A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 7, 2018

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, August 7, 2018 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.

I. CALL TO ORDER

A. Certification of Public Notice.

B. Invocation.

C. Pledge of Allegiance.

D. Mayoral recognition.

E. Roll Call.

II. PUBLIC COMMENTS

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

If you are discussing 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 El Compadre Restaurant y Cantina for a Conditional Use Permit to obtain a Mixed Beverage Permit, Food and Beverage Certificate and Beverage Cartage Permit at 702 S.Texas Blvd., Original Townsite of Weslaco, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)

B. To solicit input on behalf of Torres Investments LLC to rezone 1302 W. Sugarcane Dr. also being West Tract SE 6.43 AC – E 13.49 AC Ft 141, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling to B-1 Neighborhood Business. (Staffed by Planning and Code Enforcement Department.)

C. To solicit input on behalf of AEC Engineering C/O Carlos Garza, P.E. to rezone 720 International Blvd. also being SEC FM 1015 and Mile 8 North, West and Adams subdivision, tract 1030, TDB-Brito Apartments, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling to R-2 Duplex and Apartments District. (Staffed by Planning and Code Enforcement Department.)

IV. CONSENT AGENDA

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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

A. Approval of the following:
1) Minutes of the Regular Meeting on July 17, 2018;
2) Record of Workshop on July 17, 2018;
3) Minutes of the Special Meeting on July 24, 2018; and
4) Record of Workshop on July 24, 2018. (Staffed by City Secretary's Office.) Attachment.

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

1) Ordinance 2018-20 updating the Cemetery Rules and authorize the Mayor to execute any related documents. (First Reading of held July 17, 2018; Staffed by Parks and Recreation.) Attachment

C. Approval of renewal of a Facilities Usage Agreement with South Texas College for use of Harlon Block Park (Fields), 1020 W. 18th Street, Weslaco, Texas and Mayor G Pablo Pena Park (Fields and/or Tennis Courts), 300 North Airport Drive, from August 27,2018 – August 9, 2019 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation.) Attachment

D. Approval to terminate a Mid Valley Airport Ground Lease Agreement with Tenant Jenalee Jan Gerjets for Hangar E-25 and to approve a Mid Valley Airport Ground

Lease Agreement with Tenant The Onion House L.L.C. for Hangar E-25 and authorize the Mayor to execute any related documents. (Staffed by Airport.) Attachment

E. Approval of a Weslaco Mid Valley Airport Ground Lease Agreement with Tenant Christopher De Leon D/B/A De Leon Aircraft Maintenance Professional for Hanger W5-03 and authorize the Mayor to execute any related documents. (Staffed by Airport.) Attachment

F. Approval for the submission of the Notice of Intent (NOI), under DR-4332, to the Texas Department of Emergency Management (TDEM) for the Application and Development of a Hazard Mitigation Plan and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.) Attachment

G. Approval for the submission of the Notice of Intent (NOI), under DR-4332, to the Texas Department of Emergency Management (TDEM) for Phase II: Acquisition and Construction of a Regional Detention Facility (Las Brisas Subdivision) and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)

H. Approval for the submission of the Notice of Intent (NOI), under DR-4332, to the Texas Department of Emergency Management (TDEM) for Phase II: South Detention Pond and Related Drainage Improvements (Villa Verde Subdivision) and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.) Attachment

I. Approval for the submission of the Notice of Intent (NOI), under DR-4332, to the Texas Department of Emergency Management (TDEM) for the Acquisition of Right-of-Way and Real Property for the construction of Regional Detention Facility's and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)

J. Approval of revisions to the City of Weslaco Personnel Policies and Procedures and authorizing those sections regulated by executive departments and agencies of the state and federal government to be updated as necessary. (There was no action on July 17, 2018; Staffed by Human Resources.) Attachment

V. APPOINTMENTS

A. Discussion and consideration to approve Resolution 2018-44 establishing the Citizens' Drainage Committee and approving Resolutions 2018-45, 2018-46, 2018-47, 2018-

48, 2018-49, 2018-50, and 2018-51 appointing its inaugural members and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.) Attachment

VI. NEW BUSINESS

A. Discussion and consideration to approve Resolution 2018-52 authorizing publication of Notice of Intention to Issue Certificates of Obligation and authorize the Mayor to executed any related documents. Possible action. (Staffed by City Manager's Office.) Attachment

B. Discussion and consideration to approve Resolution 2018-53 declaring intention to reimburse certain expenditures related to the flood recovery or drainage improvements and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.) Attachment

C. Discussion and consideration to accept the calculation of effective and rollback tax rates for the 2018 tax year by Hidalgo County Tax Assessor-Collector Pablo "Paul" Villarreal. Possible action. (Staffed by Finance.) Attachment

D. Discussion and consideration to approve Resolution 2018-54 proposing an ad valorem tax rate and setting dates on which the Commission will hold public hearings, and a date to adopt the 2018-2019 ad valorem tax rate. Roll Call vote. Possible action. (Staffed by Finance.) Attachment

E. Discussion and consideration to approve Ordinance 2018-21, amending Ordinance 2013-22, Section 26-34 Drainage with respect to drainage requirements on new subdivisions. First Reading of Ordinance 2018-21. Possible action. (Staffed by Planning and Code Enforcement.) Attachment

F. Discussion and consideration after public hearing on behalf of El Compadre Restaurant y Cantina to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Food and Beverage Certificate and Beverage Cartage Permit at 702 S. Texas Blvd., Original Townsite of Weslaco, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

G. Discussion and consideration after public hearing on behalf of Torres Investments LLC. to approve Ordinance 2018-22 rezoning 1302 W. Sugarcane Dr. also being West Tract SE 6.43 AC – E 13.49 AC Ft 141, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling to B-1 Neighborhood Business. First reading of Ordinance

2018-22. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

H. Discussion and consideration after public hearing on behalf of AEC Engineering C/O Carlos Garza, P.E. to approve Ordinance 2018-23 rezoning 720 International Blvd. Also being SEC FM 1015 and Mile 8 North, West and Adams subdivision, tract 1030, TDB-Brito Apartments, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling to R-2 Duplex and Apartments District. First reading of Ordinance 2018-23. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

I. Discussion and consideration to approve the Final Plat for Ranchitos El Arroyo, 46.46 acres land out of Farm Tract 823, 824, 825 and 827, West Tract Subdivision, Hidalgo County, Texas located on the Southeast Corner of Mile 5 North Road & Mile 4 West Road. Possible action. (Staffed by Planning and Code Enforcement.) Attachment

J. Discussion and consideration to approve the Final Plat for Plaza Diez Quince, being a 9.24 acres land out of Plaza Diez Quince Subdivision, Weslaco, Hidalgo County, Texas located approximately 400 feet east of FM 1015. Possible action. (Staffed by Planning and Code Enforcement.) Attachment

K. Discussion and consideration to approve the Final Plat for Las Villas Apartments Subdivision, being a 2.66 acres land out Farm Tract 627, Block 178, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 840 feet West of Mile 6½ West. Possible action. (Staffed by Planning and Code Enforcement.) Attachment

L. Discussion and consideration to approve a six-month extension of the Final Plat for The Jungle Subdivision, a 10.0' acre tract out of Farm Tract 658 West & Adams Tract Subdivision located on the North side of Mile 6 N. Road, approximately 601.92' West of Westgate Drive. Possible action. (Staffed by Planning and Code Enforcement.) Attachment

M. Discussion and consideration to approve a six-month extension of the Final Plat for Midway Mobile Subdivision, a 25.263 acre tract of land being all of Farm Tract 643, West and Adams Tracts Subdivision, Hidalgo County, Texas. Located on Midway Road and Mile 6½ North Road. Possible action. (Staffed by Planning and Code Enforcement.) Attachment

N. Discussion and consideration to select a committee to evaluate Request For Qualifications No. 2017-18-21 Civil Engineering Services Stormwater Improvements

Plan. Possible action. (Staffed by Planning and Code Enforcement.)

O. Discussion and consideration on approval of payment to Republic Services in the amount of $286,503.97 for the removal of debris due to flooding and authorize Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

P. Discussion and consideration on request from Hidalgo County Precinct 1 to approve a revised Interlocal Cooperation Agreement for participation with Phase I-Preliminary Engineering for improvements to Mile 10 roadway from Mile 6 East to FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.) Attachment

Q. Discussion and consideration to renew Health Insurance including EAP with Blue Cross Blue Shield and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.) Attachment

R. Discussion and consideration to renew Supplemental Insurance including 125 Cafeteria plan and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.) Attachment

S. Discussion and consideration to renew with Texas Municipal League and Intergovernmental Insurance (TMLIRP):

1. Workers Compensation
2. Commercial Package (General Liability/Professional, Law Enforcement Liability, Errors & Omissions Liability, Auto Liability, Auto Physical Damage, Aviation, Real & Personal Property, Flood & Earthquake, Mobile Equipment, Ocean Marine, Crime, etc.) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.)

T. Discussion and consideration to renew Group Basic Life and AD&D and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.) Attachment

U. Discussion and consideration to approve an Election Order toward an election of Commissioner District 1 and Commissioner District 4 during the General Election on November 6, 2018 pursuant to Texas Election Code Chapter 271 and authorize the Mayor and Commissioners to execute any related documents. Possible action. (Staffed by City Secretary’s Office.) Attachment

V. Discussion and consideration to assign the district for the new park property and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary's Office.) Attachment

VII. REPORTS

A. Report by Finance Department - Quarterly Investment Report. Possible action to accept and file.

B. Report by Finance Department - Quarterly Financial Report. Possible action to accept and file.

C. Report by Siemens Technologies on Performance Contracting Agreement.

D. Report by Weslaco Area Chamber of Commerce.

E. Report by Economic Development Corporation of Weslaco.

F. Report by Planning and Code Enforcement.

G. Report by Inframark.

H. Report by Public Works.

VIII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:
§551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty
(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.
(b) An offense under Subsection (a) is a Class C misdemeanor.
§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability
(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:
(1) commits an offense; and
(2) is liable to a person injured or damaged by the disclosure for:
(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;
(B) reasonable attorney fees and court costs; and
(C) at the discretion of the trier 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 §551.074 of the Texas Government Code.

B. Personnel - Discussion regarding the Arbitration of Appeal from Gilbert Luna as authorized by §551.074 of the Texas Government Code.

C. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.

D. Economic Development – Consultation with City Attorney regarding Economic Development incentive program related to Project Motorcycle as authorized by §551.087 of the Texas Government Code.

E. Legal Consultation - Seek City Attorney opinion relating to the mediation with CDM as authorized by §551.071 of the Texas Government Code.

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

G. Real Property – Consultation with City Attorney on the purchase of real property legally described as Chelsea Park W6.83AC GR 5.22AC Net on Border Avenue as authorized by §551.072 of the Texas Local Government Code.

H. Real Property – Consultation with City Attorney on the purchase of real property legally described as West Tract W3.67AC-S10AC-N20AC FT 685 at Dawson and Oregon Streets as authorized by §551.072 of the Texas Local Government Code.

I. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at 1411 W. 18th Street, Weslaco, Texas as authorized by §551.072 of the Texas Local Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 3rd day of August, 2018 at 6:10 p.m. 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/ Elizabeth M. Walker, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary's Office at (956) 968-3181, Ext. 3100 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:

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1806

From:

Subject:
Certification of Public Notice.

Background:
Call to Order, includes the following:
A. Certification of Public Notice.
B. Invocation.
C. Pledge of Allegiance.
D. Mayoral recognition.
E. Roll Call

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:

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

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

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

Elizabeth Walker	Created/Initiated
Elizabeth Walker	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
A. Mayor will Call to Order and certify Public Notice.
B. Pastor Elizabeth Wright, First United Methodist Church will lead the invocation.
C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag.
D. Mayoral recognition.
E. City Secretary will call roll.
Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.

Attachments, if any:
Pledge & Mission updated 2017 election

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

The Pledge of Allegiance to the Flag

"I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL."

The Pledge of Allegiance to the State Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."
**The pledge was amended by House Bill 1034 during the 80th Legislature with the addition of "one state under God." The revised wording became effective on June 15, 2007.*

Preamble to the Constitution of the United States of America

We the people of the United States, in order to form a more perfect union, establish justice, insure domestic tranquility, provide for the common defense, promote the general welfare, and secure the blessings of liberty to ourselves and our posterity, do ordain and establish this Constitution for the United States of America.

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

*Positive Attitude of Courtesy & Concern
*Doing it Right the First Time
*Sensitive to the citizens' needs
*Friendly Respect for All
*Service without Hassle

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1829

From:
Mardoqueo Hinojosa

Subject:
To solicit input on behalf of El Compadre Restaurant y Cantina for a Conditional Use Permit to obtain a Mixed Beverage Permit, Food and Beverage Certificate and Beverage Cartage Permit at 702 S.Texas Blvd., Original Townsite of Weslaco, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Food and Beverage Certificate. Twenty-four (24) property owners within 200 feet of the applicant's property were notified by letter on July 20, 2018.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature
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 July 16, 2018.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
Planning and Zoning recommended approval on August 1, 2018.

Kayla Arevalo	Created/Initiated
Mardoqueo Hinojosa	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve solicitation of public comments.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:
Staff will notify applicant.

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1830

From:
Mardoqueo Hinojosa

Subject:
To solicit input on behalf of Torres Investments LLC to rezone 1302 W. Sugarcane Dr. also being West Tract SE 6.43 AC – E 13.49 AC Ft 141, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling to B-1 Neighborhood Business. (Staffed by Planning and Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One Family Dwelling to B-1 Neighborhood Business. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on July 20, 2018.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature
Public Hearing
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 appeared in The Monitor on July 16, 2018.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
Planning and Zoning recommended approval on August 1, 2018.

Kayla Arevalo	Created/Initiated
Mardoqueo Hinojosa	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve solicitation of public comments.

Staff Recommendation:
Staff recommends denial based on 2040 Zone Map designation.

Attachments, if any:

Responsibilities upon Approval:
Staff will notify applicant.

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1831

From:
Mardoqueo Hinojosa

Subject:
To solicit input on behalf of AEC Engineering C/O Carlos Garza, P.E. to rezone 720 International Blvd. also being SEC FM 1015 and Mile 8 North, West and Adams subdivision, tract 1030, TDB-Brito Apartments, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling to R-2 Duplex and Apartments District. (Staffed by Planning and Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One Family Dwelling to R-2 Duplex and Apartments District. Seventeen (17) property owners within 200 feet of the applicant's property were notified by letter on July 20, 2018.

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 appeared in The Monitor on July 16, 2018.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
Planning and Zoning recommended approval on August 1, 2018.

Kayla Arevalo	Created/Initiated
Mardoqueo Hinojosa	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve solicitation of public comments.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:
Staff will notify applicant.

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1811

From:

Subject:
Approval of the following:
1) Minutes of the Regular Meeting on July 17, 2018;
2) Record of Workshop on July 17, 2018;
3) Minutes of the Special Meeting on July 24, 2018; and
4) Record of Workshop on July 24, 2018. (Staffed by City Secretary's Office.)
Attachment.

Background:
Attached please find the official record proposed for two special and two workshop meetings of the City Commission.

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)**:**

Elizabeth Walker	Created/Initiated
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Approve.

Attachments, if any:
18-07-17 minutes, 18-07-17 record, 18-07-24 minutes, 18-07-24 record

Responsibilities upon Approval:
Retain permanently.

A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 17, 2018

On Tuesday, July 17, 2018, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members present:

Mayor	David Suarez
Mayor Pro-Tem	Gerardo "Jerry" Tafolla
Commissioner	Leo Muñoz
Commissioner	Greg Kerr
Commissioner	Jose "J.P." Rodriguez
Commissioner	Letty Lopez
Commissioner	Josh Pedraza
City Manager	Mike R. Perez
City Secretary	Elizabeth Walker
City Attorney	Juan E. Gonzalez

Also present: Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; David Arce, Parks and Recreation Director; Leo Gonzalez, Information Technology Director; Mardoqueo Hinojosa, Planning and Code Enforcement Director and City Engineer; Joel Rivera, Police Chief; Andrew Munoz, Airport Director; Arnoldo Becho, Library Director; Pete Garcia, Public Works Director; and other staff members and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

The Mayor called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 13, 2018.

B. Invocation.

Pastor Eliad Gonzalez, Pave the Way Church, led the invocation.

C. Pledge of Allegiance.

The Mayor led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

There were none issued.

E. Roll Call.

Elizabeth Walker, City Secretary, called the roll noting perfect attendance and a quorum present.

II. PUBLIC COMMENTS

Randy Hall, Joe Ybarra, Israel Coronado, Eva Garza, Linda Shire, Edward Mejia and Sandra Reyna, voiced their concerns about damages to homes resulting from the flood waters. Additionally, Mr. Ybarra submitted a petition from residents of the 500/600 Block of West Tenth, Eleventh, Twelfth, Thirteenth and Fourteenth Streets for drainage resolutions to their area; Mr. Coronado submitted a no confidence letter calling for the resignation of the City Manager.

