC	TIRE SPEED LIMIT REDUCED
BDXAMX	WHEEL STUDS BASIC LENGTH	WHEEL STUDS
9011340	295/75R22.5 G BRIDGESTONE M710 ECOPIA (DRIVE ONLY)	TIRES BRAND/TYPE - REAR
9001389	295/75R22.5 G BRIDGESTONE R283A ECOPIA	TIRES BRAND/TYPE - FRONT
80AA1X	WHEEL NUT & FINISH BASIC, FRONT	WHEEL NUT FINISH, FRONT
7MXDZX	512.0 REAR TIRE REVS PER MILE	REAR TIRE REVS PER MILE
7ECF5X	INSIDE WHEEL TURNING ANGLE, 50 DEGREES	INSIDE WHEEL TURNING ANGLE
60AD1X	3355KG (7400LB) WHEEL LOAD MAX, FRONT PER WHEEL	WHEEL LOAD MAX, FRONT
58AD1X	BASIC, 10 HAND HOLES WHEEL STYLE DRIVE	WHEEL STYLE, DRIVE
57AD1X	WHEEL RIM OFFSET, DRIVE 6.60 INCHES	WHEEL RIM OFFSET DRIVE
56AD1X	3355 KG (7,400 LB) WHEEL LOAD MAX DRIVE PER WHEEL	WHEEL LOAD MAX DRIVE PER WHEEL
5313766	22.5 X 8.25 LVL ONE ALCOA ALUM DISC UNIMNT 10 (10 HOLE HUB	WHEELS - FRONT
4YCA1X	GHG AUXILIARY TIRE CATEGORY, ADVANCED LOW ROLLING RESISTANCE	GHG AUXILIARY TIRE CATEGORY
4XCA1X	GHG DRIVE TIRE CATEGORY, ADVANCED LOW ROLLING RESISTANCE	GHG DRIVE TIRE CATEGORY
4WCC1X	GHG STEER TIRE CATEGORY, LOW ROLLING RESISTANCE	GHG STEER TIRE CATEGORY
4QAD7X	WHEEL RIM OFFSET, FRONT 6.60 INCHES	WHEEL RIM OFFSET, FRONT
4OAB9X	BASIC, 10 HAND HOLES WHEEL STYLE, FRONT	WHEEL STYLE, FRONT
49AALX	WHEEL FINISHING FRONT, MACHINED BUFF	WHEEL FINISHING, FRONT
44AALX	WHEEL FINISHING REAR, MACHINED BUFF	WHEEL FINISHING, REAR
3PBA1X	WHEEL NUT BASIC FINISH, REAR	WHEEL NUT FINISH, REAR
3463766	22.5 X 8.25 LVL ONE ALCOA ALU DISC UNIMNT 10 (10 HOLE HUB PI	WHEELS - REAR
2673000	ALUMINUM (DISC) DRIVE WHEEL MATERIAL	REAR WHEEL TYPE
2503000	ALUMINUM (DISC) FRONT WHEEL MATERIAL	FRONT WHEEL TYPE
2350013	ALCOA ALL WHEELS FINISH, MACHINED CLEAN BUFF	WHEELS - POLISHED (REAR)
1UXA1X	BRIDGESTONE, DRIVE TIRE	TIRE MAKE DRIVE
1TXA1X	BRIDGESTONE, FRONT TIRE	TIRE MAKE FRONT
1RXG1X	LOAD RANGE G, DRIVE TIRE	TIRE LOAD CAPACITY, DRIVE
1NXS2X	TIRE 295/75 ,DRIVE AXLE	TIRE DIMENSION DRIVE
1KXG1X	LOAD RANGE G, FRONT TIRE	TIRE LOAD CAPACITY, FRONT
1JXS2X	TIRE 295/75 ,FRONT AXLE	TIRE DIMENSION FRONT
15XABX	TIRE INFLATION VALVE, STANDARD	TIRE INFLATION VALVE
0RXE1X	WHEEL WIDTH 8.25 INCH	WHEEL DIMENSION DRIVE
0PXE1X	WHEEL WIDTH 8.25 INCH	WHEEL DIMENSION FRONT
0HXB1X	ALUMINUM WHEEL ,DRIVE	WHEEL MATERIAL DRIVE
0GXB1X	ALUMINUM WHEEL, FRONT	WHEEL MATERIAL FRONT
0DXA5X	DRIVE WHEEL, SAME MATERIAL & FINISH	DRIVE WHEEL MATERIAL SAME/MIXED
08XB1X	DISC WHEEL PCD 286 MM HUB PILOT	WHEEL TYPE DRIVE
0AXB1X	DISC WHEEL PCD 286 MM HUB PILOT	WHEEL TYPE FRONT
05XC1X	WHEEL BRAND DRIVE, ALCOA	WHEEL BRAND, DRIVE
04XC1X	WHEEL BRAND FRONT, ALCOA	WHEEL BRAND, FRONT
02XC1X	DIAM 22.5 INCH, DRIVE WHEEL & TIRE	WHEEL & TIRE DIAMETER DRIVE