III. PUBLIC HEARING

Mayor Pro Tem Tafolla, seconded by Commissioner Kerr, moved to open the public hearing at 5:57 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

A. To solicit input on modifications to the Weslaco Parks, Recreation and Open Space Master Plan by changing the six districts into two districts divided by Interstate 2, as recommended by the Texas Parks and Wildlife Department. (Staffed by Parks Department.)

David Arce, Parks and Recreation Director, stated currently there are six (6) districts and proposes two districts divided by Interstate 2. This change would allow additional points for future park grant applications as recommended by the Texas Parks and Wildlife Department.

B. To solicit input on behalf of Iglesia Bautista Calvario de Weslaco to rezone 206 Martha Street, also being Lot 9, Block 4, Ballard Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling to B-1 Neighborhood Business. (Staffed by Planning and Code Enforcement Department.)

There were no comments received on item B.

Consuelo Casarez also voiced concerns about damages to homes resulting from the flood waters. Dr. Gloria Egli stated the recent event was traumatizing and suggested counseling sessions.

Mayor Pro Tem Tafolla, seconded by Commissioner Lopez, moved to close the public hearing at 6:10 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

IV. CONSENT AGENDA

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

A. Approval of the following:
1) Minutes of Regular Meeting on June 19, 2018;
2) Record of Workshop on June 19, 2018. (Staffed by City Secretary's Office.)

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

1) Ordinance 2018-16 rezoning 402 N. Liberty, also being Lot 10 & 11, Block 2, STAATS Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling to B-4 Neighborhood Office District. (First reading held on June 19, 2018; Staffed by Planning and Code Enforcement Department.)

2) Ordinance 2018-17 rezoning 408 E. 5th St. also being the N 116.3' - S 131.3' - E 60' Block 30, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling to R-2 Duplex and Apartments District. (First reading held June 19, 2018; Staffed by Planning and Code Enforcement Department.)

3) Ordinance 2018-18 rezoning 2745 West Business Highway 83, also being an IRR TR W170.21'-E1020.58'-FT 627 2.66 AC GR 2.46AC NET West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling to R-2 Duplex and Apartments District. (First reading held June 19, 2018; Staffed by Planning and Code Enforcement Department.)

C. Approval of a renewal of a Memorandum of Understanding with Region One for provision of free GED classes and other adult education opportunities within the library and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

D. Authorization to renew the America Reads and Community Service agreements with UTRGV to allow for employment of work-study students and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

E. Approval to declare and dispose of surplus property from various City departments as per Ordinance No. 86-08, authorize public auctions awarding a one year contract to Valley Wide Auction Services, and authorize the Mayor to execute any related items. (Staffed by Airport.)

F. Approval to terminate a Mid Valley Airport Ground Lease Agreement with Tenant John Paul Blakely for Hangar W-29 and to approve a Mid Valley Airport Ground Lease Agreement with Tenants Robert Carter and Todd Aune for Hangar W-29 and authorize the Mayor to execute any related documents. (Staffed by Airport.)

G. Approval to terminate a Mid Valley Airport Ground Lease Agreement with Tenant Roy Kincaid for Hangar E-22 and to approve a Mid Valley Airport Ground Lease Agreement with Tenants Richard and Rutha Drawe for Hangar E-22 and authorize the Mayor to execute any related documents. (Staffed by Airport.)

H. Approval to authorize and submit modifications to the Parks, Recreation and Open Space Master Plan to the Texas Parks and Wildlife Department and authorize the Mayor to execute any related documents. (Staffed by Parks.)

I. Approval of the renewal of the Host Agency Agreement with AARP Foundation for the Senior Community Service Employment Program at no cost to the City and authorize the Mayor to execute any related documents. (Staffed by Human Resources.)

J. Authorization for application to the 2018 COPS Office STOP School Violence: School Violence Prevention Program in partnership with the Weslaco Independent School District and authorize the Mayor to execute any related documents. (Staffed by the Police Department.)

K. Authorization for application to BJA STOP School Violence Threat Assessment and Technology Reporting Program FY 2018 Competitive Grant and authorize the Mayor to execute any related documents. (Staffed by the Police Department.)

L. Acceptance of a $60,000.00 grant award from the 2019 Local Border Security Program Grant (#3407202) by the Office of the Governor Homeland Security Grants Division (no local match required) and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

M. Acceptance of grant award in amount of $9,988.00 from the 2018 Office of the Governor Criminal Justice Division Body-Worn Camera Program to purchase two (2) body worn cameras and related equipment and authorize the Mayor to execute any related documents. (Staffed by the Police Department.)

N. Authorization to apply as a Co-Op member of Sourcewell (formerly known as NJPA) as a Police purchasing agreement and authorize the Mayor to execute any related documents. (Staffed by the Police Department.)

O. Acceptance of a $60,222.48 grant award (Resolution 2017-14) from the 2017 State Homeland Security Program (SHSP) Law Enforcement Terrorism Prevention Activities Grant (LETPA) to purchase SWAT/SRT equipment (Level 3+ vests and helmets) with no local match required and authorize the Mayor to execute any related documents. (Staffed by the Police Department.)

Commissioner Kerr, seconded by Mayor Pro Tem Tafolla, moved to approve consent agenda items A, B, C, D, E, H, I, J, K, L, M, N and O, withholding items F and G as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Approval to terminate a Mid Valley Airport Ground Lease Agreement with Tenant John Paul Blakely for Hangar W-29 and to approve a Mid Valley Airport Ground Lease Agreement with Tenants Robert Carter and Todd Aune for Hangar W-29 and authorize the Mayor to execute any related documents. (Staffed by Airport.)

Andrew Munoz, Aviation Director, clarified the recommendation is to terminate any agreements with Paul Blakely. Juan E. Gonzalez, City Attorney, stated existing language allowed to renew; Paul Blakely sued and out of abundance of caution language was added to allow for termination.

Commissioner Kerr, seconded by Mayor Pro Tem Tafolla, moved to terminate a Mid Valley Airport Ground Lease Agreement with Tenant John Paul Blakely for Hangar W-29 and to approve a Mid Valley Airport Ground Lease Agreement with Tenants Robert Carter and Todd Aune. The motion carried; Mayor Suarez was present and voting.

G. Approval to terminate a Mid Valley Airport Ground Lease Agreement with Tenant Roy Kincaid for Hangar E-22 and to approve a Mid Valley Airport Ground Lease Agreement with Tenants Richard and Rutha Drawe for Hangar E-22 and authorize the Mayor to execute any related documents. (Staffed by Airport.)

City Attorney stated this was like the above item and recommended approval.

Commissioner Kerr, seconded by Mayor Pro Tem Tafolla, moved to terminate a Mid Valley Airport Ground Lease Agreement with Tenant Roy Kincaid for Hangar E-22 and to approve a Mid Valley Airport Ground Lease Agreement with Tenants Richard and Rutha Drawe for Hangar E-22. The motion carried; Mayor Suarez was present and voting.

For the record, the ordinances read as follows:

ORDINANCE NO. 2018-16

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 402 N. LIBERTY STREET ALSO BEING LOT 10 & 11, BLOCK 2, STAATS, WESLACO ORIGINAL TOWNSITE SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING TO B-4 NEIGHBORHOOD OFFICE DISTRICT.

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

SECTION I: R-1 One Family Dwelling District to B-4 Neighborhood Office District being Lot 10 & 11, Block 2, STAATS Subdivision, also being 402 N. Liberty Street, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of June 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 17th day of July 2018.

ORDINANCE NO. 2018-17

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 408 E. 5TH STREET ALSO BEING THE N 116.3' - S 131.3' - E 60' BLOCK 30, WESLACO ORIGINAL TOWNSITE SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING TO R-2 DUPLEX AND APARTMENTS DISTRICT.

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

SECTION I: R-1 One Family Dwelling District to R-2 Duplex and Apartments District being the N 116.3' - S 131.3' - E 60' Block 30, Weslaco Original Townsite Subdivision, also being 408 E. 5th Street, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of June 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 17th day of July, 2018.

ORDINANCE NO. 2018-18

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 2745 W. BUSINESS HWY. 83 ALSO BEING AN IRR TR W170.21'-E1020.58'-FT 627 2.66 AC GR 2.46AC NET, WEST TRACT SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING TO R-2 DUPLEX AND APARTMENTS DISTRICT.

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

SECTION I: R-1 One Family Dwelling District to R-2 Duplex and Apartments District being an IRR TR W170.21'-E1020.58'-FT 627 2.66 AC GR 2.46AC NET, West Tract Subdivision, also being 2745 W. Business Highway 83, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of June 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 17th day of July 2018.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Elizabeth M. Walker, CITY SECRETARY

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

Mayor Pro Tem Tafolla, seconded by Commissioner Muñoz, moved to change the order of the day and consider agenda items I, J and K.

VI. NEW BUSINESS

I. Discussion and consideration to seek qualifications on professional services related to drainage. Possible action. (Staffed by City Manager's Office.)

The City Manager requested authorization to prepare a draft Request for Qualifications for their consideration at the next meeting; these services would analyze the plan completed four years ago, consider recent comments after the flood, and make recommendations to implement drainage improvements.

In response to Commissioner Muñoz and Mayor Pro Tem Tafolla, qualifications will be authored by Mardoqueo Hinojosa and City Manager with a draft ready to present at a special meeting on July 24.

Mayor Pro Tem Tafolla, seconded by Commissioner Lopez, moved to seek qualifications on professional services related to drainage. The motion carried unanimously; Mayor Suarez was present and voting.

J. Discussion and consideration of short-term solution to drainage issues. Possible action. (Staffed by City Manager's Office.)

Commissioner Kerr, seconded by Commissioner Rodriguez, moved to discuss. The motion carried unanimously; Mayor Suarez was present and voting.

Randy Hall, citizen, commented the City does not have time nor money for another drainage study; the subdivision rules need to be changed to increase on-site drainage detention capacity.

The City Manager stated some short-term solutions include issuing an emergency certificate of obligation; installing flaps on certain inlets; reviewing subdivision rules for drainage; creating a

regional detention facility at Harlon Block or wherever the City owns open space; and trenching near Leisure World Park and Las Brisas.

Commissioner Muñoz voiced the city needs to clean ditches and pipes; Mayor Pro Tem Tafolla voiced city needs to issue fines for illegal dumping into drainage system; Commissioner Pedraza stated any short-term solutions need to be collaborative efforts. Citizens Clemente del Campo, Eva Garza, Nyssa Cruz, Linda Shire and Sandra Reyna also made suggestions.

The Mayor indicated the engineer who may be secured through the request for qualifications may be able to design "as you go" improvements; Mayor Suarez stated a workshop will be scheduled July 24 at 5:30 with a special called meeting at 6:30 to discuss drainage improvements to include short-term solutions and funding.

There was no action.

K. Discussion and consideration of process for the issuance of bonds for drainage. Possible action. (Staffed by City Manager's Office.)

Commissioner Pedraza, seconded by Commissioner Lopez, moved to discuss. The motion carried unanimously; Mayor Suarez was present and voting.

The City Manager stated discussions from the flood forum included the issuance of bonds for drainage improvements. After researching, for the November election action by the Commission is needed by August 20 or for the May election by February 15.

Mayor Suarez requested a better idea of the amount, with specific language for what the bonds would be used for, such as a detailed project list and corresponding costs. Staff would not be ready with this information for a November election. In response to Commissioner Muñoz, a short-term goal is the issuance of certificates of obligation, which can be done in Texas if an emergency exists; the City Manager stated this could qualify and should be able to issue $1.7 million over a 20-year loan period.

There was no action.

V. OLD BUSINESS

A. Discussion and consideration to approve revisions to the City of Weslaco Personnel Policies and Procedures and authorizing those sections regulated by executive departments and agencies of the state and federal government to be updated as necessary. Possible action. (There was no action on May 15, 2018; Staffed by Human Resources.)

The City Manager stated there would be no discussion and no action on this item.

VI. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of Iglesia Bautista Calvario de Weslaco to approve Ordinance 2018-19 rezoning 206 Martha Street, also being Lot 9, Block 4, Ballard Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling to

B-1 Neighborhood Business. First reading of Ordinance 2018-19. Possible action. (Three-fourths vote required; Staffed by Planning and Code Enforcement Department.)

Mardoqueo Hinojosa, City Engineer/Director of Planning and Code Enforcement, stated twenty-five (25) property owners were notified with no objection received. The future land use is residential; however, the church wants to expand a daycare which exceeds the limits of the conditional use permit in a residential district. The Planning and Zoning Commission and staff recommend denial.

Mayor Pro Tem Tafolla, seconded by Commissioner Kerr, moved to approve Ordinance 2018-19 rezoning 206 Martha Street, also being Lot 9, Block 4, Ballard Subdivision. The motion failed unanimously (0-7); Mayor Suarez was present and voting.

Mayor Pro Tem Tafolla, seconded by Commissioner Kerr, moved to change the order of the day to proceed immediately to item H.

H. Discussion and consideration to award the Request for Bid received for the construction of the new fire station and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)

Commissioner Kerr, seconded by Commissioner Pedraza, moved to approve.

The City Manager stated bids were received for the fire station; however, the lowest bid was $600,000 over budget. Andrew Munoz, Aviation Director, noted the estimated project cost was $900,000; seven bids were received and evaluated with the lowest bid $1,539,000.00 with an alternate of $160,000 from Tri-Gen Construction. Staff recommendation is to reject all bids. In response to Mayor Pro Tem Tafolla, the City Manager stated the Commission may award contingent on negotiating the price down and bringing back to the Commission for approval.

Commissioner Lopez suggested those monies could be spent for drainage infrastructure. In response to Commissioner Kerr, Antonio Lopez, Fire Chief, stated the new fire station is in the five-year Capital Improvement Plan since Station 1 located on Airport Drive needs to relocate as it is the busiest. However, the Fire Chief stated as Emergency Operations Commander the focus of urgency should be in the interest for the whole city.

Commissioner Muñoz suggested to reject all bids and talk to architect on why cost much higher than estimated. The original motion failed unanimously (0-7); Mayor Suarez was present and voting.

Mayor Suarez left the meeting at 7:09 p.m.

B. Discussion and consideration to approve the Final Plat for Westgate Estates #2 Subdivision, being a 24.92 acres land out Farm Tract 664 & 665, Westgate Estates #2 Weslaco, Hidalgo County, Texas located approximately 1,370 feet North of 18th Street and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Mardoqueo Hinojosa, stated this is a twelve (12) lot subdivision inside city limits, one to two and a half acre lots each. Located on Westgate Drive, this subdivision would be serviced by city water and sewer through an 8" line and is located in flood zone C with detention for 25-year storm event.

In response to Commissioner Kerr, Mr. Hinojosa clarified this action approves the concept of development only; at the plat review drainage calculations will be examined. The City Manager proposed changing the ordinance such that all subdivision drainage plans meet a 50-year detention and all drainage plans be brought to Commission for approval.

Commissioner Kerr, seconded by Commissioner Lopez, moved to table for the meeting of July 24, 2018. The motion carried unanimously; Mayor Suarez was not present.

C. Discussion and consideration to approve the Waterline Access Agreement for Midway Mobile Home Subdivision and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Mardoqueo Hinojosa stated the agreement was for fire protection for a development on Midway Road serviced by North Alamo Water Supply Corporation. Staff recommends approval.

Commissioner Lopez, seconded by Commissioner Pedraza moved to approve the Waterline Access Agreement for Midway Mobile Home Subdivision as presented. The motion carried unanimously; Mayor Suarez was not present.

D. Discussion and consideration on approval of payment to Republic Services in the amount of $51,593.72 for removal of debris due to flooding and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Mardoqueo Hinojosa recommended payment of services through June 29. In response to Commissioner Muñoz; the City Manager stated monies would be reimbursed by FEMA.

Commissioner Lopez, seconded by Commissioner Kerr, moved to approve payment to Republic Services in the amount of $51,593.72 for removal of debris due to flooding as presented. The motion carried unanimously; Mayor Suarez was not present.

E. Discussion and consideration to approve Ordinance 2018-20 updating the Cemetery Rules and authorize the Mayor to execute any related documents. First Reading of Ordinance 2018-20. Possible action. (Staffed by Parks and Recreation.)

David Arce, Parks and Recreation Director, recommended approval stating this was the final document that incorporated discussions from previous Commission meetings.

Commissioner Kerr, seconded by Commissioner Lopez, moved to approve Ordinance 2018-20 updating the Cemetery Rules as presented. The motion carried unanimously; Mayor Suarez was not present.

F. Discussion and consideration to open sole bid received on June 21, 2018 and possibly award Dallas Utility Trucks LLC from Irving, Texas Request For Bids 2017-18-19 for the purchase of a 2011 or newer Bucket Truck not to exceed the budget amount $60,000.00 upon

inspection of equipment and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works.)

Commissioner Kerr, seconded by Commissioner Lopez, moved to open sole bid received. The motion carried unanimously.

Pete Garcia, Public Works Director, stated competitive bids were requested with one sole bid received. The City Manager noted past practice the Commission to open sole bid; in this instance, he recommends to award if under budgeted amount upon inspection completed.