COMMUNICATION SYSTEMS: 44 items

ENGINE ELECTRONICS

Code	Description	Family
U5CZ1X	REMOTE SOFTWARE UPGRADE DISABLED,ONLY ACTIVATION TUU ALLOWED	REMOTE SW UPGRADE SERVICES

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3YAA1X	DISPLAY FEATURES, LIMITED, NO DRIVER ACCESS LEVEL 1	DISPLAY FTRS ACCESS, LMTD DRVR
5JBE1X	GATEWAY WITH 3G AND WLAN	TELEMATICS COMMUNICAT GATEWAYS
M300001	GUARDDOG CONNECT WITH 3G AND WLAN SYSTEM WITH DIAGNOSTIC SER	TELEMATIC GATEWAY

ENGINE ELECTRONICS: 7 Items

TRANSMISSION ELECTRONICS

Code	Description	Family
Y9CL1X	TRANSMISSION PTO1 SPLIT GEAR RANGE, LOW	TRANS PTO1 SPLITTER RANGE
8RXAEX	ENG TORQUE LIMITED TO 50%, IF SPEED SENSOR TAMPER DETECTED	ENG TORQUE LIMIT,SPEED SENSOR
7QXA3X	AMT BASIC MANUAL SHIFTING	AMT MANUAL SHIFT OPTIONS
Y3CD0X	110 KM/H PEDAL ROAD SPEED LIMITER (68MPH)	PEDAL RSL SETTING
Y1CZ1X	ACCELERATION LIMITING FEATURE, DISABLED	VEHICLE ACCELERATION LIMITING
X8CZ1X	ENGINE HIGH IDLE SPEED IN UPPER GEARS, DISABLED	HIGH IDLE SPEED-UPR GRS FEATUR
X3CB1X	DRIVER ID FUNCTION, DISABLED	DRIVER ID FUNCTION
X2BB1X	WITH RSL CONTROL TYPE NORMAL	ROAD SPEED LIMIT CONTROL TYPE
X0AB0X	INCREASE 10 MINUTE MAXIMUM TIME	IDLE BATTERY CHECK
WOXA1X	OIL PRESSURE, ENGINE SHUTDOWN	OIL PRESSURE, ENGINE SHUTDOWN
WMXA1X	COOLANT TEMP, ENGINE SHUTDOWN	COOLANT TEMP, ENGINE SHUTDOWN
W9A01X	PERIODIC TRIP LOG, DAY 1 OF THE MONTH	PERIODIC TRIP LOG DAY OF MONTH
W5BJ2X	1950 MAXIMUM ENGINE SPEED AT 0 MPH	MAXIMUM ENG SPEED AT 0 MPH
R5CZ1X	VEHICLE ASSISTANCE SERVICE DISABLED	VEHICLE ASSISTANCE SERVICE
M4CB1X	IDLE SHUTDOWN OVERIDE UPTO 20% ENGINE LOAD THRESHOLD	IDLE S/D OVERIDE:%ENGINE LOAD
M3CA1X	IDLE SHUTDOWN ABS TAMPER CHECK, ENABLED	IDLE S/D ABS TAMPER CHECK
L2CA1X	POWER DIVIDER LOCK OUT (PDLO) ROAD SPEED LIMIT 8KMH (5MPH)	PDLO ENGAGED VLS
L1CZ1X	DISABLE POWER DIVIDER LOCK OUT (PDLO) ROAD SPEED LIMIT	PDLO ENGAGE VLS FEATURE
K7XH3X	IDLE CONTROL 650 RPM	ENGINE IDLE CONTROL
K5XA2X	ENGINE PROTECTION (SHUTDOWN)	ENGINE PROTECTION SYSTEM
K4CDAX	VEHICLE UPTIME ENABLED AUTOM. SERVICE ACTIVATION SETTING1	VEHICLE UPTIME SETTINGS
JFXLRX	MAX CRUISE, 110 KPH (68 MPH)	CRUISE CONTROL, MAX SPEED
JDXD1X	CRUISE CONTROL SOFT	CRUISE CONTROL
JCXF1X	110 KM/H ROAD SPEED LIMITER (68MPH)	ROAD SPEED LIMITER SETTING
H4AZ1X	PTO 2ND, AUTO SET SINGLE SPEED, DISABLE	PTO 2ND,AUTO SET SINGLE SPEED
G5AAHX	ENGINE OVERSPEED, ALL CONDITIONS, TIME LOG IF ABOVE 2200 RPM	ENGINE OVERSPEED,ALL COND, LOG
G4AAUX	VEHICLE OVERSPEED,ALL COND, TIME LOG IF ABOVE 75MPH (121KMH)	VEHICLE OVERSPEED,ALL COND,LOG
G3AAPX	VEHICLE OVERSPEED, FUELED, TIME LOG IF ABOVE 70MPH (113KMH)	VEHICLE OVERSPEED, FUELED, LOG
G2AAGX	ENGINE OVERSPEED, FUELED, TIME LOG IF ABOVE 2100 RPM	ENGINE OVERSPEED,FUELED, LOG
G1AABX	ENGINE IDLE DELAY TO START LOG, 2 MIN	ENGINE IDLE DELAY TO LOG
G0AZ1X	PTO 1ST, AUTO SET SINGLE SPEED, DISABLE	PTO 1ST,AUTO SET SINGLE SPEED
E5AAEX	ENG BRK ENGAGE IN CRUISE, 5 MPH, ABOVE SET SPEED	ENG BRK ENGAGE IN CRUISE
E4AAAX	CRUISE RESUME WITH CLUTCH	CRUISE RESUME WITH CLUTCH
E3AACX	MIN CRUISE, 32 KPH (20 MPH)	CRUISE CONTROL MIN SPEED
E0XGAX	IDLE SHUTDOWN TIME 10 MIN.	ENGINE IDLE SHUTDOWN TIME
D3AAEX	AMBIENT TEMP MAX TRESHOLD, 27 DEG C, (80 DEG F)	AMBIENT TEMP MAX TRESHOLD
D2AAFX	AMBIENT TEMP MIN TRESHOLD, 16 DEG C, (60 DEG F)	AMBIENT TEMP MIN TRESHOLD
C0Z0000	NO IDLE S/D SLPR MODE OVERRIDE	IDLE S/D COOLDOWN (SLEEPER)
B6ACEX	ELECTRONIC HAND THROTTLE, MAX ENGINE SPEED, 2100 RPM	EL HAND THROTTLE,MAX ENG SPEED
B4ADAX	ELECTRONIC HAND THROTTLE, MIN ENGINE SPEED, 700 RPM	EL HAND THROTTLE,MIN ENG SPEED
B3ABAX	ELECTRONIC HAND THROTTLE, MAX ROAD SPEED, 16 KMH (10 MPH)	EL HD THROTTLE,MAX ROAD SPEED
B2AZ1X	ENGINE IDLE COOLDOWN, DISABLE	ENGINE IDLE COOLDOWN
B0AAAX	ENG IDLE SHUTDOWN TIME OVERRIDDEN IF TORQUE > THAN LIMIT	IDLE SHUTDOWN IF POWER > LIMIT
A8AALX	38C DEG (100F), WARM UP TEMP DELAY	IDLE S/D IF WARM-UP TEMP
A4BAAX	DETECTION OF SPEED SENSOR TAMPERING, ENABLE	DETECTION SPEED SENSR TMPRNG
A4AAEX	5 MIN. WARM UP TIME DELAY	IDLE S/D WARM-UP TIMER
A3AZ1X	ENGINE IDLE SHUTDOWN, DISABLE	IDLE SHUTDOWN
Z1CL1X	TRANSMISSION PTO2 SPLIT GEAR RANGE, LOW	TRANS PTO2 SPLITTER RANGE