Commissioner Kerr, seconded by Commissioner Lopez, moved to award sole bid as opened to Dallas Utility Trucks LLC in the amount of $56,990.00 for the purchase of a 2011 or newer Bucket Truck upon inspection of equipment and authorize the Mayor to execute any related documents as presented. The motion carried unanimously; Mayor Suarez was not present.

G. Discussion and consideration to approve an Interlocal Agreement with Hidalgo County for the relocation of Precinct 1 offices on a temporary basis to City Hall and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)

The City Manager stated Precinct 1 offices flooded with one and a half feet from recent rains resulting in the relocation to City Hall as of June 20. As they are expected to remain for several months, the agreement from the County proposes $1,000.00/month rent to cover the cost of utilities and will be occupying the empty office spaces at City Hall and a window in the lobby.

Commissioner Lopez, seconded by Commissioner Kerr, moved to approve the Interlocal Agreement with Hidalgo County for the relocation of Precinct 1 offices on a temporary basis to City Hall as presented. The motion carried unanimously. Mayor Suarez was not present.

L. Discussion and consideration to create a media relations staff position or department. Possible action. (Requested by Commissioners Rodriguez and Munoz.)

Commissioner Rodriguez and Muñoz voiced concerns on how information was being streamlined and its effectiveness. They believed a media department would enhance the outreach of how material is made available to the public.

Mayor Pro Tem Tafolla recommended rather than creating a position use existing staff; Commissioner Pedraza concerned where monies would come from and need to prioritize other items. The City Manager stated an intern has been assigned to help on social media and recommended to evaluate the position further during the budget process.

There was no action with direction to place the item on the workshop for July 24.

VII. REPORTS

A. Presentation by Phillip Cowan regarding the Foreign Trade Zone.

Mr. Cowan reviewed the authority and benefits of a Foreign Trade Zone, adding the Donna Mayor wants a Mid Valley Trade Zone that they could manage to help benefit their bridge.

The City Manager stated Foreign Trade Zone was created but dormant for 18 years. Previous Commission action approved the creation of partnering with County, Edinburg, Pharr, and Donna. Miss Evans indicated this Regional Foreign Trade Zone if created could be operational within 3-4 months; Commission would need to approve.

Mayor Pro Tem Tafolla requested a workshop be scheduled for more information.

B. Post-Flood Report by Emergency Management.

Fire Chief reported rains received were 12-18 inches and 2,500 homes impacted. The Emergency Operations Center opened by 4:45 a.m.; he reported 12 boats conducted 1,100 rescue missions. Seventy-five agencies assisted in the response and recovery; three pumps were received from TXDOT with a total of 12 pumps working by 9 a.m.; 40,000 tons of debris were removed with assistance of Hidalgo Irrigation District and City of Austin dump trucks; shelters opened at First Baptist Church and Weslaco Independent School District with food donations from HEB and IDEA schools. The first Disaster Recovery Center for the region opened in Weslaco to facilitate exchange of information with FEMA.

C. Drainage Improvements since 2015 by City Engineer.

Mardoqueo Hinojosa reported the Master Drainage Plan was accepted July 7, 2015; in 2016 a long-reach excavator was purchased for the maintenance of ditches; a 30" pipe was increased to 48"; property at Harlon Block Park was purchased for regional detention facility; three pumps were purchased for outfalls and levees; 11 acres on S. Border will be deeded to the City; and summer interns mapped storm inlets.

Ms. Julie Valdez stated she resents that the proposed projects are on the southside of town and complained about the ditch at Adelita Street.

VIII. EXECUTIVE SESSION

At 9:21 p.m. Commissioner Muñoz, seconded by Commissioner Pedraza, moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 10:33 p.m. Mayor Pro Tem Tafolla announced 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 §551.074 of the Texas Government Code.

No action.

B. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.

No action.

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

No action.

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

No action.

X. ADJOURNMENT

Commissioner Muñoz, seconded by Commissioner Pedraza, moved to adjourn at 10:34 p.m. The motion carried unanimously.

CITY OF WESLACO

_____
MAYOR, David Suarez

ATTEST:

_____
CITY SECRETARY, Elizabeth Walker

_____
MAYOR PRO-TEM, Gerardo "Jerry" Tafolla

_____
COMMISSIONER, Leo Muñoz

_____
COMMISSIONER, Greg Kerr

_____
COMMISSIONER, Jose "J.P." Rodriguez

_____
COMMISSIONER, Letty Lopez

_____
COMMISSIONER, Josh Pedraza

A RECORD MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 17, 2018

On Tuesday, July 17, 2018, at 3:35 p.m. the City Commission of the City of Weslaco, Texas convened in a Workshop Meeting for a tour of Weslaco departing from City Hall, located at 255 South Kansas Avenue with the following members present:

Mayor	David Suarez
Mayor Pro-Tem	Gerardo "Jerry" Tafolla
Commissioner	Leo Munoz
Commissioner	Jose "J.P." Rodriguez
Commissioner	Letty Lopez
Commissioner	Josh Pedraza
City Manager	Mike R. Perez
City Secretary	Elizabeth Walker

Also present: Mardoqueo Hinojosa, Planning and Code Enforcement Director and City Engineer; Antonio Lopez, Fire Chief; Joel Rivera, Police Chief; Joe Pedraza, Health Official; and other staff members, reporters, and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 13, 2018.

B. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting the absence of Commissioner Kerr; a quorum was present.

II. NEW BUSINESS

A. Consideration of the June 20, 2018 flood with site visits to the following:

1. Depart City Hall
2. Neighborhood – vicinity of Santa Ana/Republic
3. Neighborhood – vicinity of Hidden Trace/Oklahoma
4. Neighborhood – vicinity of Merida/Oklahoma
5. Neighborhood – vicinity of Las Brisas Subdivision
6. Pump Site 1 – vicinity of Mile 9 North/Mile 1½ West
7. Pump Site 2 – vicinity of Mile 7 North/Mile 2 West
8. Neighborhood – vicinity of Nancy/19th
9. Pump Site 3 – vicinity of Mile 4½ West/County Road 1735

10. Neighborhood – vicinity of Tierra Bonnita/Westgate
11. Neighborhood – vicinity of Woodland/Wildwood
12. Neighborhood – vicinity of Chrysolite/Westgate
13. Neighborhood – vicinity of Tenth/Oklahoma
14. Neighborhood – vicinity of Live Oak/18th
15. Neighborhood – vicinity of Leisure World/18th
16. Return to City Hall

Travelling in the Fire Department training van with additional vehicles following, including the Mayor travelling with citizen Randy Hall, the delegation of Commissioners and emergency operations center command staff toured the listed sites for evaluation of flood zones, needed resources, and proposed solutions for drainage improvements. Mr. Mardoqueo Hinojosa identified the area at Villa Verde apartments identified as an 11-acre regional detention facility (RDF); Mr. Hall suggested making Harlon Block Park into one; and the City Manager identified 6.8-acres adjacent to John Knox Village for sale that may serve as additional RDF capacity. There was limited discussion on the placement and potential reassignment of roll-off dumpster to assist in debris removal. Due to time constraints, the van did not pass identified stops 14 and 15, in the vicinities of Live Oak/18th and Leisure World/18th.

IV. ADJOURNMENT

Having returned to City Hall, Mayor Pro Tem Tafolla, seconded by Commissioner Pedraza, moved to adjourn at 5:19 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

_____
MAYOR, David Suarez

ATTEST:

_____
CITY SECRETARY, Elizabeth Walker

A SPECIAL MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 24, 2018

On Tuesday, July 24, 2018, at 7:23 p.m. the City Commission of the City of Weslaco, Texas convened in a Special Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members present:

Mayor	David Suarez
Mayor Pro-Tem	Gerardo "Jerry" Tafolla
Commissioner	Greg Kerr
Commissioner	Jose "J.P." Rodriguez
Commissioner	Letty Lopez
Commissioner	Josh Pedraza
City Manager	Mike R. Perez
City Secretary	Elizabeth Walker
City Attorney	Juan E. Gonzalez

Also present: Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; Leo Gonzales, Information Technology Director; Joel Rivera, Police Chief; Mardoqueo Hinojosa, Planning and Code Enforcement Director and City Engineer; Arnold Becho, Library Director; Pete Garcia, Public Works Director and other staff members and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 20, 2018.

B. Pledge of Allegiance.

The Mayor led the Pledge of Allegiance and Texas Flag.

C. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting the absence of Commissioner Muñoz and a quorum present.

II. PUBLIC COMMENTS

Linda Shires, Sandra Reyna and Randy Hall voiced concerns regarding drainage.

III. OLD BUSINESS

A. Discussion and consideration to approve the Final Plat for Westgate Estates #2 Subdivision, being a 24.92 acres land out Farm Tract 664 & 665, Westgate Estates #2 Weslaco, Hidalgo County, Texas located approximately 1,370 feet North of 18th Street and authorize the

Mayor to execute any related documents. Possible action. (This item was tabled on July 17, 2018; staffed by Planning and Code Enforcement.)

Mayor Pro Tem Tafolla, seconded by Commissioner Kerr, moved to remove the item from the table. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor Pro Tem Tafolla, seconded by Commissioner Kerr, moved to approve.

Mardoqueo Hinojosa, City Engineer and Director of Planning and Code Enforcement, stated staff met with Commissioner Muñoz and the developer concerning storm calculations. Mayor Suarez suggested to change to a 50-year drainage calculation; Mr. Moore, on behalf of the developer, clarified that the project already is retaining to 50-year and is widening and stair-stepping the ditch themselves. However, he noted Commissioner Munoz had indicated in the earlier meeting that the City may be able to participate to expand the capacity to 100-years.

Mayor Pro Tem Tafolla, seconded by Commissioner Kerr, rescinded the motion and moved to approve the Final Plat for Westgate Estates #2 Subdivision contingent on 100-year storm calculations and alternate bid so that City may participate in that cost. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration of short-term solution to drainage issues. Possible action. (There was no action on this item July 17, 2018; Staffed by City Manager's Office.)

Mike Perez, City Manager, stated discussion from the workshop for short-term solutions include the following: 1) developing a schedule of culverts cleaned with reports every three (3) months; 2) changing to a 50-year detention with final approval by the Commission directly; 3) borrowing $4 million through a 1.5 cent increase by certificate of obligation; and 4) creating a committee to look at proposed improvements; and 5) cleaning the drainage ditch at Leisure World.

Mayor Pro Tem Tafolla, seconded by Commissioner Pedraza, authorized to prepare for future Commission agendas 1) revisions to the Ordinance calling for 50-year storm retention and final plat approval by City Commission directly, 2) issuance of a Certificate of Obligation in approximate amount of $4 million by 1.5 cent increase; 3) creation of a citizen committee to review and recommend drainage improvements. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to create a media relations staff position or department. Possible action. (There was no action on this item July 17, 2018; Requested by Commissioners Rodriguez and Munoz.)

There was no action.

IV. NEW BUSINESS

A. Discussion and consideration to authorize the Request for Qualifications #2017-18-21 Civil Engineering Services Stormwater Improvements Plan. Possible action. (Staffed by City Manager's Office.)

The City Manager requested authorization to solicit qualifications for civil engineering services to prepare a study for storm water improvements and 2-D modeling; he added the Commission can always reject proposals. In response to Commissioner Kerr, the City Manager stated the firm's qualifications must include extensive experience in drainage and 2-D Modeling. In response to Mayor Pro Tem, Mr. Mardoqueo Hinojosa explained the Master Drainage Plan recommends a 2D study to tweak the assumption on pipe sizes.

Commissioner Kerr, seconded by Mayor Pro Tem Tafolla, moved to authorize the Request for Qualifications #2017-18-21 Civil Engineering Services Storm water Improvements Plan. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to seek Requests for Proposals for Professional, Technical and Expert Services for the Development of a Hazard Mitigation Plan. Possible action. (Staffed by City Manager's Office.)

The City Manager stated the City is not part of the State Hazard Mitigation Plan, which FEMA requires for grant funding and reimbursements.

Andrew Munoz stated the County, Texas Department of Emergency Management (TDEM) and Federal Emergency Management (FEMA) have a Hazard Mitigation Plan which is good for five years; however, the County plan is 2½ years old. The City may apply for grant funds out of cycle with cost participation of $12,500 as 25% local contribution or full $50,000 expense if the City's request for out of cycle funds is denied.

Commissioner Kerr, seconded by Commissioner Lopez, moved to approve and seek Requests for Proposals for Professional, Technical and Expert Services for the Development of a Hazard Mitigation Plan. The motion carried unanimously; Mayor Suarez was present and voting.

V. EXECUTIVE SESSION

At 8:10 p.m. Mayor Pro Tem Tafolla, seconded by Commissioner Lopez, moved the special meeting to convene in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

At 8:45 p.m. Mayor Suarez announced the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VI. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

A. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.

Commissioner Kerr, seconded by Commissioner Lopez, moved to authorize the negotiating team to offer 1.5% increase year one and 1.5% increase year two only if sick leave is reduced from current 75% to 37.5% and continue to negotiate in good faith. The motion carried unanimously; Mayor Suarez was present and voting.

VII. ADJOURNMENT

Mayor Pro Tem Tafolla, seconded by Commissioner Pedraza, moved to adjourn at 8:46 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

_____
MAYOR, David Suarez

ATTEST:

_____
CITY SECRETARY, Elizabeth Walker

_____
MAYOR PRO-TEM, Gerardo "Jerry" Tafolla

ABSENT
COMMISSIONER, Leo Muñoz

_____
COMMISSIONER, Greg Kerr

_____
COMMISSIONER, Jose "J.P" Rodriguez

_____
COMMISSIONER, Letty Lopez

_____
COMMISSIONER, Josh Pedraza

A RECORD OF THE WORKSHOP MEETING OF THE WESLACO CITY COMMISSION TUESDAY, JULY 24, 2018

On Tuesday, July 24, 2018, at 5:32 p.m. the City Commission of the City of Weslaco, Texas convened in a Workshop Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members present:

Mayor	David Suarez
Mayor Pro-Tem	Gerardo "Jerry" Tafolla
Commissioner	Greg Kerr
Commissioner	Jose "J.P." Rodriguez
Commissioner	Letty Lopez
Commissioner	Josh Pedraza
City Manager	Mike R. Perez
City Secretary	Elizabeth Walker
City Attorney	Juan E. Gonzalez

Also present: Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; Mardoqueo Hinojosa, Planning and Code Enforcement Director and City Engineer; Antonio Lopez, Fire Chief; Joel Rivera, Police Chief; Arnold Becho, Library Director, David Arce, Parks and Recreation Director, Pete Garcia, Public Works Director, Andrew Munoz, Aviation Director and other staff members and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 20, 2018.

B. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting the absence of Commissioner Muñoz and a quorum present.

II. REPORT

A. Presentation by State Representative Armando Martinez related to possible funding from the state on regional solutions under the Hazard Mitigation Grant Program.

Mike Perez, City Manager, requested to move to item B. as Representative Armando Martinez was not yet in attendance.

B. Report by Public Works on the cleaning of ditches and culverts.

Pete Garcia, Public Works Director, reported there are 25 miles of drain ditches and 71 drain ditch crossings within City limits. He reported on recent widening and cleaning activities using the long and

short reach excavators and recommended leasing excavators to get to headwalls and purchasing a culvert cleaner at a cost of approximately $3,000.00.

A. Presentation by State Representative Armando Martinez related to possible funding from the state on regional solutions under the Hazard Mitigation Grant Program.

Representative Martinez reported Chief Kidd recommends applying for Hazard Mitigation grants as $5 million from Hurricane Harvey relief funds remain available; since answers on this funding request may be processed within 120 days, he suggested focusing on projects with quick and fast completions. Later when this flood receives its own funds, Chief Kidd may swap out any award from Hurricane Harvey. County Commissioner Fuentes will lead the efforts as the County has a Hazardous Mitigation Plan.

III. NEW BUSINESS

A. Discussion on short-term solutions to drainage issues.

Mardoqueo Hinojosa, City Engineer/Director of Planning and Code Enforcement, reported on the four general drain basins and the pump locations. He reported the City identified a 36" line with 24" of accumulated silt and debris.

The City Manager stated staff wants to secure tracts of land while finalizing hydraulics study, such as six acres adjacent to John Knox Village. Staff also proposes issuing certificate of obligations for emergency improvements, with a 1.5 cent increase to extend $5 million for drainage exclusively. Staff also recommends a citizen committee and an engineering 2D study, as recommended in the 2015 Master Drainage Plan, to prepare for a bond election. The clarified the Hazard Mitigation Program cost participation is 25% local match and Community Development Block Grants over three years is estimated at $900,000. 00.

Ms. Sandra Reyna, Mr. Israel Coronado, Mr. Clemente del Campo, Mr. Ricardo Quintanilla, Ms. Linda Shires, and Mr. Randy Hall commented.

B. Discussion on social media communications.

No discussion.

C. Discussion on changes to the Subdivision Ordinance.

No discussion.

D. Discussion on pumps at levees.

No discussion.

E. Discussion on location of Regional Detention Facilities.

No discussion.

F. Discussion on issuance of Certificates of Obligation for drainage.

No discussion.

G. Discussion on Republic Service Contract for Solid Waste Collection and Disposal Service through Emergency Management.

No discussion.