TRANSMISSION ELECTRONICS: 48 Items

PAINT

Code	Description	Family
2PBHAX	1 TONE HOOD, 1 TONE DRIVER AREA, IF SLEEPER 1 TONE	CAB PAINT TYPE
MP30001	ONE PAINT COLOR ONLY ;1	TOTAL PAINT COLOR QTY
5ZBZ1X	BUMPER PAINT PROCESS, NOT PAINTED	BUMPER PAINT PROCESS
6ABZ1X	CHASSIS PAINT PROCESS, STANDARD COLOR (MACK BLACK)	CHASSIS PAINT PROCESS
6BBZ1X	WHEEL PAINT PROCESS, NO CUSTOM PAINTED	WHEEL PAINT PROCESS
7H8Z1X	FUEL TANK PAINT PROCESS, NOT PAINTED	FUEL TANK PAINT PROCESS
9220000	CHASSIS PAINT PROCESS, STANDARD COLOR (MACK BLACK) 6ABZ1X	PAINT PROCESS: CHASSIS
9240001	SOLID PAINT	PAINT TYPE- AREA A
9447877	GLACIER WHITE P3029 EFF.04/08/03	PAINT/VINYL STRIPING - CAB EXTERIOR
9512006	MACK BLACK 09000PP P3036 EFF. 6/21/96	PAINT - CHASSIS RUNNING GEAR
9930010	BLACK	CHASSIS COLOR FAMILY
9940009	WHITE	AREA A CAB COLOR FAMILY
9960002	POLY BASE - POLY CLEAR	PAINT - CAB PAINT SYSTEM
BG10006	BUG CODE 6-CHASSIS RUNNING GEAR	BUG CODE CHASSIS
BG20002	BUG CODE 2-AREA A CAB	BUG CODE AREA A CAB

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CALCULATED CODES - KAX

Code	Description	Family
3HAA1X	DOT COMPLETE VEHICLE CERTIFICATION	VEHICLE CERTIFICATION
4CAAMX	NUMBER OF OPTIONAL SWITCHES, 13	NUMBER OF OPTIONAL SWITCHES
5420001	COMPLETE	VEHICLE CERTIFICATION
6EXBMX	171MM (6.75"), FIFTH WHEEL LEG-HEIGHT (SELECTED BY KAX)	FIFTH WHEEL LEG-HEIGHT
9JXA1X	YES, THE ORDER MUST BE CALCULATED	PROPCALC SELECTION
B4CA1X	SWITCH LAYOUT, BASIC	SWITCH LAYOUT
MAN0001	COMPONENTS PRODUCT CLASS, CA CHANGE REQUIRED	COMPONENTS PRODUCT CLASS, CA CHANGE REQUIRED
P7CC1X	AIRTANK CALCULATION STATUS, NOT RUN	AIRTANK CALCULATION STATUS
TCXC1X	PROP.SHAFT DIMENSION, LARGE, SINGLE JOINT	PROP.SHAFT DIMENSION (RESULT)
TDXNKX	FIRST PROP.SHAFT LENGTH 1125	PROP.SHAFT LENGTH, FIRST AXLE
TFXGCX	MAIN PROP.SHAFT LENGTH 600	PROP.SHAFT LENGTH, MAIN AXLE
TJXA2X	TWO PIECE PROP.SHAFTS	NUMBER OF PROP.SHAFTS
TNXCAX	PROP.SHAFT FIRST BRKT, POS 01	PROP.SHAFT FIRST BRKT VERTICAL
TSXB1X	PROP.SHAFT 1 BRKT POS., LEFT1	PROP.SHAFT 1 BRKT POS. HORIZON
X2XJBX	CROSSMEMBER1 X=5250MM	CROSSMEMBER '1' LOCATION
XMXA1X	PROP. SHAFT BRACKET FIRST POSITION ANGLE BASIC (90 DEGREES)	PROP.SHAFT BRKT, FIRST, ANGLE
Y0XC1X	RIDE HIGHT 196MM TO 205 MM CL AXLE TO LOWER FRAME FLANGE	FRONT RIDE HEIGHT AT FULL LOAD
Y1XC1X	RIDE HEIGHT 191-210 MM, CL AXLE TO LOWER FRAME FLANGE	REAR RIDE HEIGHT AT FULL LOAD