H. Discussion on organizational structure of the Emergency Operations Center.

No discussion.

IV. ADJOURNMENT

Mayor Pro Tem Tafolla, seconded by Commissioner Lopez, moved to adjourn at 7:23 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

_____

MAYOR, David Suarez

ATTEST:

_____

CITY SECRETARY, Elizabeth Walker

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1805

From:

Subject:
Approval on Ordinance 2018-20 updating the Cemetery Rules and authorize the Mayor to execute any related documents. (First Reading of held July 17, 2018; Staffed by Parks and Recreation.)

Background:

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
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)**:**

Aida Vega	Created/Initiated
David Arce	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Approval

Attachments, if any:
Cemetery Authorization Form- New Entry, O2018-20 Cemetery Ordinance

Responsibilities upon Approval:

CITY OF WESLACO
Parks and Recreations Department

WESLACO CEMETERY
AUTHORIZATION FORM

STATE OF TEXAS

COUNTY OF HIDALGO

ON THIS _____ DAY OF _____, 2018

We, the undersigned, authorize the City of Weslaco to enter and excavate Plot Number owned by _____ for the purposed of the internment of _____ who passed away on _____.

We, the undersigned, do hereby release, hold harmless and indemnify the City Of Weslaco, their assigns, servants, representatives or anyone acting on their behalf from any and all claims or causes of action, including claims for contribution or indemnity, brought by or on behalf of them, or by anyone claiming through them or with rights derivative of their rights, including person or legal entities not named herein, arising from the use of or internment of relatives or loved ones at the Weslaco City Cemetery. We agree that this indemnity shall apply to all claims which currently exist or which may arise in the future, as well as for attorney's fees and court costs incurred in defending such claims.

We, the undersigned, further state that we have legal authority and are legally competent to execute this Agreement, that we have the legal authority to inter the deceased named above, that we understand this Agreement to be contractual and that we execute it of our own volition, authority and accord, without reliance upon any representation of any kind or character not expressly set forth in this Agreement.

_____ _____
SIGNATURE RELATION

_____ _____
SIGNATURE RELATION

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO, BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS

_____DAY OF_____, 2018.

B-_____, L- _____, P- _____
Parks and Recreations

_____

NOTARY PUBLIC, HIDALGO COUNTY
STATE OF TEXAS

B-_____, L- _____, P- _____
Parks and Recreations

ORDINANCE NO. 2018-20

AN ORDINANCE SETTING FORTH POLICIES, PROCEDURES AND REGULATIONS CONCERNING THE WESLACO CEMETERY AND SETTING FORTH AN APPEALS PROCESS FOR DECISIONS MADE ON ITS USE.

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

SECTION I: No new burials are allowed on the Old Section of the Weslaco City Cemetery unless proof of ownership of burial plots is provided. Proof of ownership includes, but is not limited, to:

1. Written proof of ownership or deed;
2. Receipts evidencing payment for plot;
3. Duly prepared Affidavit of Fact Concerning Identity of Heirs prepared in accordance with Section 203.002 of the Texas Estates Code;
4. Circumstantial evidence, including but not limited to, affidavits of fact, photographs, preexisting markers, maps, plats or diagrams;
5. Self-proving Last Will and Testament, holistic will or any other documents prepared according to the Texas Estates Code evidencing ownership or transfer of interest in a particular plot;
6. Any other proof of ownership acceptable to the City.

SECTION II: The decision on acceptance of proof of ownership will be made by the City Manager in consultation with staff and the City Attorney. If the individual is not satisfied with this decision it may be appealed to the City Commission.

SECTION III: The City Commission shall appoint a subcommittee of three Commissioners to consider the appeal of the decision of the City Manager. The subcommittee may include any member of the City Commission. If any member of the subcommittee is unavailable, any other available member of the City commission may hear the appeal. This subcommittee must comply with all statutory notice and posting requirements as a regular City commission meeting.

SECTION IV: That this Ordinance shall become effective upon its passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 17th day of July 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 7th of August 2018.

CITY OF WESLACO

_____
David Suarez, MAYOR

ATTEST:

_____
Elizabeth M. Walker, CITY SECRETARY

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1871

From:

Subject:
Approval of renewal of a Facilities Usage Agreement with South Texas College for use of Harlon Block Park (Fields), 1020 W. 18th Street, Weslaco, Texas and Mayor G Pablo Pena Park (Fields and/or Tennis Courts), 300 North Airport Drive, from August 27,2018 – August 9, 2019 and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation.)

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)**:**

Aida Vega	Created/Initiated
David Arce	Approved
Mike Perez	Final Approval

City Manager Comments:

Staff Recommendation:
Approval

Attachments, if any:
2018-19 STC MEMORANDUM, Weslaco facility agreement 2018-2019, Weslaco facility agreement 2018-2019

Responsibilities upon Approval:

SOUTH TEXAS COLLEGE

Kinesiology, Health & Wellness Department
2607 W. Pecan Blvd., McAllen TX 78501

t (956) 872-3707
f (956) 872-3850

P.O Box 9701, McAllen, TX 78502-9701
www.SouthTexasCollege.edu

MEMORANDUM

DATE: June 29, 2018

TO: Kinesiology Facility Lessor

FROM: Dr. Rebecca De Los Santos, Department Chair

SUBJECT: Facility Agreement and 2018 Fall Semester

REMINDER:
Fall 2018 Semester - Begins: Monday, August 27 2018 Ends: Thursday, December 13, 2018
The KINE courses below will be offered at your facility. Please initial this form and return it.

City of Weslaco Park and Recreation: Harlon Block Park

KINE1123.W02	Softball I	MW	10:00 am - 11:15 am	WEPK	BBALL FLD

Thank you,

Dr. Rebecca De Los Santos
Kinesiology Program Chair

STATEMENT OF EQUAL OPPORTUNITY
No person shall be excluded from participation in, denied the benefits of, or be subject to discrimination under any program or activity sponsored or conducted by South Texas College on the basis of race, color, national origin, religion, sex, age, veteran status or disability.

Fall 2018 Calendar

Date	Description
August 27 (Monday)	Classes Begin
September 3 (Monday)	College Closed – Labor Day
September 21 (Friday)	College Closed – College-Wide Organizational Development Day
November 22-25 (Thursday – Sunday)	College Closed - Thanksgiving Holiday
December 10-13 (Monday – Thursday)	Finals
December 13 (Thursday)	End of Term
December 17-January 1 (Monday-Tuesday)	Winter Break (College Closed)

FACILITIES USAGE AGREEMENT

The **CITY OF WESLACO, PARKS AND RECREATION DEPARTMENT,** (hereinafter called Lessor) agrees to let **SOUTH TEXAS COLLEGE** (hereinafter called Lessee) use the Harlon Block Park (Fields), 1020 W. 18th Street, Weslaco, Texas from August 27, 2018 – August 9, 2019, at hours agreed upon by both parties and subject to the following conditions:

1) That the Lessee agrees to pay a building use fee of $400.00 per class per semester and $0 deposit; and

2) That the Lessee will clean up after each class; thus, leaving the facility ready for immediate use the next morning;

3) That the Lessee shall use the facility only for the purposes of conducting classes; and

4) That the Lessor assume no responsibility for the maintaining or improving the facility and make no representation about its safety or suitability for intended use; and

5) That the Lessor may revoke its permission to use the facility at any time or under any circumstances that the Lessor may deem sufficient, but not prior to the end of a semester unless gross negligence warrants; and

6) That the Lessee accept full responsibility for protecting Lessor's property and equipment and assumes any and all liability for repairs and replacement for any damage done to buildings, equipment or other Lessor property used by the Lessee. Lessee also assumes full responsibility for the conduct of any and all persons using the facility during the usage; and

7) That the Lessee agrees to assume all liability and hold harmless and indemnify the Lessor, its employees and agents from any and all liability arising out of the Lessee's use of Lessor's facilities; and

8) That Lessee shall furnish evidence of liability insurance and coverage for the event.

Executed on this _____ day of _____, 2018.

_____	_____
SIGNATURE	SIGNATURE
DR. SHIRLEY REED	DAVID SUAREZ
PRESIDENT	MAYOR
SOUTH TEXAS COLLEGE	CITY OF WESLACO, Mayor
LESSEE	LESSOR

FACILITIES USAGE AGREEMENT

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8) That Lessee shall furnish evidence of liability insurance and coverage for the event.

Executed on this _____ day of _____, 2018.

_____	_____
SIGNATURE	SIGNATURE
DR. SHIRLEY REED	DAVID SUAREZ
PRESIDENT	MAYOR
SOUTH TEXAS COLLEGE	CITY OF WESLACO, Mayor
LESSEE	LESSOR

SOUTH TEXAS COLLEGE

Kinesiology, Health & Wellness Department
2607 W. Pecan Blvd., McAllen TX 78501

t (956) 872-3707
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P.O Box 9701, McAllen, TX 78502-9701
www.SouthTexasCollege.edu

MEMORANDUM

DATE: June 29, 2018

TO: Kinesiology Facility Lessor

FROM: Dr. Rebecca De Los Santos, Department Chair

SUBJECT: Facility Agreement and 2018 Fall Semester

REMINDER:
Fall 2018 Semester - Begins: Monday, August 27 2018 Ends: Thursday, December 13, 2018
The KINE courses below will be offered at your facility. Please initial this form and return it.

City of Weslaco Park and Recreation: Harlon Block Park

KINE1123.W02	Softball I	MW	10:00 am - 11:15 am	HARP	BBALL FLD

Thank you,

Dr. Rebecca De Los Santos
Kinesiology Program Chair

STATEMENT OF EQUAL OPPORTUNITY
No person shall be excluded from participation in, denied the benefits of, or be subject to discrimination under any program or activity sponsored or conducted by South Texas College on the basis of race, color, national origin, religion, sex, age, veteran status or disability.

FACILITIES USAGE AGREEMENT

The **CITY OF WESLACO, PARKS AND RECREATION DEPARTMENT,** (hereinafter called Lessor) agrees to let **SOUTH TEXAS COLLEGE** (hereinafter called Lessee) use the Weslaco City Park (Fields and/or Tennis Courts), 300 North Airport Drive, Weslaco, Texas from August 27,2018 – August 9, 2019, at hours agreed upon by both parties and subject to the following conditions:

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8) That Lessee shall furnish evidence of liability insurance and coverage for the event.

Executed on this _____ day of _____, 2018.

_____	_____
SIGNATURE	SIGNATURE
DR. SHIRLEY REED	DAVID SUAREZ
PRESIDENT	MAYOR
SOUTH TEXAS COLLEGE	CITY OF WESLACO, Mayor
LESSEE	LESSOR

FACILITIES USAGE AGREEMENT

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8) That Lessee shall furnish evidence of liability insurance and coverage for the event.

Executed on this _____ day of _____, 2018.

_____	_____
SIGNATURE	SIGNATURE
DR. SHIRLEY REED	DAVID SUAREZ
PRESIDENT	MAYOR
SOUTH TEXAS COLLEGE	CITY OF WESLACO, Mayor
LESSEE	LESS0R

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2017-1333

From:

Subject:
Approval to terminate a Mid Valley Airport Ground Lease Agreement with Tenant Jenalee Jan Gerjets for Hangar E-25 and to approve a Mid Valley Airport Ground Lease Agreement with Tenant The Onion House L.L.C. for Hangar E-25 and authorize the Mayor to execute any related documents. (Staffed by Airport.)

Background:
Tenant Jenalee Jan Gerjets has sold the hangar improvements to owners of The Onion House L.L.C. In the past, the City Commission has requested to terminate existing ground lease agreements and negotiations when an improvement has been sold and to enter into negotiations with the new tenant.

The ground lease agreement being presented is for Hangar E-25, located on the east side of the airport. The proposed hangar lease agreement is for ten (10) years, with a one ten (10) year renewal option. There is a 3% review and cap every three (3) years.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Airport Advisory Board does not approve revenue agreement but did approve the ground lease agreement template.

Andrew Muñoz	Created/Initiated
Andrew Muñoz	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
E25_Bill of Sale_The Onion House, E25_The Onion House

Responsibilities upon Approval:

The TIPPIT Law Firm, LLP

Telephone (956) 627-6203 • Fax (956) 627-0126 • Toll Free (844) 235-4827
820 W. Nolana, Suite C • McAllen, Texas 78504

June 25, 2018

The Onion House, LLC
P.O. Box 170
Weslaco, Texas 78599

RE: Hanger #E25
File No.: 18-157

Dear Mr. and Mrs. Holmes:

In connection to the above referenced matter, enclosed for your records and safekeeping, please find the original recorded Bill of Sale.

Also enclosed is information in regards to the Hidalgo County Appraisal District. Should you have any questions regarding the above matter, please feel free to contact our office. Thank you.

Sincerely,

SARA L. TIPPIT

SLT/ag

Enclosures: as stated above.

John L. Tippit* • Sara L. Tippit
*Board Certified Personal Injury Trial Law • Texas Board of Legal Specialization

THE TIPPIT LAW FIRM, LLP
ATTORNEYS AT LAW
820 W. NOLANA, SUITE C
McAllen, Texas 78504
(956) 627-0303
(956) 627-0126 (Telecopier)

YOU MUST TAKE YOUR WARRANTY DEED TO THE HIDALGO COUNTY APPRAISAL DISTRICT LOCATED AT 4405 S. PROFESSIONAL DRIVE, EDINBURG (956-381-8466 or 956-565-2461) TO CHANGE THE OWNERSHIP OF THE PROPERTY. YOU MAY ALSO ACCESS THE HIDALGO COUNTY APPRAISAL DISTRICT'S WEBSITE, www.hidalgoad.org AND CLICK ON TAX INFO TO GET INFORMATION THAT MAY BE OF HELP TO YOU. ONCE YOU ARE IN THE TAX INFO PAGE, THEN GO TO THE FORMS AND DOWNLOADS SECTION AND SELECT - EXEMPTIONS AND THEN THE FORM YOU WANT TO DOWNLOAD. YOU MAY BE ENTITLED TO EXEMPTIONS ON THE PROPERTY THAT YOU CAN APPLY FOR AT THE APPRAISAL DISTRICT AT THE SAME TIME. IF THE EXEMPTIONS ARE FILED IMMEDIATELY, YOU MAY QUALIFY FOR A REDUCTION IN YOUR REAL ESTATE TAXES.

ALSO IF YOUR PROPERTY IS WITHIN ANY IRRIGATION DISTRICT YOU MUST TAKE YOUR WARRANTY DEED TO THEM TO HAVE THE TAXES CHANGED TO YOUR NAME.

SINCERELY,

SARA L. TIPPIT

VG-120-2018-2925202

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2925202

Recorded On: June 15, 2018 12:10 PM

Billable Pages: 2

Number of Pages: 3

*****Examined and Charged as Follows*****

Total Recording: $ 40.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No:	2925202
Receipt No:	20180615000240
Recorded On:	June 15, 2018 12:10 PM
Deputy Clerk:	Elaine Acuna
Station:	Mcallen-CC-K24

Record and Return To:

The Tippit Law Firm
820 W Nolana Ste C
Original Returned to Customer
McAllen TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Bill of Sale

Date: June ~~15~~ 8, 2018 to be effective June 15, 2018

Seller: **JENALEE JAN GERJETS**

Seller's Mailing Address: **610 Camino Cielo, Marble Falls, Burnet County, Texas 78654**

Buyer: **THE ONION HOUSE, L.L.C., a Texas limited liability company**

Buyer's Mailing Address: **P. O. Box 170, Weslaco, Hidalgo County, Texas 78599**

Consideration: **TEN AND NO/100THS DOLLARS ($10.00) including other good and valuable consideration.**

Transferred Properties: Hanger #E25 **located at the Weslaco Mid Valley Airport, Hidalgo County, Texas.**

Reservations from Transfer: NONE

Exceptions to Transfer and Warranty: **All of record.**

Seller, for the Consideration and subject to the Reservations from Transfer and the Exceptions to Transfer and Warranty, sells, transfers, and delivers the Transferred Properties to Buyer, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Buyer and Buyer's heirs, successors, and assigns forever. Seller binds Seller and Seller's heirs and successors to warrant and forever defend all and singular the Transferred Properties to Buyer and Buyer's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Seller but not otherwise, except as to the Reservations from Transfer and the Exceptions to Transfer and Warranty.

As a material part of the Consideration for this sale, Seller and Buyer agree that Buyer is taking the Transferred Properties "AS IS" and that there are no representations, disclosures, or express or implied warranties except those contained in the purchase contract and this bill of sale. Buyer has not relied on any information other than Buyer's inspection and the representations and warranties expressly contained in the purchase contract and this bill of sale.

When the context requires, singular nouns and pronouns include the plural.

Seller:

Jenalee Jan Gerjets

JENALEE JAN GERJETS

Buyer:
THE ONION HOUSE, L.L.C., a Texas limited liability company

BY: _____
DON ED HOLMES, Manager

BY: _____
SAN JUANITA HOLMES, Manager

(Acknowledgment)

State of Texas
County of Aransas

This instrument was acknowledged before me on this the 8 day of **JUNE, 2018**, by **JENALEE JAN GERJETS.**

CATHERINE A. CHAVEZ
Notary Public, State of Texas
My Commission Expires
September 25, 2019

Catherine A. Chavez
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 12 day of **JUNE, 2018**, by **DON ED HOLMES, Manager of THE ONION HOUSE, L.L.C., a Texas limited liability company**, on behalf of said company.

SARA TIPPIT
Notary Public, State of Texas
Comm. Expires 06-02-2022
Notary ID 2754031

Sara L. Tippit
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 12 day of **JUNE, 2018**, by **SAN JUANITA HOLMES, Manager of THE ONION HOUSE, L.L.C., a Texas limited liability company**, on behalf of said company.

SARA TIPPIT
Notary Public, State of Texas
Comm. Expires 06-02-2022
Notary ID 2754031

Sara L. Tippit
Notary Public, State of Texas

AFTER RECORDING RETURN TO: PREPARED IN THE LAW OFFICE OF:

SARA L. TIPPIT
THE TIPPIT LAW FIRM, LLP
820 W. Nolana, Ste. C
McAllen, Texas 78504

SAME

Lease Agreement

STATE OF TEXAS)

CITY OF WESLACO) KNOW ALL PERSONS BY THESE PRESENTS:

HIDALGO COUNTY)

This lease is entered into this _____ day of _____, 2018, between the City of Weslaco, a home ruled municipal corporation with its principal place of business at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas, hereinafter referred to as the "Lessor" and the owner of the Weslaco Mid Valley Airport, hereinafter referred to as "Airport" and The Onion House, L.L.C., hereinafter referred to as "Lessee" who covenant and agree as follows:

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

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

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

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

Section 1. Lease Premises

A) Premises shall be designated as **E25**, measuring 75 feet x 110 feet as described in Exhibit A.

B) Lessor shall have use, access, ingress/egress within the airport, airport facilities and airport infrastructure as permitted by federal, state and local polices, laws, rules and regulations as it pertains to this lease agreement.

Section 2. Term

A) This lease shall be for the term of **10 years**. (the "Initial Term") Thereafter, this lease may be renewed for subsequent two (2) **10-year** extensions upon giving of written notice by Lessee to Lessor not more than one hundred eighty (180) nor less than sixty (60) days prior to the expiration of the preceding year lease term and upon mutual and written agreement by Lessor as provided for in this lease. (the "Extended Term") Lessee, upon giving written notice to Lessor, may request

additional renewal options prior to the expiration of this lease.

B) **Surrender and Holding Over**. Upon the expiration or termination of this Lease, Lessee shall quit and surrender the Premises and the Lessor shall have the option to require Lessee to remove any Improvement (or a portion thereof) and restore the Premises and surrounding areas to the condition existing immediately prior to the construction of such Improvement. Thereafter, the Lessor shall have the right to enter and take possession of the Premises, with or without process of law and without liability for trespass. Holding over or failure to vacate the Premises at the end of the Initial Term or the Extended Term shall not be construed to be the granting or exercise of any additional term.

Section 3. Consideration

A) In consideration for the lease of the Land/Building/Office referenced herein Lessee hereby agrees to pay yearly the sum of **$ 2,227.50**. The first year's payment is to be made at lease execution. Thereafter, all future payments shall be made on or before the first working day of the month/year due for the term of this contract plus any extensions thereto.

Lessee agrees that the lease payment listed herein shall be subject to review and adjustment by Lessor at three (3) year intervals throughout the term of the lease and prior to any extensions granted. Any adjustment to the lease payment shall be based on the U.S. Department of Commerce's Consumer Price Index (CPI). The adjusted lease fee shall be calculated on the third (3rd) year anniversary of this lease and recalculated at subsequent three (3) year intervals. Such increase in the lease payment shall begin immediately upon request from Lessor and continue at that rate until the next three-year anniversary. Upon review, if the CPI shall have decreased as compared to the previous review date, the lease fee for the subject Land/Hangar/Building/Office shall not be decreased, but shall remain at the same level as was charged during the preceding three (3) year period.

B) All payments shall be paid as the same becomes due, without demand, in lawful currency of the United States made payable to the City of Weslaco, Hidalgo County, Texas by mail or delivery as specified in Section 13. Notice Requirements of this agreement.

C) In the event Lessee fails to remit any payments when the same are due, interest at the rate of 10 % shall be charged by Lessor beginning on the tenth (10) day after the date the payment is due and such interest shall continue to accrue against such delinquent payment until the payment plus interest is received by Lessor. In the event Lessee shall become delinquent for more than thirty (30) days, this lease may be terminated by Lessor.

D) Lessee shall be liable for all taxes and fees owed on or by his personal business or himself. Under no circumstances shall Lessor be liable for or be required to pay any

tax or fee owed by Lessee. Lessor shall provide insurance for all Lessor owned real property located at the Airport under Lessor's policy which shall be for the sole benefit and protection of Lessor. Lessee should provide his own insurance coverage for any personal property located in or on the Land/Hangar/Building/Office and is required herein to provide business liability insurance in an amount of $1,000,000.00 per occurrence. Certificates of such required insurance shall be furnished by Lessee to Lessor and certificates presently then in effect shall be on file at all times and Lessor shall be listed as an additional insured with the condition that said insurance shall provide Lessor notice of any cancellation of said insurance. Any changes in those certificates must have prior written approval of Lessor.

E) Any sum that Lessee is obligated to pay to Lessor arising from or relating to this agreement or Lessee's use, occupancy or operations at the Airport constitutes additional rent, which may include, but is not limited to, fees, fuel flowage fees for self-fueling activities (at the rate and on the terms imposed by Lessor), fines, civil penalties, damages, claims, interest, charges and utility charges.

F) Lessee shall pay all taxes, fees, assessments, and levies that relate to Lessee's use, occupancy, or operation at the lease premises or the Airport and all other obligations for which a lien may be created relating thereto. Within thirty (30) days Lessee shall remove any such lien that may be created or commence a protest of such lien by depositing with Lessor cash or other security acceptable to Lessor in an amount sufficient to cover the cost of removing such lien. When contracting for any work in connection with the lease premises, Lessee shall include in such contract a provision prohibiting the contractor or any subcontractor or supplier from filing a lien or asserting a claim against Lessor's real property or any interest therein.

Section 4. Use of Lease Premises

A) Lessee and Lessee's associates shall comply at all times, at Lessee's sole cost, with any and all laws and regulation that are applicable to Lessee's use, occupancy, or operations at the lease premises or the Airport, which include, but are not limited to, all laws, statutes, ordinances, regulations, rules, orders, writs, judgments, decrees, injunctions, directives, rulings, guidelines, standards, codes, policies, common law and other pronouncements of any kind having the effect of law including, but not limited, to the Airport Rules and Regulations, City of Weslaco master plans and zoning codes, and all laws and regulations pertaining to the environment, any and all plans and programs developed in compliance with such requirements and all lawful, reasonable, and nondiscriminatory airport policies and other requirements.

B) Lessee agrees that the leased Land/Hangar/Building/Office may be used for any noncommercial aeronautical activity which must be made known to and agreed upon by Lessor and for no other purposes.

C) Lessee may park his and/or his passenger's privately owned automobile(s) inside the Hangar, but only while on a flight which originated at the Airport.

D) Lessee may store containers of aviation oil, in accordance with the Airport Rules and Regulations, inside the Hangar for aircraft use so long, and only so long, as such oil is contained in marked, approved containers. Such storage will be at the discretion of and with written approval from the local fire marshal if such storage is allowed under local fire codes.

E) Lessee agrees that he will at all times keep the premises of the Land/Hangar/Building/Office, including the inside and the outside of the Hangar/Building/Office, clean and free of trash, litter, tall grass, weeds, junked automobiles, and scrap aircraft parts. Lessee shall abide by all applicable rules and regulations of the Environmental Protection Agency, the Texas Commission on Environmental Quality, the Texas Department of Agriculture, the Texas Department of Transportation, and any other public agency concerning the use, storage, and disposal of hazardous chemicals, fuel, and/or oil. Lessee further agrees to abide by the manufacturer's directions in regards to the use, storage, and disposal of all pesticides, herbicides, and other chemicals plus their containers used at the airport. Should Lessee fail to keep the leased Land/Hangar/Building/Office clean and free of hazards, Lessor may, after thirty (30) days written notice, arrange for the cleanup of the littered or hazardous area. Such cleanup shall be charged to Lessee and payable on demand. Failure to render proper payment for such cleanup and/or general disregard for the considerations and restrictions listed in this lease agreement are grounds for Lessor to terminate this lease.

F) Lessee agrees that the usage of the Land/Hangar plus any associated apron shall be limited to the parking/hangaring of his personal/company owned aircraft. No automobile, bus, truck, or other transportation mode may be permanently or habitually parked or stored on/in the Land/Hangar except in approved automobile parking areas and as agreed upon by Lessor.

G) Lessee agrees that he will not conduct any commercial activity such as pilot instruction, aerial spraying, charter flights, air taxi, sight-seeing, aerial photography, aircraft engine or airframe repair, avionics repair, or any other at the Airport without the written consent of Lessor. Any such approved commercial operation must be in accordance with a separate contract agreement with Lessor.

H) Lessee agrees that he will not store or permit the storage of any fuel or hazardous, volatile, and/or dangerous chemicals on/inside the Land/Hangar/Building/Office except as authorized in this agreement without the written consent of Lessor.

I) Lessee agrees not to fuel or defuel any aircraft parked inside the Hangar.

J) Lessee agrees to have a sufficient number of fire extinguishers of acceptable size as determined by the local fire marshal inside the Hangar/Building/Office. Such fire extinguisher(s) shall be readily accessible in the event of a fire.

K) Lessee agrees that he will not operate any non-aviation related business or activity on/in the Land/Hangar/Building/Office without the expressed written consent of Lessor. Any such non-aviation related business or activity must be so established by a separate contract.

L) Lessee agrees that none of the leased premises shall be used for residential purposes or any other purpose prohibited by any federal, state or municipal law, statute, regulation or ordinance.

Section 5. Sublease, Assignment, or Sale

A) The Lessee is permitted to sublease, assign, sell, or transfer this lease agreement or any right hereunder to any person, corporation, or association. However, this Lease Agreement shall terminate and any subsequent assignee, purchaser or transferee shall be obligated at the option of the Lessor, to negotiate a new Lease Agreement. Lessor shall have the right, in Lessor's sole discretion, to assign any of its rights under this agreement and upon any such assignment, Lessee agrees that Lessee shall perform its obligations under this agreement in favor of such assignee.

Section 6. Termination

A) This contract agreement may be prematurely terminated by Lessor or Lessee if either fails to abide by the terms and conditions expressed herein and due the complainant and so decreed by a court of competent jurisdiction. Lessee shall have no more than fifteen (15) days upon notification to resolve said violation(s). Should Lessee be declared bankrupt or incompetent, this contract agreement shall immediately terminate In the event Lessee fails to make timely payments of all taxes or fees, fails to provide proof of required insurance, uses the Airport property or permits the Airport property to be used for any illegal or unauthorized purpose, files bankruptcy, abandons or leaves the property vacant or unoccupied for thirty (30) consecutive days, or violates any of the terms and conditions of this contract agreement, Lessor has the right to terminate this contract agreement and retake possession of any Airport property leased to or under the control of Lessee.

B) Lessee agrees and understands that Lessor reserves the right to further expand, develop, or improve the airport, including the termination of this Lease Agreement, in such instance that the continued leasing of the Leased Premises would have a negative impact on any proposed development or improvements at the Airport. This contract agreement may be terminated regardless of the desires, wishes, or views of Lessee and without interference or hindrance from Lessee, but only so long as such expansion, development, or improvements are shown on a Texas Department of Transportation and/or FAA approved Airport Layout Plan or Master Plan.

In such event, Lessee shall be permitted to remove all Improvements. Provided, however, the Lessor shall work with the Lessee to locate a other space within the Airport of approximately the same dimensions to reconstruct such Improvements upon the same terms and conditions as this Lease Agreement for so long as reasonable for the Lessor to do so.

C) This Lease Agreement may be prematurely terminated by mutual agreement and consent of both parties in writing. Such termination by mutual agreement shall cause both Lessor and Lessee to be free of any and all requirements of this contract hereunder, and neither Lessor nor Lessee shall have any derogatory remarks or entries made upon their resumés or upon any public or private records which would indicate failure to successfully fulfill the conditions of this agreement.

D) At the termination of this agreement, either by normal expiration, premature termination, or mutual agreement, Lessee shall peaceably vacate the premises. Should Lessee be in default of any monies owed to Lessor, Lessor may take possession of any personal property owned by Lessee and located at the Airport and hold until the monetary default is settled. In such case that Lessee cannot or will not settle any claims against him owed to Lessor, Lessor may liquidate any personal property seized, subject to the disposition of a court of competent jurisdiction. Lessee shall be liable for any and all expenses incurred by Lessor in such action.

E) Upon any expiration or termination of this Agreement, Lessee, at Lessee's sole cost, shall (i) promptly and peaceably surrender to Lessor the lease premises "broom clean", free of debris, and in good order and condition: (ii) repair in a good and workmanlike manner any damage to the lease premises or the Airport that arises from or relates to Lessee's use, occupancy, or operations under this Agreement (iii) deliver to Lessor all keys and access credentials relating to the Airport (iv) perform Lessee's environmental obligations as provided in this Agreement; and (v) remove all movable personal property and trade fixtures that are not owned by Lessor. All property that Lessee leaves on the lease premises shall conclusively be deemed to have been abandoned and may be appropriated, sold, stored, destroyed, or otherwise disposed of by Lessor without notice to and without any obligation to account to Lessee or any other person. Lessee shall pay to Lessor all expenses incurred in connection with the disposition of such property in excess of any amount received by Lessor from such disposition. Lessee shall not be released from Lessee's obligations under this Agreement in connection with surrender of the lease premises until lessor has inspected the lease premises and delivered to Lessee a written acceptance of such surrender.

Section 7. Hold Harmless

A) Lessee agrees to save and hold harmless Lessor and its agents, servants, and employees of and from any and all liabilities, expenses, causes of action, damages, and/or attorney's fees resulting from or as a result of any of Lessee's businesses, operation, occupancy, or use of the Airport or from any act or omission of Lessee's agents, servants, or employees.

Section 8. Maintenance of Landing Area

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

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

Section 9. Non-Discrimination

A) Lessee for itself, successors in interest, and assigns (to the extent successors and assigns are permitted by this Agreement), as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the property described in this Agreement for a purpose for which a U.S. Department of Transportation program or activity is extended, or for another purpose involving the provision of similar services or benefits, Tenant/Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

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

Section 10. Exclusions

A) Nothing in this Agreement shall be construed to grant to Lessee any exclusive right or privilege for the conduct of any activity on the Airport (except to lease the Premises for Lessee's exclusive use as provided herein).

B) This Agreement shall be interpreted to preserve Lessor's rights and powers to comply with Lessor's Federal and other governmental obligations.

C) This Agreement is subordinate to the provisions of any agreement between Lessor and the United States or other governmental authority (regardless of when made) that affects the Airport, including, but not limited to, agreements governing the expenditure of Federal funds for Airport improvements. In the event that the Federal Aviation Administration or other governmental authority requires any modification to this

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

Section 11. Force Majeure

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

Section 12. Rights and Remedies

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

Section 13. Notice Requirements

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

All notices between the Lessor and Lessee shall be sent to the following addresses for Lessor in paragraph B and for Lessee in paragraph C. All notices shall be sent regular mail and certified mail return receipt

requested. No other form of payment or notice will be accepted. Notice by email is not accepted.

Notice to Lessor is to be sent to:

Aviation Director
Weslaco Mid-Valley Airport
1909 Joe Stephens
Weslaco, TX 78596

with a required, simultaneous copy to:

City Attorney
255 South Kansas Street
Weslaco, TX 78596

Lessee Initials

B) Notice to Lessee to be sent to:

Lessee Name: The Onion House L.L.C.
Address: 502 Pleasant View South
PO Box 170 78599
Weslaco, TX 78596

Lessee Initials

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

Section 14. Miscellaneous

A) This Agreement and the respective rights and obligations of the parties shall be governed by, interpreted, and enforced in accordance with the laws of the State of Texas. Venue for any action arising out of or related to this Agreement or actions contemplated hereby may be brought in the District Court for the State of Texas sitting in Hidalgo County, Texas so long as one of such courts shall have subject matter jurisdiction over such action or proceeding, and each of the parties hereby irrevocably

consents to the jurisdiction of the same and of the appropriate appellate courts there from. Process in any such action may be served on any party anywhere in the world. LESSOR AND LESSEE EACH KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM BROUGHT BY EITHER OF THEM AGAINST THE OTHER FOR ALL MATTERS ARISING OUT OF OR RELATING TO THIS LEASE OR ANY USE, OCCUPANCY, OR OPERATIONS AT THE PREMISES OR THE AIRPORT. The provisions of this agreement shall survive any expiration or termination of this Agreement.

B) No amendment to this Agreement shall be binding on Lessor or Lessee unless reduced to writing and signed by both parties. No provision of this Agreement may be waived, except pursuant to a writing executed by the party against whom the waiver is sought to be enforced.