CALCULATED CODES - KAX: 18 items

BASE WARRANTY & PURCHASED COVERAGES

Code	Description	Family
M430001	WARRANTY SMARTCODE <= 1760	WARRANTY SMARTCODE TORQUE
M501000	NORMAL DUTY STANDARD BASE COVERAGE 12/MONTHS/100,000 MILES (	US & CANADA BASIC CHASSIS COVERAGE
M511001	MACK MP7/MP8 BASE ENGINE COVERAGE 24 MONTHS / 250,000 MILES	MACK MP7/MP8, & MP10 ENGINE WARRANTY COVERAGE
M521001	US and CANADA EQUIPPED VEHICLE EMISSION COMPONENTS COVERAGE	EMISSION COMPONENT COVERAGE
M541004	mDRIVE TRANSMISSION NORMAL DUTY COVERAGE, ENGINE TORQUE <= 1	TRANSMISSION WARRANTY
M420001	WARRANTY SMARTCODE <460 HP	WARRANTY SMARTCODE HP
M561000	AIR CONDITIONING STANDARD COVERAGE (Sealed System Only) 12	AIR CONDITIONING WARRANTY
M571000	STANDARD NORMAL / HEAVY DUTY CHASSIS TOWING 90 DAYS OR 5,000	CHASSIS TOWING WARRANTY
M581000	STANDARD MACK ENGINE TOWING COVERAGE 24 MONTHS/250,000 MILES	ENGINE TOWING WARRANTY
8980002	NORMAL DUTY WARRANTY CLASSIFICATION	VEHICLE WARRANTY TYPE
M410002	WARRANTY SMARTCODE ENGINE VE 13L	WARRANTY SMARTCODE ENGINE
M551004	STANDARD VENDOR NORMAL / HEAVY DUTY COVERAGE 36 MONTHS/350	CARRIER & AXLE HOUSING WARRANTY

BASE WARRANTY & PURCHASED COVERAGES: 12 items

Code	Description	Family
39XE1X	CERTIFICATION LABELS, USA	CERTFICATION LABELS
5051701	ALL 50 STATES, CARB ENGINE EMISSION (US17)	INITIAL REGISTRATION LOCATION
5060002	6X4	NUMBER OF AXLES
51AACX	BRAND MACK	BRAND
5290030	PINNACLE AXLE BACK, CONVENTIONAL SERIES (CXU)	MODEL INDENT CONDENSED
US00014	TSP BACK OFFICE PROCESS (PROBUILDER)	BACK OFFICE CONFIG
7740002	AXLE BACK	FRONT AXLE POSITION
78XB1X	MORE THAN ONE DELIVERY OR PICK-UP OF GOODS EVERY 50KM	TRANSPORT CYCLE
9160001	CUSTOMARY - ENGLISH UNITS	DIMENSION CONVERSION
98XB2X	NORTH AMERICA NA-PROD	MARKET + AREA
99X93X	FACTORY MACUNGIE	FINAL ASSEMBLY PLANT
9PXGWX	UNITED STATES OF AMERICA	MARKET IN MAR
A192018	2018 MODEL YEAR	VEHICLE MODEL YEAR
A5DA1X	INTERIOR GENERATION, 1	INTERIOR GENERATION
AAX28X	MACK CONVENTIONAL PRODUCTS	PRODUCT CLASS
ABXLQX	MACK CONVENTIONAL, MEDIUM X, MED HIGH CAB POS, 6*4 TRACTOR	PRODUCT TYPE
ADXC1X	EXTERIOR GENERATION THREE	EXTERIOR PACKAGE GENERATION
APP0001	CLASS A HIGHWAY	VEHICLE APPLICATION CLASS
CDX25X	AERO STYLE HOOD	CONVENTIONAL TYPE
CKX50X	CONVENTIONAL (N-SERIES)	VEHICLE PROFILE
DAX15X	6 WHEELS THEREOF 4 DRIVING	AXLE ARRANGEMENT
DDX10X	TRACTOR TYPE	CHASSIS TYPE
DHX10X	WELL MAINTAINED SURFACED ROADS >95% DRIVING DISTANCE	ROAD CONDITION
DKXG2X	36.0 TONNES, GROSS COMBINATION WEIGHT	GROSS COMBINATION WEIGHT
E1BD1X	AMB TEMP HOT, UP TO +40C, WARMER ALLOWED 25 H/YEAR	AMBIENT TEMP UPPER LIMIT (GTA)
FAP2940	FRONT AXLE POSITION, 2940MM	FRONT AXLE POSITION
FAX20X	STEERING WHEEL POSITION, LEFT HAND SIDE	STEERING WHEEL POS.
FDXD1X	2 REAR AXLES, 2 DRIVEN	REAR AXLE ARRANGEMENT
FYX22X	FRONT AXLE POSITION, 2940MM	FRONT AXLE POSITION
LAX05X	ELECTRICAL SYSTEM 12 VOLT	VOLTAGE
M29744	CXU613	MODEL SALES CODE
PB101BA	2008-10-07	PRICE LEVEL
PT10003	CMM 64T - ANTHEM / PINNACLE TRACTOR	PRODUCT TYPE

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Year Model: 2018 CXU613
VIN: 1M1AW07Y0JM086936
Order Number: 063438
Build Date:
In Service Date: 06/30/2017