C) If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect if both the economic and legal substance of the transactions that this Agreement contemplates is not affected in any manner materially adverse to any party. If any provision of this Agreement is held invalid, illegal, or unenforceable, the parties shall negotiate in good faith to modify this Agreement to fulfill as closely as possible the original intents and purposes of this Agreement.

D) This Agreement constitutes the final, complete, and exclusive agreement between the parties on the matters contained in this Agreement. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement. In entering into this Agreement, neither party has relied on any statement, representation, warranty, nor agreement of the other party except for those expressly contained in this Agreement.

E) Lessee acknowledges that Lessor is subject to legal requirements regarding the public disclosure of records. Lessee shall comply with such laws in connection with making any request that Lessor maintain a record confidentially, and if Lessee complies with the same Lessee shall have the right to defend any such request for confidentiality at Lessee's expense except to the extent required by the Texas Public Information Act and Lessor will endeavor to maintain confidentiality.

F) This Agreement does not create any partnership, joint venture, employment, or agency relationship between the parties. Nothing in this Agreement shall confer upon any other person or entity any right, benefit, or remedy of any nature.

G) Each party shall execute any document or take any action that may be necessary or desirable to consummate and make effective a performance that is required under this Agreement.

H) The headings in this Agreement are provided for convenience only and do not affect this Agreement's construction or interpretation. All references to Sections are to Sections in this Agreement. Each provision to be performed by Lessee shall be construed as both a covenant and a condition. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the drafting party. If Lessee consists of more than one individual or entity, the obligations of all such individuals and entities shall be joint and several. References in this Agreement to any period of days shall mean calendar days unless specifically stated otherwise.

I) Any approved signage shall be at Lessee's expense and shall comply with local, state or federal laws and regulation. Lessee shall not advertise or permit other to advertise at the Airport by any means, whether or not such advertising is for profit.

J) Lessor and its associates, agents or employees reserve the right to enter the lease premises upon reasonable notice to Lessee and the same does not constitute a trespass on the lease premises or a violation of any of Lessee's rights.

K) Lessee warrants and represents that it has the right, power, and legal capacity to enter into and perform its obligations under this agreement as a legal, valid, and binding obligation of Lessee.

L) Time is of the essence of this Agreement.

EXECUTED this _____ day of _____, 2018.

City of Weslaco, Hidalgo County, Texas

_____
Mayor

Approved as to Form:

_____
City Attorney

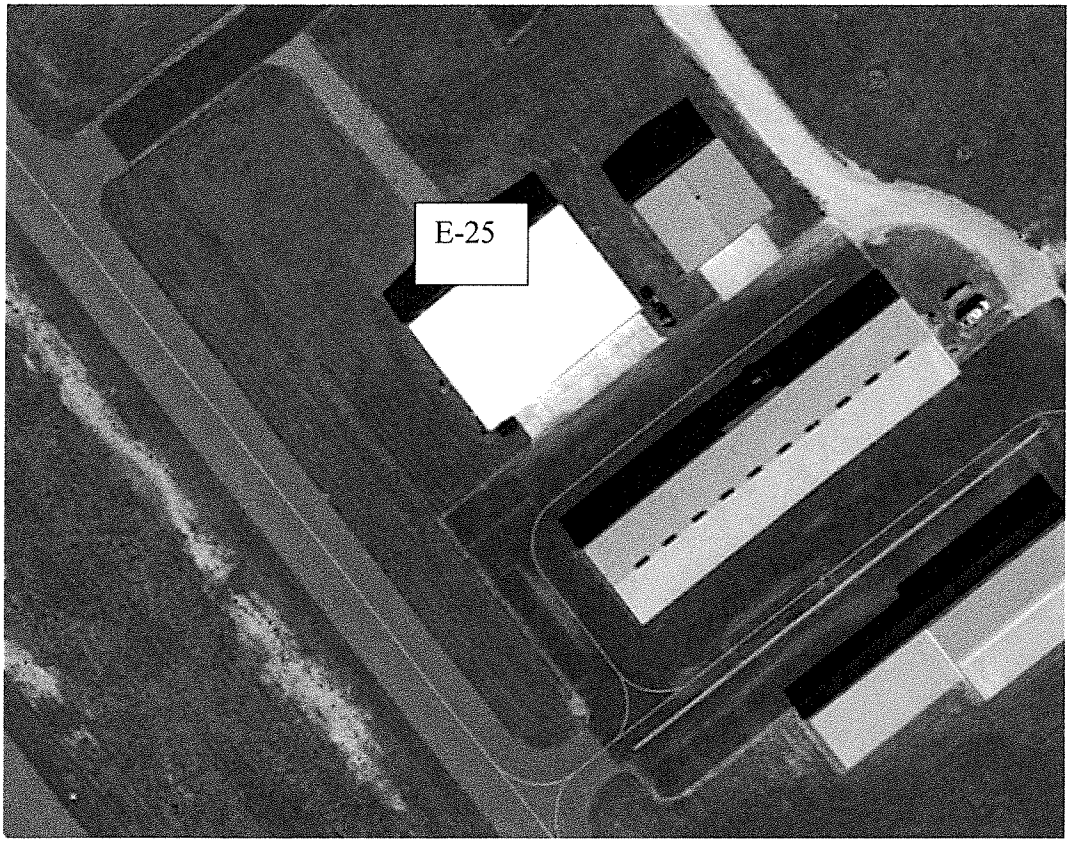
Attest: _____
City Secretary

_____
Lessee

Lessee Initials

"EXHIBIT A"

75' x '110
E-25



Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1874

From:

Subject:
Approval of a Weslaco Mid Valley Airport Ground Lease Agreement with Tenant Christopher De Leon D/B/A De Leon Aircraft Maintenance Professional for Hanger W5-03 and authorize the Mayor to execute any related documents. (Staffed by Airport.)

Background:
The proposed ground lease agreement is for seven (7) years with a capped three (3%) percent CPI review every three years. The hangar is located on the west side of the airport and offers no extensions or renewals.

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 Airport Advisory Board does not approve revenue agreements/contracts. The Board did approve the ground lease agreement template.

Aida Vega	Created/Initiated
Andrew Muñoz	Approved
Mike Perez	Final Approval

City Manager Comments:

Staff Recommendation:
Staff recommend approval.

Attachments, if any:
W5-03 De Leon, Christopher

Responsibilities upon Approval:

LAW OFFICE OF
JUAN E. GONZALEZ

3110 E. Bus. Hwy 83, Weslaco, Texas 78596
TEL: (956) 447-5585
Fax: (956) 447-8637
email: juanegonzalez@jeglaw.net

July 19, 2018

CITY OF WESLACO
JUL 19 2018
CITY SECRETARY'S OFFICE

Elizabeth Walker
City Secretary
255 S. Kansas
Weslaco, Texas 78596

Re: Airport Lease-Christopher De Leon

Dear Ms. Walker:

Attached find original executed lease with Mr. Christopher De Leon. Place on the agenda for the next regular meeting for approval and have all the proper parties sign as necessary. Let me know if you have any questions or concerns.

Sincerely,

/s/ Juan E. Gonzalez

Juan E. Gonzalez

Lease Agreement

STATE OF TEXAS)

CITY OF WESLACO) KNOW ALL PERSONS BY THESE PRESENTS:

HIDALGO COUNTY)

This lease is entered into this _____ day of _____, 2018, between the City of Weslaco, a home ruled municipal corporation with its principal place of business at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas, hereinafter referred to as the "Lessor" and the owner of the Weslaco Mid Valley Airport, hereinafter referred to as "Airport" and Christopher De Leon, hereinafter referred to as "Lessee" who covenant and agree as follows:

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

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

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

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

Section 1. Lease Premises

A) Lessor does hereby lease to Lessee approximately **5,150 sq. ft.** (W5-03) of land more particularly described as set forth in Exhibit "A" which is attached and incorporated by reference, hereinafter referred to as the lease premises.

Section 2. Term

A) This lease shall be for the term of **7 years**. Thereafter, this lease may not be renewed or extended.

B) **Surrender and Holding Over**. Upon the expiration or termination of this Lease, Lessee shall quit and surrender the Premises and Improvements in good and serviceable condition, reasonable wear and tear excepted. Thereafter, the Lessor shall have the right to enter and take possession of the Premises and Improvements, with or without process of law and without liability for trespass. Holding over or failure to vacate the Premises at the end of

CDL
Lessee Initials

the Initial Term or the Extended Term shall not be construed to be the granting or exercise of any additional term.

C) Any Improvements erected or constructed on the Premises shall be permanently and inseparably attached to the Premises and shall not be removed without prior written approval of the Lessor. Upon termination or expiration of this Lease, title to the Premises and Improvements shall vest in the Lessor; provided, however, that the Lessor shall have the option to require Lessee to remove any Improvement (or a portion thereof) and restore the Premises and surrounding areas to the condition existing immediately prior to the construction of such Improvement.

D) Should Lessee default on this lease, Gary N. Wise, previous Lessee shall have the right to assume the lease until its termination at the same terms and conditions as Christopher De Leon. Lessor shall promptly notify Gary N. Wise of default by Lessee.

Section 3. Consideration

A) In consideration for the lease of the Land/Hangar/Building/Office referenced herein Lessee hereby agrees to pay yearly the sum of **$ 1,133.00**. The first year's payment is to be made at lease execution. Thereafter, all future payments shall be made on or before the first working day of the /year due for the term of this contract plus any extensions thereto.

Lessee agrees that the lease payment listed herein shall be subject to review and adjustment by Lessor at three (3) year intervals throughout the term of the lease and prior to any extensions granted. Any adjustment to the lease payment shall be based on the U.S. Department of Commerce's Consumer Price Index (CPI). The adjusted lease fee shall be calculated on the third (3rd) year anniversary of this lease and recalculated at subsequent three (3) year intervals. Such increase in the lease payment shall begin immediately upon request from Lessor and continue at that rate until the next three-year anniversary. Upon review, if the CPI shall have decreased as compared to the previous review date, the lease fee for the subject Land/Hangar/Building/Office shall not be decreased, but shall remain at the same level as was charged during the preceding three (3) year period.

B) All lease fees shall be paid as the same becomes due, without demand, in lawful currency of the United States made payable to the City of Weslaco, Hidalgo County, Texas by mail or delivery as specified in Section 13. Notice Requirements of this agreement.

C) In the event Lessee fails to remit any payments when the same are due, interest at the rate of 10 % shall be charged by Lessor beginning on the tenth (10) day after the date the payment is due and such interest shall continue to accrue against such delinquent payment until the payment plus interest is received by Lessor. In the event Lessee shall become delinquent for more than thirty (30) days, this lease may be terminated by Lessor.

D) Lessee shall be liable for all taxes and fees owed on or by his personal business or himself. Under no circumstances shall Lessor be liable for or be required to pay any tax or fee owed by Lessee. Lessor shall provide insurance for all Lessor owned real property located at the Airport under Lessor's policy which shall be for the sole benefit and protection of Lessor. Lessee should provide his own insurance coverage for any personal property located in or on the Land/Hangar/Building/Office and is required herein to provide business liability insurance in an amount of $1,000,000.00 per occurrence. Certificates of such required insurance shall be furnished by Lessee to Lessor and certificates presently then in effect shall be on file at all times and Lessor shall be listed as an additional insured with the condition that said insurance shall provide Lessor notice of any cancellation of said insurance. Any changes in those certificates must have prior written approval of Lessor.

E) Any sum that Lessee is obligated to pay to Lessor arising from or relating to this agreement or Lessee's use, occupancy or operations at the Airport constitutes additional rent, which may include, but is not limited to, fees, fuel flowage fees for self-fueling activities (at the rate and on the terms imposed by Lessor), fines, civil penalties, damages, claims, interest, charges and utility charges.

F) Lessee shall pay all taxes, fees, assessments, and levies that relate to Lessee's use, occupancy, or operation at the lease premises or the Airport and all other obligations for which a lien may be created relating thereto. Within thirty (30) days Lessee shall remove any such lien that may be created or commence a protest of such lien by depositing with Lessor cash or other security acceptable to Lessor in an amount sufficient to cover the cost of removing such lien. When contracting for any work in connection with the lease premises, Lessee shall include in such contract a provision prohibiting the contractor or any subcontractor or supplier from filing a lien or asserting a claim against Lessor's real property or any interest therein.

Section 4. Use of Lease Premises

A) Lessee and Lessee's associates shall comply at all times, at Lessee's sole cost, with any and all laws and regulation that are applicable to Lessee's use, occupancy, or operations at the lease premises or the Airport, which include, but are not limited to, all laws, statutes, ordinances, regulations, rules, orders, writs, judgments, decrees, injunctions, directives, rulings, guidelines, standards, codes, policies, common law and other pronouncements of any kind having the effect of law including, but not limited, to the Airport Rules and Regulations, City of Weslaco master plans and zoning codes, and all laws and regulations pertaining to the environment, any and all plans and programs developed in compliance with such requirements and all lawful, reasonable, and nondiscriminatory airport policies and other requirements.

B) Lessee agrees that the leased Land/Hangar/Building/Office may be used for any noncommercial aeronautical activity which must be made known to and agreed upon by Lessor and for no other purposes.

C) Lessee may park his and/or his passenger's privately owned automobile(s) inside the Hangar, but only while on a flight which originated at the Airport.

D) Lessee may store containers of aviation oil, in accordance with the Airport Rules and Regulations, inside the Hangar for aircraft use so long, and only so long, as such oil is contained in marked, approved containers. Such storage will be at the discretion of and with written approval from the local fire marshal if such storage is allowed under local fire codes.

E) Lessee agrees that he will at all times keep the premises of the Land/Hangar/Building/Office, including the inside and the outside of the Hangar/Building/Office, clean and free of trash, litter, tall grass, weeds, junked automobiles, and scrap aircraft parts. Lessee shall abide by all applicable rules and regulations of the Environmental Protection Agency, the Texas Commission on Environmental Quality, the Texas Department of Agriculture, the Texas Department of Transportation, and any other public agency concerning the use, storage, and disposal of hazardous chemicals, fuel, and/or oil. Lessee further agrees to abide by the manufacturer's directions in regards to the use, storage, and disposal of all pesticides, herbicides, and other chemicals plus their containers used at the airport. Should Lessee fail to keep the leased Land/Hangar/Building/Office clean and free of hazards, Lessor may, after thirty (30) days written notice, arrange for the cleanup of the littered or hazardous area. Such cleanup shall be charged to Lessee and payable on demand. Failure to render proper payment for such cleanup and/or general disregard for the considerations and restrictions listed in this lease agreement are grounds for Lessor to terminate this lease.

F) Lessee agrees that the usage of the Land/Hangar plus any associated apron shall be limited to the parking/hangaring of his personal/company owned aircraft. No automobile, bus, truck, or other transportation mode may be permanently or habitually parked or stored on/in the Land/Hangar except in approved automobile parking areas and as agreed upon by Lessor.

G) Lessee agrees that he will not conduct any commercial activity such as pilot instruction, aerial spraying, charter flights, air taxi, sight-seeing, aerial photography, aircraft engine or airframe repair, avionics repair, or any other at the Airport without the written consent of Lessor. Any such approved commercial operation must be in accordance with a separate contract agreement with Lessor.

H) Lessee agrees that he will not store or permit the storage of any fuel or hazardous, volatile, and/or dangerous chemicals on/inside the Land/Hangar/Building/Office except as authorized in this agreement without the written consent of Lessor.

I) Lessee agrees not to fuel or defuel any aircraft parked inside the Hangar.

CDL

Lessee Initials

J) Lessee agrees to have a sufficient number of fire extinguishers of acceptable size as determined by the local fire marshal inside the Hangar/Building/Office. Such fire extinguisher(s) shall be readily accessible in the event of a fire.

K) Lessee agrees that he will not operate any non-aviation related business or activity on/in the Land/Hangar/Building/Office without the expressed written consent of Lessor. Any such non-aviation related business or activity must be so established by a separate contract.

L) Lessee agrees that none of the leased premises shall be used for residential purposes or any other purpose prohibited by any federal, state or municipal law, statute, regulation or ordinance

Section 5. Sublease, Assignment, or Sale

A) The Lessee shall not sublease, assign, sell, or transfer this contract agreement or any right hereunder to any person, corporation, or association. Any such sublease, assignment, sale, or transfer shall be grounds, at the option of the Lessor, to immediately terminate this lease agreement. Lessor shall have the right, in Lessor's sole discretion, to assign any of its rights under this agreement and upon any such assignment, Lessee agrees that Lessee shall perform its obligations under this agreement in favor of such assignee.

Section 6. Termination

A) This contract agreement may be prematurely terminated by Lessor or Lessee if either fails to abide by the terms and conditions expressed herein and due the complainant and so decreed by a court of competent jurisdiction. Lessee shall have no more than fifteen (15) days upon notification to resolve said violation(s). Should Lessee be declared bankrupt or incompetent, this contract agreement shall immediately terminate In the event Lessee fails to make timely payments of all taxes or fees, fails to provide proof of required insurance, uses the Airport property or permits the Airport property to be used for any illegal or unauthorized purpose, files bankruptcy, abandons or leaves the property vacant or unoccupied for thirty (30) consecutive days, or violates any of the terms and conditions of this contract agreement, Lessor has the right to terminate this contract agreement and retake possession of any Airport property leased to or under the control of Lessee.

B) Lessee agrees and understands that Lessor reserves the right to further expand, develop, or improve the airport, including the termination of this lease agreement, in such instance that the continued leasing of the Land/Hangar/Building/Office would have a negative impact on any proposed development or improvements at the Airport. This contract agreement may be terminated regardless of the desires, wishes, or views of Lessee and without interference or hindrance from Lessee, but only so long as such expansion, development, or improvements are shown on a Texas Department of

Transportation and/or FAA approved Airport Layout Plan or Master Plan.

C) This contract may be prematurely terminated by mutual agreement and consent of both parties in writing. Such termination by mutual agreement shall cause both Lessor and Lessee to be free of any and all requirements of this contract hereunder, and neither Lessor nor Lessee shall have any derogatory remarks or entries made upon their resumés or upon any public or private records which would indicate failure to successfully fulfill the conditions of this contract.

D) At the termination of this contract agreement, either by normal expiration, premature termination, or mutual agreement, Lessee shall peaceably vacate the premises. Should Lessee be in default of any monies owed to Lessor, Lessor may take possession of any personal property owned by Lessee and located at the Airport and hold until the monetary default is settled. In such case that Lessee cannot or will not settle any claims against him owed to Lessor, Lessor may liquidate any personal property seized, subject to the disposition of a court of competent jurisdiction. Lessee shall be liable for any and all expenses incurred by Lessor in such action.

E) Upon any expiration or termination of this Agreement, Lessee, at Lessee's sole cost, shall (i) promptly and peaceably surrender to Lessor the lease premises "broom clean", free of debris, and in good order and condition: (ii) repair in a good and workmanlike manner any damage to the lease premises or the Airport that arises from or relates to Lessee's use, occupancy, or operations under this Agreement (iii) deliver to Lessor all keys and access credentials relating to the Airport (iv) perform Lessee's environmental obligations as provided in this Agreement; and (v) remove all movable personal property and trade fixtures that are not owned by Lessor. All property that Lessee leaves on the lease premises shall conclusively be deemed to have been abandoned and may be appropriated, sold, stored, destroyed, or otherwise disposed of by Lessor without notice to and without any obligation to account to Lessee or any other person. Lessee shall pay to Lessor all expenses incurred in connection with the disposition of such property in excess of any amount received by Lessor from such disposition. Lessee shall not be released from Lessee's obligations under this Agreement in connection with surrender of the lease premises until lessor has inspected the lease premises and delivered to Lessee a written acceptance of such surrender.

Section 7. Hold Harmless

A) Lessee agrees to save and hold harmless Lessor and its agents, servants, and employees of and from any and all liabilities, expenses, causes of action, damages, and/or attorney's fees resulting from or as a result of any of Lessee's businesses, operation, occupancy, or use of the Airport or from any act or omission of Lessee's agents, servants, or employees.

Section 8. Maintenance of Landing Area

A) Lessee understands and agrees that Lessor reserves the right, but not the obligation, to maintain the Airport to at least the minimum standards as recommended by the FAA and/or the Texas Department of Transportation. Such right includes the right to maintain and keep in repair all public use areas at the Airport and the right to direct and control all activities as necessary at the Airport.

Section 9. Non-Discrimination

A) Lessee for itself, successors in interest, and assigns (to the extent successors and assigns are permitted by this Agreement), as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the property described in this Agreement for a purpose for which a U.S. Department of Transportation program or activity is extended, or for another purpose involving the provision of similar services or benefits, Tenant/Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

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

Section 10. Exclusions

A) Nothing in this Agreement shall be construed to grant to Lessee any exclusive right or privilege for the conduct of any activity on the Airport (except to lease the Premises for Lessee's exclusive use as provided herein).

B) This Agreement shall be interpreted to preserve Lessor's rights and powers to comply with Lessor's Federal and other governmental obligations.

C) This Agreement is subordinate to the provisions of any agreement between Lessor and the United States or other governmental authority (regardless of when made) that affects the Airport, including, but not limited to, agreements governing the expenditure of Federal funds for Airport improvements. In the event that the Federal Aviation Administration or other governmental authority requires any modification to this Agreement as a condition of Lessor entering any agreement or participating in any program applicable to the Airport (including, but not limited to, those providing funding), Lessee agrees to consent to any such modification. If a governmental authority determines that any act or omission of Lessee or Lessee's Associates has caused or will cause Lessor to be noncompliant with any of Lessor's government commitments (including, but not limited to, any assurances or covenants required of Lessor or obligations imposed by law), Lessee shall immediately take all actions that may be necessary to preserve Lessor's compliance with the same. Without liability to Lessor, Lessor shall have the right to terminate this Agreement and reenter and repossess any portion of the Premises if the U.S. Department of Transportation or other governmental authority having jurisdiction expressly requires any such action, subject to any review that may be afforded to Lessee by such authority.

Section 11. Force Majeure

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

Section 12. Rights and Remedies

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

Section 13. Notice Requirements

A) This Agreement has specific and strict notice requirements. All payments by Lessee are to be made to Lessor through the Aviation

Director at Weslaco Mid-Valley Airport, 1909 Joe Stephens, Weslaco, TX 78596.

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

B) Notice to Lessor is to be sent to:

Aviation Director
Weslaco Mid-Valley Airport
1909 Joe Stephens
Weslaco, TX 78596

with a required, simultaneous copy to:

City Attorney
255 South Kansas Street
Weslaco, TX 78596

CDL
Lessee Initials

C) Notice to Lessee to be sent to:

Lessee Name: Christopher De Leon
Address: 671 Ferguson Road, Lot A
Donna, Texas 78537

CDL
Lessee Initials

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

Section 14. Miscellaneous

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

B) No amendment to this Agreement shall be binding on Lessor or Lessee unless reduced to writing and signed by both parties. No provision of this Agreement may be waived, except pursuant to a writing executed by the party against whom the waiver is sought to be enforced.

C) If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect if both the economic and legal substance of the transactions that this Agreement contemplates is not affected in any manner materially adverse to any party. If any provision of this Agreement is held invalid, illegal, or unenforceable, the parties shall negotiate in good faith to modify this Agreement to fulfill as closely as possible the original intents and purposes of this Agreement.

D) This Agreement constitutes the final, complete, and exclusive agreement between the parties on the matters contained in this Agreement. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement. In entering into this Agreement, neither party has relied on any statement, representation, warranty, nor agreement of the other party except for those expressly contained in this Agreement.

E) Lessee acknowledges that Lessor is subject to legal requirements regarding the public disclosure of records. Lessee shall comply with such laws in connection with making any request that Lessor maintain a record confidentially, and if Lessee complies with the same Lessee shall have the right to defend any such request for confidentiality at Lessee's expense.

F) This Agreement does not create any partnership, joint venture, employment, or agency relationship between the parties. Nothing in this Agreement shall confer upon any other person or entity any right, benefit, or remedy of any nature.

G) Each party shall execute any document or take any action that may be necessary or desirable to consummate and make effective a performance that is required under this Agreement.

H) The headings in this Agreement are provided for convenience only and do not affect this Agreement's construction or interpretation. All references to Sections are to Sections in this Agreement. Each provision to be performed by Lessee shall be construed as both a covenant and a condition. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the drafting party. If Lessee consists of more than one individual or entity, the obligations of all such individuals and entities shall be joint and several. References in this Agreement to any period of days shall mean calendar days unless specifically stated otherwise.

I) Lessee is not authorized to install or operate any signage outside of enclosed structures on the lease premises or at the Airport, except with the prior written approval of Lessor, which may be given or withheld in Lessor's sole discretion. Any approved signage shall be at Lessee's expense and shall comply with local, state or federal laws and regulation. Lessee shall not advertise or permit other to advertise at the Airport by any means, whether or not such advertising is for profit.

J) Lessor and its associates, agents or employees reserve the right to enter the lease premises at any time and the same does not constitute a trespass on the lease premises or a violation of any of Lessee's rights.

K) Lessee warrants and represents that it has the right, power, and legal capacity to enter into and perform its obligations under this agreement as a legal, valid, and binding obligation of Lessee.

L) Time is of the essence of this Agreement.

EXECUTED this _____ day of _____, 2018.

City of Weslaco, Hidalgo County, Texas

_____
Mayor

Approved as to Form:

_____
City Attorney

Attest: _____
City Secretary

_____
Lessee

CDL
Lessee Initials

"EXHIBIT A"

HANGAR W5-03
50' x '103

CDL
Lessee Initials

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2016-290

From:
Andrew Muñoz

Subject:
Approval for the submission of the Notice of Intent (NOI), under DR-4332, to the Texas Department of Emergency Management (TDEM) for the Application and Development of a Hazard Mitigation Plan and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)

Background:
Staff is respectfully requesting authorization to submit a Notice of Intent (NOI) to the Texas Department of Emergency Management for the Application and Development of a Hazard Mitigation Plan.

A Hazard Mitigation Plan is a FEMA requirement for future grant funds and reimbursements. Currently, the City does not participate in the COG's or Hidalgo County's Hazard Mitigation Plan.

If awarded, the grant request is for $80,000 with a 75/25 split. The local contribution of 25% can be In-Kind contributions such as staff time and public hearings.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:
The City Commission, on July 24, 2018 authorized for the solicitation for Requests for Proposals for expert and technical services for the application and development of a Hazard Mitigation Plan.

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)**:**

Andrew Muñoz	Created/Initiated
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
hmgpNOIForm-1_7.25.18

Responsibilities upon Approval:
Approve.

Texas Division of Emergency Management
Recovery, Mitigation and Standards

Texas Hazard Mitigation Grant Program (HMGP)
Notice of Intent (NOI) Form

FEMA Disaster #: DR-4332 **Date:** 07/25/2018

Applicant: City of Weslaco

City: Weslaco **County:** Hidalgo **State:** TX

NOI Point of Contact (POC)

Name: Andrew Munoz **Title** Special Projects Coordinator

Phone: (956) 969-0291 **Mobile:** (956) 587-2455 **Fax:** (956) 973-1854

Email: amunoz@weslacotx.gov

Mailing Address

Street Address: 255 S. Kansas St.

City: Weslaco **State:** Texas **Zip:** 78596

Assessment

Mitigation Action Plan (MAP) approval date: _____

If NOT approved – Date submitted to State: _____

Is this specific project identified in the MAP? No

If YES, provide the page location of measure in MAP: _____

If NO, is this type of project identified in the MAP? N/A

Is Community in good standing with NFIP? Yes

Project Proposal

Estimated Project Cost: $ 80,000.00

(Please provide a researched estimate for the total cost of the project.)

Funding Method for 25% Match:

City General Fund and In-Kind Contributions.

Proposed Project Area:

City and ETJ for the City of Weslaco, Texas.

Damage History Related to Project:

The City of Weslaco has been in two recent declared disaster areas since 2015. Recently, within the past thirty (30) days, the city experienced flooding throughout the city. Approximately twenty (20) percent of the area (homes and businesses) were affected.

Number of Residents or Structures at Risk:

Approximately 40,000.00 residents and numerous businesses.

Proposed Mitigation Action:

The City of Weslaco wishes to secure the services of a professional consultant to perform all aspects of application, management, preparation, project implementation, planning services and submission requirements associated with the approval of a Hazardous Mitigation planning grant and plan development to the Federal Emergency Management Agency (FEMA) through the Texas Division of Emergency Management. If the grant is approved, the consultant will develop the multi-jurisdictional hazard mitigation plan, which will address all natural hazards that can affect this region.

Background and Discussion:

The City of Weslaco is not a participant in the Regional Hazard Mitigation Plan. City staff has had several conversations with Hidalgo County officials and representatives with the local Council of Governments to amend the Regional Hazard Mitigation Plan. It was determined by all entities the City of Weslaco pursue an independent Hazard Mitigation Plan. The Regional Hazard Mitigation Plan was approved two years ago and the next planning process does not begin until 2019 for a approval target date of 2020/2021. Based on the schedules and dates, it is not beneficial to the City to amend the existing plan.

List any technical studies in progress or completed?

The City of Weslaco completed its Master Drainage Plan in 2015 and is currently seeking proposals to undertake projects identified in the plan.

Will this project be requested as a Phased project? No **If yes, indicate activities:**

- ☐ **Hydrologic & Hydraulic Final**
- ☐ **Engineering**
- ☐ **Design EO 11988**

Will this project require any of the following: (check all that apply)

- ☐ **Benefit Cost Analysis**
- ☐ **Environmental Historical & Environmental Preservation Review**
- ☐ **Other: _____**

Provide the Estimated Period of Performance (POP). If this will be a phased project, identify each POP):

POP (or Phase I POP): _____ Phase II POP: _____

Submit the completed application via email to *TDEM-Mitigation@dps.texas.gov.*
Please keep a copy for your files.

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2016-290

From:
Andrew Muñoz

Subject:
Approval for the submission of the Notice of Intent (NOI), under DR-4332, to the Texas Department of Emergency Management (TDEM) for Phase II: Acquisition and Construction of a Regional Detention Facility (Las Brisas Subdivision) and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)

Background:
Staff is respectfully requesting authorization to submit a Notice of Intent (NOI) to the Texas Department of Emergency Management for Phase II: Acquisition and Construction of a Regional Detention Facility at Las Brisas Subdivision.

Phase I was approved through, DR 1791 - 134 dated May 25, 2011. The project Phase I was approved to conduct basic engineering, design, channel study, survey and Benefit Cost Analysis for the project. The subsequent Phase II for the actual construction was denied by FEMA on November 8, 2012.

If awarded, the grant request is for $1,466,831.00 with a 75/25 split. The local contribution of 25% can be In-Kind contributions such as staff time and public hearings.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:
The City Commission has been requesting funds from FEMA since Hurricane Dolley.

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)**:**

Andrew Muñoz	Created/Initiated
Andrew Muñoz	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

hmgpNOIForm_Las Brisas
Responsibilities upon Approval:

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2016-290

From:
Andrew Muñoz

Subject:
Approval for the submission of the Notice of Intent (NOI), under DR-4332, to the Texas Department of Emergency Management (TDEM) for Phase II: South Detention Pond and Related Drainage Improvements (Villa Verde Subdivision) and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)

Background:
Staff is respectfully requesting authorization to submit a Notice of Intent (NOI) to the Texas Department of Emergency Management for Phase II: South Detention Pond and Related Drainage Improvements near Villa Verde Subdivision.

Phase I was approved through, DR 1791 - 119. The project Phase I was approved to conduct basic engineering, design, channel study, survey and Benefit Cost Analysis for the project and since been completed.

If awarded, the grant request is for $1,230,000.00 with a 75/25 split. The local contribution of 25% can be In-Kind contributions such as staff time and public hearings.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:
The City Commission has been requesting funds from FEMA since Hurricane Dolley.

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)**:**

Andrew Muñoz	Created/Initiated
Andrew Muñoz	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
hmgpNOIForm_South Drainage Pond

Responsibilities upon Approval:

Texas Division of Emergency Management
Recovery, Mitigation and Standards

Texas Hazard Mitigation Grant Program (HMGP)
Notice of Intent (NOI) Form

FEMA Disaster #: DR-4332 **Date:** 07/27/2018

Applicant: City of Weslaco

City: Weslaco **County:** Hidalgo **State:** TX

NOI Point of Contact (POC)

Name: Andrew Munoz **Title** Special Project Coordinator

Phone: (956) 969-0291 **Mobile:** (956) 587-2455 **Fax:** (956) 973-1854

Email: amunoz@weslacotx.gov

Mailing Address

Street Address: 255 S. Kansas St.

City: Weslaco **State:** Texas **Zip:** 78596

Assessment

Mitigation Action Plan (MAP) approval date: _____

If NOT approved – Date submitted to State: _____

Is this specific project identified in the MAP? Yes

If YES, provide the page location of measure in MAP: _____

If NO, is this type of project identified in the MAP? N/A

Is Community in good standing with NFIP? Yes

Project Proposal

Estimated Project Cost: $ 1,230,000.00

(Please provide a researched estimate for the total cost of the project.)

Funding Method for 25% Match:

Municipal Bonds, In-Kind Contribution as well as City General Fund.

Proposed Project Area:

The South Drain Detention Pond and associated drainage improvements, is an area located on the southwest portion of Weslaco, Hidalgo County, Texas. Phase I was approved through, DR 1791 - 119. The project Phase I was approved to conduct basic engineering, design, channel study, survey and Benefit Cost Analysis for the project and has been completed. The subsequent Phase II for the actual construction has not been determined for eligibility by TDEM.

Damage History Related to Project:

Phase I was approved through, DR 1791 - 119. The project Phase I was approved to conduct basic engineering, design, channel study, survey and Benefit Cost Analysis for the project and has been completed. Surrounding subdivisions has since been flooded twice, in separate storms, in 2016 and 2018.