1YAA1X	CARB REGULATIONS CERTIFICATION	USA STATE REGULATIONS
034101	LINEHAUL / LONG HAUL SERVICE	VEHICLE VOCATION
033010	CONCRETE LOADING AND / OR UNLOADING SURFACE	LOADING SURFACE
032079	ON HIGHWAY, STARTING GRADES<16%	TERRAIN GRADE
0130001	COMMERCIAL	TYPE OF SERVICE
0070001	SELECT AN APPLICATION	VEHICLE USE AND BODY/TRAILER TYPE
0060001	SELECT AN APPLICATION	VEHICLE USE AND BODY/TRAILER TYPE
0050003	VAN TRAILER	VEHICLE USE AND BODY/TRAILER TYPE
0022854	CXU613 T 11L & 13L DAYCAB	CHASSIS (BASE MODEL)
0010001	TRACTOR	VEHICLE TYPE
5340001	ENGLISH	LANGUAGE

: 47 Items

TOTALS: 683 Items

Report Date: 1/31/2024 4:42:01 PM

This information is Confidential

City of Weslaco

Used Day Cab Truck / RFB No.: 2023-24-13

Electronic submissions of bids addressed to Homer Rhodes, Purchasing Agent, will be accepted via BIDNET. RFB deadline 10:00 AM on January 24, 2024, at which time they will be opened and read aloud via ZOOM meeting (Zoom link provided in RFP document).

Potential respondents are advised that documents related to the solicitation of bids can be downloaded from the City of Weslaco web page address: https://www.bidnetdirect.com/texas/cityofweslaco, Be advised that the BIDNET portal/website is the primary source of all bid documents. **BIDNET portal/website must be monitored regularly for addendums and/or bid notices. Respondents are responsible for obtaining all the necessary information required for a compliant bid.**

A non-mandatory but recommended pre-bid conference will be held on January 18, 2024 at 10:00 AM via ZOOM (link provided in RFP document).

The City of Weslaco reserves the right to accept or reject any or all bids, to waive any informalities, and to accept the bid to be the best value and most advantageous (as allowed in Local Government Code 252.043) to the City and to hold bids for a period of sixty (30) days without taking action, for the purpose of reviewing and investigation of respondent's qualifications prior to award. Bids must be submitted electronically through BIDNET, no other form of submission will be accepted.

City of Weslaco
/s/ Homer Rhodes
Purchasing Agent
956-447-2240
hrhodes@weslacotx.gov

SPECIFICATIONS

RFB 2023-24-13

USED DAY CAB TRUCK

SCOPE

It is the intent of these specifications to describe a used day cab truck to be purchase by City of Weslaco. Intended use of the day cab truck is to haul a 53' lowboy for a long reach excavator and a 22 yd belly dump trailer for various aggregate. All parts not specifically mentioned which are necessary to provide a complete truck, shall be included in the bid and shall conform to the standards and quality of materials and workmanship generally provided by the industry. All specifications are considered minimum unless otherwise indicated. Specifications exceeding the minimum requirements will be considered.

Freight/Delivery

All trucks shall be quoted with delivery, to be delivered by the vendor to the
City of Weslaco Public Works shop, 1912 Joe Stephens Ave., Weslaco, TX 78599.

TRUCK COLOR

City of Weslaco will only accept a truck that is **white** in color to match the rest of the city-wide fleet.

CONDITION

The successful bidder shall be responsible for delivery of truck that is properly serviced, clean and in first class operating condition. Pre-delivery service, at a minimum, shall include the following:

- Fully serviced
- Complete lubrication
- Check all fluid levels to assure proper operating conditions
- Inflate tires to proper pressure
- Check operation of all mechanical features and electronic accessories, gauges, lights, etc.

EXTENDED WARRANTY

Extended warranty information to be submitted with the bids for 100 percent coverage of parts and labor and indicating length of time of warranty with the warranty starting date being the date of acceptance of the truck by City of Weslaco.

DELIVERY DATE

City of Weslaco prefers that the truck be delivered before April 30, 2024. Should this not be possible please indicated this on the price and delivery form. Being able to meet this delivery date will be a factor in the award of this bid. City of Weslaco will NOT accept any Truck with Salvage Title.
In addition to equipment specified, truck shall be equipped with all standard equipment as specified by the manufacturer for this model.

TOTAL COST OF OWNERSHIP WILL BE CONSIDERED

City of Weslaco will award to the lowest and most advantageous bid submitted. This will include a consideration of the total cost of ownership (maintenance, resale value, etc.) as well as delivery time.

SPECIFICATIONS

Used Day Cab Truck

Minimum Specifications:

Meet all DOT regulations

Set back Axle

Standard Cab (Day Cab)

Transmission: Automatic

Maximum Miles: 500,000

Year model: 2016

Horsepower: 425

Tires: 22.5

Axles: 2 drive axles

Color: White

Mud Flaps as required.

USED DAY CAB TRUCK

Total Fixed Firm Price for (1) One unit as specified: $ ___ $62,900 _____

(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes: Pictures of the interior and exterior of truck.

Delivery days (from receipt of purchase order) __ 5 Days without PTO and Approx. 14 days with PTO _____

Year: _2019_____ Condition: New _____ Used X_____

Make and Model: __ Freightliner Cascadia 126 _____

Color: White _____

Mileage: ____427,167 _____

Horsepower: 450 _____

Transmission: Automatic X_____ Manual _____

Truck currently comes with the 1 year/ 100,000 Miles Select Limited Warranty and 90 Buyers Assurance See attached brochures. The Select Limited does not include aftertreatment.

Extended EN4 Engine and Aftertreatment Warranty Options not included in price.
Extended warranty begins on date truck is invoiced

3 months or 30,000 Miles $1,840.00
12 Months or 125,000 Miles $4,245.00
24 Months or 250,000 Miles $6,815.00
Whichever comes first

Chassis Add On Options not inclouded in price
Aluminum Headache Rack installed $1930.00
Wet Kit to run lowbot trailer installed $8,440.01
Headache Rack and Wet Kit installed $10,269.81

City of Weslaco

Used Day Cab Truck / RFB No.: 2023-24-13

Electronic submissions of bids addressed to Homer Rhodes, Purchasing Agent, will be accepted via BIDNET. RFB deadline 10:00 AM on January 24, 2024, at which time they will be opened and read aloud via ZOOM meeting (Zoom link provided in RFP document).

Potential respondents are advised that documents related to the solicitation of bids can be downloaded from the City of Weslaco web page address: https://www.bidnetdirect.com/texas/cityofweslaco, Be advised that the BIDNET portal/website is the primary source of all bid documents. **BIDNET portal/website must be monitored regularly for addendums and/or bid notices. Respondents are responsible for obtaining all the necessary information required for a compliant bid.**

A non-mandatory but recommended pre-bid conference will be held on January 18, 2024 at 10:00 AM via ZOOM (link provided in RFP document).

The City of Weslaco reserves the right to accept or reject any or all bids, to waive any informalities, and to accept the bid to be the best value and most advantageous (as allowed in Local Government Code 252.043) to the City and to hold bids for a period of sixty (30) days without taking action, for the purpose of reviewing and investigation of respondent's qualifications prior to award. Bids must be submitted electronically through BIDNET, no other form of submission will be accepted.

City of Weslaco
/s/ Homer Rhodes
Purchasing Agent
956-447-2240
hrhodes@weslacotx.gov

SPECIFICATIONS

RFB 2023-24-13

USED DAY CAB TRUCK

SCOPE

It is the intent of these specifications to describe a used day cab truck to be purchase by City of Weslaco. Intended use of the day cab truck is to haul a 53' lowboy for a long reach excavator and a 22 yd belly dump trailer for various aggregate. All parts not specifically mentioned which are necessary to provide a complete truck, shall be included in the bid and shall conform to the standards and quality of materials and workmanship generally provided by the industry. All specifications are considered minimum unless otherwise indicated. Specifications exceeding the minimum requirements will be considered.

Freight/Delivery

All trucks shall be quoted with delivery, to be delivered by the vendor to the
City of Weslaco Public Works shop, 1912 Joe Stephens Ave., Weslaco, TX 78599.

TRUCK COLOR

City of Weslaco will only accept a truck that is **white** in color to match the rest of the city-wide fleet.

CONDITION

The successful bidder shall be responsible for delivery of truck that is properly serviced, clean and in first class operating condition. Pre-delivery service, at a minimum, shall include the following:

- Fully serviced
- Complete lubrication
- Check all fluid levels to assure proper operating conditions
- Inflate tires to proper pressure
- Check operation of all mechanical features and electronic accessories, gauges, lights, etc.

EXTENDED WARRANTY

Extended warranty information to be submitted with the bids for 100 percent coverage of parts and labor and indicating length of time of warranty with the warranty starting date being the date of acceptance of the truck by City of Weslaco.

DELIVERY DATE

City of Weslaco prefers that the truck be delivered before April 30, 2024. Should this not be possible please indicated this on the price and delivery form. Being able to meet this delivery date will be a factor in the award of this bid. City of Weslaco will NOT accept any Truck with Salvage Title.
In addition to equipment specified, truck shall be equipped with all standard equipment as specified by the manufacturer for this model.

TOTAL COST OF OWNERSHIP WILL BE CONSIDERED

City of Weslaco will award to the lowest and most advantageous bid submitted. This will include a consideration of the total cost of ownership (maintenance, resale value, etc.) as well as delivery time.

SPECIFICATIONS

Used Day Cab Truck

Minimum Specifications:

Meet all DOT regulations

Set back Axle

Standard Cab (Day Cab)

Transmission: Automatic

Maximum Miles: 500,000

Year model: 2016

Horsepower: 425

Tires: 22.5

Axles: 2 drive axles

Color: White

Mud Flaps as required.

USED DAY CAB TRUCK

Total Fixed Firm Price for (1) One unit as specified: $ $69,900.00

(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes: Pictures of the interior and exterior of truck.

Delivery days (from receipt of purchase order) 3 days

Year: 2020 Condition: New _____ Used X

Make and Model: Western Star 4700

Color: White

Mileage: 433,382

Horsepower: 450

Transmission: Automatic X Manual _____

Current EW4 Engine and Aftertreatment Warranty expires 5/31/2024. Please see attached Current Information on components still under warranty till 5/31/2024

Extended EN4 Engine and Aftertreatment Warranty Options not included in price. Entended warranty Will begin once current EW4 warranty expires.Effective date 6/1/2024.

3 months or 30,000 Miles $1,840.00
12 Months or 125,000 Miles $4,245.00
24 Months or 250,000 Miles $6,815.00
Whichever comes first

Chassis Add On Options not inclouded in price
Aluminum Headache Rack installed $1930.00
Wet Kit to run lowbot trailer installed $4,935.06
Headache Rack and Wet Kit installed $6,765.06

Quote

Prepared for:
CITY OF WESLACO
255 S KANSAS AVE

Homer Rhodes 956-447-2240

Physical Address:

Dealer Location:
2401 PIONEER PARKWAY
ARLINGTON TX 76010

817-664-2900

Date: 02-01-24
PO #:

Unit #	Year	Make	Model	Body Style	VIN	Sales Price
	2016	FRHT	CA113DC		3AKJGBDV7GDHG0260	$46,638.50

Additional Equipment

Deliver from Arlington, TX to Weslaco
Paint cab

Lienholder

N/A

***** Price includes paint cab white
***** Price includes delivery to Weslaco, TX.

Total Sales Price	$46,638.50
Total Trade In(s)	$0.00
Subtotal	**$46,638.50**
Sales Tax	$0.00
TT&L	$0.00
Vehicle Inventory Tax	$85.77
Doc Fee	
Finance Admin Fee	$0.00
F.E.T.	$0.00
Extended Warranty Total	$0.00
Trade Payoff	$0.00
Total with Tax and Fees	**$46,724.27**
Down Payment	$0.00
Balance Due	**$46,724.27**

A Document Fee is not an official fee. A Document Dee is not required by law but may be charged to Buyers for handling documents and performing services related to the closing of a sale. A Document Fee may not exceed $250 for a motor vehicle contract or a reasonable amount agreed to by parties of a heavy commercial vehicle contract. This notice is required by law.

The Dealer Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the County Tax Assessor-Collector, is not a tax imposed on a customer by the government and is not required to be charged by the Dealer to the customer.

Federal odometer disclosure requirements are exempted on vehicles exceeding 2 tons or 16,000 pounds Gross Weight and used vehicle odometer readings as such are not to be relied upon as actual miles unless specified in writing with remark that "odometer reading is actual."

Effective 7/1/03: A surcharge of 1% of the sales price less trade in will be charged and collected on the purchase of 1997 model year or newer diesel engine trucks with a GVW greater than 14,000 lbs.

Buyer and Seller agree that the vehicle ordered above is subject to price advance by manufacturer if not currently in stock at time of order and Buyer will pay in cash an additional sum equal to any price advance by manufacturer.

I have read the matter on hereof and agree to it as a part of this order the same as if it were printed above my signature. The front hereof comprises the entire agreement affecting this order and no other agreement or understanding of any nature concerning same.

Vehicle is sold "As-Is" with no warranty unless otherwise endorsed by the Seller.

Purchaser/Authorized Agent

Salesperson: Tanner Bragg

***** THIS IS NOT AN INVOICE. PRICE IS SUBJECT TO CHANGE. *****