Number of Residents or Structures at Risk:

Approximately 2,000 residences, within a five mile radius, have been impacted as well as several municipal buildings, most importantly fire response/fire station No. 3.

Proposed Mitigation Action:

In order to alleviate this area of its current flooding hazards the City of Weslaco is proposing to construct a complementary detention basin adjacent to the existing drainage ditch right of ways. This facility would allow for the runoff from subdivisions to independently drain into the proposed detention basin without any backwater effects from the existing ditch. The proposed detention facilities improvements will allow storm waters to drain more quickly during large rainfall events and will alleviate localized flooding of the residential area.

Background and Discussion:

Phase I was approved through, DR 1791 - 119 after Hurricane Dolley. The project Phase I was approved to conduct basic engineering, design, channel study, survey and Benefit Cost Analysis for the project and has since been completed.

The City of Weslaco is submitting for Phase II, acquisition and construction.

List any technical studies in progress or completed?

FEMA Storm Drainage Study DR 1791 - 119 South Drain Detention Pond Study and Canal Right-of-Way review.
Master Drainage Study 2015

Will this project be requested as a Phased project? Yes **If yes, indicate activities:**

- ☐ **Hydrologic & Hydraulic Final**
- ☐ **Engineering**
- ☐ **Design EO 11988**

Will this project require any of the following: (check all that apply)

- ☐ **Benefit Cost Analysis**
- ☐ **Environmental Historical & Environmental Preservation Review**
- ☐ **Other:** _____

Provide the Estimated Period of Performance (POP). If this will be a phased project, identify each POP):

POP (or Phase I POP): _____ **Phase II POP:** 12/27/2019

Submit the completed application via email to *TDEM-Mitigation@dps.texas.gov.*
Please keep a copy for your files.

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1712

From:

Subject:
Approval of revisions to the City of Weslaco Personnel Policies and Procedures and authorizing those sections regulated by executive departments and agencies of the state and federal government to be updated as necessary. (There was no action on July 17, 2018; Staffed by Human Resources.)

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)**:**

Aida Vega	Created/Initiated
Veronica Ramirez	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
City of Weslaco Personnel Policies

Responsibilities upon Approval:

DISCLAIMER: These policies are not intended to be nor should they be construed as all-encompassing or a part of an employment contract. Nothing contained in them should be considered as altering the employment at-will relationship between employees and the city.

If these policies in any way conflicts with state or federal law, rule or regulation, the law, rule or regulation at all times supersedes them.

These policies supersede any other policies previously written.

The City of Weslaco
Policies for People and Management Functions
Policies

Access to Personnel Files
Accident Reporting
Attendance and Punctuality
Changes in Employee Personal Data
Civil Service Employees
Classification and Compensation Plan
Clean Air
Complaints and Concerns
Dating and Fraternization
Demotions
Direct Leave Donation Program
Discharge
Discretionary Time
Driver's License and Insurability
Drug and Alcohol-Free Workplace
Educational Leave of Absence
E-mail and Internet Access
Employee Assistance Program
Employee Conduct
Employment of Relatives
Equal Employment Opportunity
Ethics and Integrity
Exit Interview
Family Medical Leave
Funeral Leave
Gifts and Gratuities
Group Health and Group Life Insurance
Holidays
Identification Badges
Inclement Weather
Jury Duty / Court Leave
Leave of Absence without Pay
Life-threatening Illnesses
Military Leave
Office and Work Hours
On-call Pay
Open Positions
Orientation Period
Outside Employment
Overtime Pay
Parking
Part-time, Temporary Employees and Volunteers
Pay Increases
Payroll
Personal Appearance and Hygiene
Personal Days
Personnel Records
Physical Examinations
Promotions
Reduction in Force
Reference Checks
Requirements for Employment
Resignations
Rest and Meal Periods
Retirement Benefits
Safety
Security Inspections
Sexual Harassment
Sick Leave
Social Media
Social Media Sites
Solicitation and Distribution
Systems and Data Security
Telephone Calls and Etiquette
Use of City Equipment, Property, and Vehicles
Vacation
Violence Prevention
Wage Overpayments and Underpayments
Workers' Compensation Insurance

The City of Weslaco was incorporated in 1927 and operates under the Commission-Manager form of government. The Commission-Manager form distinguishes between the policy and administrative functions of city government. The City Commission is the legislative body of the City government. It is composed of seven members, which include the Mayor and six commissioners.

The city commission sets policy, controls City funds, levies taxes and borrows money necessary to meet essential City needs. The City Commission hires the City Manager who has the responsibility of administering the day-to-day operations of the City.

At City of Weslaco, our success has been built by developing and maintaining a loyal, efficient group of employees who gain satisfaction from their work, and to whom high achievement is a personal ambition. Dedicated to the highest standards of citizen satisfaction, employees are expected to strive daily to maintain the mark of excellence that has become synonymous with City of Weslaco.

The City's emphasis is on people, recognizing that even with the finest equipment, materials and elaborate systems and procedures, people make the total operation work, and they work together best in an environment where they are respected as individuals and recognized as important members of the team. The City observes the highest moral and ethical standards. Consistent with the City's policies and procedures:

- City employees shall abide by the policies and follow the procedures established by the City.
- The training and education of City employees is encouraged whenever possible.
- Employees providing efficient and responsible service deserve recognition by their supervisors whenever warranted.
- The City will make every effort to provide employees with satisfactory working conditions.
- The City will strive to provide prompt and fair attention in the handling of all personnel matters including complaints and corrective action.

Policies for People: Our policies for people focus on opportunities and incentives for maximum personal growth and are embodied in specific City objectives to:

- Promote from within the City, hiring new people only when the necessary qualifications or skills cannot be met from within.
- Ensure that earnings reward individuals in direct proportion to performance.
- Ensure that all employment-related decisions are based only on attendance, performance and conduct without regard to race, color, sex, religion, national origin, age, disability, genetic information, veteran status or any other protected status.
- Remain open to suggestions and ideas, encourage employees to come forward freely with recommendations, seek prompt solutions to problems and always keep lines of communication open.
- Provide pleasant and safe working conditions and encourage teamwork.
- Keep employees informed of significant developments.

Management Functions: The City retains the right to exercise customary managerial functions, including, but not limited to, the right to:

- Select, hire, assign, supervise, correct and dismiss employees.
- Decide and change performance standards and expectations, and evaluate employees' performance.
- Decide and change reporting times, quitting times and shifts.
- Transfer employees within departments or into other departments and other job classifications.
- Decide and change the size and qualifications of the workforce.
- Decide and change the methods by which operations are carried out.
- Manage and control the premises and equipment.
- Assign duties to employees according to operational needs and requirements.
- Establish, change and abolish policies, practices, procedures, rules and regulations.

The Human Resources Department shall maintain personnel files and records for every City employee. These files are to contain documentation regarding all aspects of employees' tenure with the City, such as performance appraisals, corrective action notices, letters of commendation, etc. The Human Resources Department maintains any required medical information in separate confidential files.

Employees may inspect their personnel file and medical file. This may be done by contacting the Human Resources Director and arranging a mutually convenient time to do so. These files must be reviewed in the office and presence of the Human Resources Director or designee.

Employees may request a copy of any document in their own personnel file. Such copies will be made by the Human Resources Director or designee. Employees may also submit information for inclusion in their file, such as a response to a performance appraisal or new credentials earned. Employees may also request the correction or removal of inaccurate, irrelevant, outdated, or incomplete information from their records.

The City reserves the right to withhold from an employee's access any documents in his or her file which the City, in its sole judgment, deems to invade, impair, compromise, or in any way affect the rights or legitimate expectations of others to privacy or confidentiality. The City further reserves the right to withhold comments which it deems private, confidential, or privileged.

The City will respect and protect employee privacy. It will not voluntarily disclose or disseminate personnel or medical records, salary, benefits, or terms of employment without an employee's prior permission. However, supervisors may be allowed to review parts of employees' files on a need-to-know basis. Regulatory agency representatives, in the course of their business may be permitted access to personnel files. Further, emergency or medical personnel on a need-to-know basis will be able to review medical records during an emergency medical situation.

Employees operating City equipment or vehicles must immediately report all vehicular accidents, property damage and any liability claims to their Department Head. The Department Head will send the vehicular accident or other loss notice to the Human Resources Department.

All vehicular accidents must be reported to the Police Department, Texas Department of Public Safety, or Sheriff's Department as necessary, so that an official accident report can be filed.

The City may take corrective action should an employee be found to have been negligent or reckless or to have caused excessive damage to City equipment.

It is important that employees be at work on time every day and that they work the hours scheduled for their positions. Absenteeism and tardiness reduce the efficiency of City operations. More importantly, they place a hardship on co-workers who report to work regularly and punctually. Thus, both absenteeism and tardiness must be kept to an absolute minimum.

- Satisfactory attendance and punctuality are conditions of employment. Unsatisfactory attendance and tardiness will result in corrective action and/or termination of employment.

- An hourly employee who is late for work will forfeit pay for the actual time the employee is late, calculated to the nearest one-quarter (1/4) hour.

The City recognizes that occasionally employees may not be able to report to work on time or at all. It is the employee's responsibility to notify their supervisor before their usual starting time. If the immediate supervisor is unavailable, the employee must leave a message with any other supervisor in the department or the Department Head stating why the employee will be late or absent, when the employee expects to report to work, and a telephone number where the employee can be reached. Leaving a voice mail message or a message with a coworker is not sufficient.

Corrective action may be taken if an employee:

- Fails to timely notify the City as specified above.

- Is absent or late excessively.

- Does not have an acceptable excuse for being late or absent.

An employee may be required to provide a physician's statement documenting an absence relating to illness or injury which lasts two (2) or more consecutive work days and releasing the employee for return to work. Departments have the option to have more stringent rules.

Employees are subject to termination of employment if they are absent without acceptable notification or without satisfactory reason for such absence.

An employee who is absent without prior authorization for two (2) consecutive workdays will be considered to have abandoned the job at the end of their normal shift on the second day. It shall be the responsibility of the employee to provide Human Resources with acceptable documentation of any mitigating circumstances for final decision by the City Manager.

If an employee must be absent from work for more than two (2) consecutive workdays, the employee must apply for a formal leave of absence, in accordance with the City's provisions for leave.

Employees must notify their immediate supervisor and the Human Resources Director of any of the following:

- Change of address, including temporary residential changes;
- Change of phone number or nearest phone number, whether it be listed or unlisted;
- Change of information concerning whom to contact in the event of an emergency;
- Change in marital status or in number of dependents;
- Change of beneficiary for life insurance and retirement benefits;
- Additional schooling, training, certificates or degrees earned during the course of employment;
- Any change in Social Security or driver's license numbers.

State civil service laws, as well as collective bargaining laws and contracts cover certain City employees in the Police and Fire Departments. Personnel management for members of the bargaining units are governed by collective bargaining contracts, by civil service statutes, by civil service rules and regulations, and by department rules and regulations and standard operating procedures, in that order.

The City's Policies and Procedures shall apply in the absence of a provision, rule, regulation, or directive contained in any one or more of the foregoing instruments. To the extent that the City's Policies and Procedures apply, they shall be binding on civil service employees.

Probationary police officers and firefighters are not covered by collective bargaining contracts, by civil service statutes, by civil service rules and regulations, and by department rules and regulations and standard operating procedures.

A job classification and compensation plan covering all positions is maintained by the City Manager or designee. The plan clusters into groups those jobs which are similar in type of work, difficulty, and responsibility. The job classification plan provides a list of job titles, job descriptions, with pay rates established by groups and job titles. The titles listed in the classification plan is used in all personnel records and transactions.

Each year, the City Manager makes recommendations to the City Commission concerning adjustments in salaries and wages. The City Commission thereafter determines the allocation of funds to the employee compensation plan as part of the budgeting process.

In the interest of providing a healthy, comfortable working environment, smoking and the use of all tobacco products is prohibited in City vehicles and buildings.

- Employees are responsible for notifying their visitors of this policy.
- Employees may not leave their assigned areas to smoke except at regular approved breaks or mealtime.
- Smoking is not permitted within 25 feet of a City building.

People work together best in an atmosphere where they are valued as individuals and recognized as key members of a team. This kind of respect spurs individuals to achieve their highest level of personal performance and to find a rewarding degree of personal pride in the expression of their own abilities.

The City's aim is to create and constantly enhance such an environment. Certain standards of conduct must be maintained to ensure that each employee is treated fairly and consistently. Policies, procedures and rules must be administered uniformly, and employees must comply with all established conduct standards.

However, we also realize that in our City, as in any organization, complaints will arise. A complaint is the dissatisfaction which an employee feels concerning wages, hours of work, working conditions, performance evaluations, merit raises, job assignments, reprimands, corrective actions, or the interpretation or application of a rule, regulation or policy.

When this occurs, the problem can best be resolved if it is discussed by the employee with their immediate supervisor as soon as possible. For a complaint to be timely, this discussion must occur within five working days of the incident causing the complaint. Usually this informal discussion can resolve the issue. A supervisor will not be criticized for having a complaint filed in his or her work group, but is accountable for an honest effort to resolve the issue.

If the employee’s supervisor is the subject of the complaint, the employee may address the complaint to the next level of management. In such a case, and where a complaint is not resolved informally, all responses under the formal complaint procedure will be made by a manager one level up from that indicated.

Occasionally some issues arise which cannot be resolved informally. When this occurs, a formal complaint procedure is available to employees. Employees are encouraged to present their views, and will not be intimidated or retaliated against in any way.

Complaint Procedure: When a complaint is not informally settled, the following steps will be followed:

- **Step One:** Within five working days after the informal discussion with their immediate supervisor, the employee should provide a written complaint to the manager above the immediate supervisor. A copy of the complaint should be provided to the Director of Human Resources. The complaint will be investigated, and the manager's decision will be given to the employee within five working days from receipt of the complaint.
- **Step Two:** If an employee is not satisfied with the decision, the employee may then file a written appeal to the next level of management within five working days of the receipt of the decision. A copy of the appeal should be provided to the Director of Human Resources. The next level of management will then investigate the complaint and a written decision will be given to the employee within five working days of the receipt of the appeal.
- **Step Three:** If the complaint is not resolved at Step 2, the employee may, within five working days of receipt of the Step 2 decision, file a written appeal with the City Manager who will evaluate the facts, review the positions of both parties, and within a reasonable time, not to exceed 15 working days following receipt of this appeal, give the employee a written decision. This decision is final in all respects and will be filed in the employee's personnel file.
- Dismissed employees who wish to utilize the complaint/appeal procedure must do so within ten (10) working days. If the employee fails to do this, employee will no longer be eligible to utilize the complaint /appeals procedure.

Complaint Meeting Guidelines: All meetings will be scheduled at mutually satisfactory times.

- New complaint issues that were not raised at the first step may not be raised by either party at subsequent steps. In such cases, a separate complaint may be pursued.
- Complaint information or testimony must be treated in a discreet and confidential manner by all persons involved.
- Employees may not file or appeal complaints to the City Commission.

The City intends to maintain a work environment that is free from intimate, romantic or dating relationships between supervisors and their subordinates or between employees involved in any other power-differentiated relationship. Power-differentiated relationships can lead to sexual harassment (or the appearance of harassment) and adversely affect morale, operations, and productivity because of favoritism, bias, or unfair treatment (or the appearance of favoritism, bias, or unfair treatment).

- A "power-differentiated relationship" is any supervisor-subordinate work relationship or other work relationship in which one employee supervises or manages (directly or indirectly) another employee or makes decisions concerning another employee's terms, conditions or privileges of employment. The City does not otherwise discourage friendship or social activities among its employees.

In order to effectuate the purposes expressed above, when an intimate, romantic, or dating relationship develops between a supervisor and a subordinate, the supervisor involved in the relationship must immediately report it to his/her manager or may report to and/or contact the Human Resources Director, without regard to the employee's normal chain of command.

Once a power-differentiated relationship is reported, the City may attempt to modify the work relationship, through transfer within the City or by any other available options. The City may also give the employees the option to either terminate their relationship or to continue it, at which point one employee will be required to resign.

With the concurrence of the City Manager, a Department Head or designee may demote an employee. If a job vacancy is filled by a demoted employee, the City may dispense with its normal procedure of advertising the vacancy to other employees or the public. The pay of a demoted employee will be commensurate with the responsibilities of the lower position.

A demotion will not be approved if the employee is unqualified for the position to which demotion is recommended or if the demotion would require the displacement (and thus, layoff or termination) of a regular employee in the lower position.

Employees may donate sick leave and/or vacation leave to other employees who may need additional leave as a result of a non-job-related catastrophic, chronic illness or injury (as defined by the Family Medical Leave Act) of the employee or of an immediate family member.

Requests: Employees requesting leave must:

- Alert their supervisor at the earliest practical time the dates of their absence or anticipated absence(s).
- Complete a Direct Leave Donation Request Form and provide supporting documentation (i.e., Doctor's certification) to the Human Resources Department for processing.
- Notify Human Resources and Payroll when it is anticipated they will not have enough paid leave and coordinate out-of-pocket payments to continue insurance benefits.
- Follow-up at earliest practical time but no later than 30 days (i.e,. Doctor's recertification(s), extended leave requests, anticipated return dates and/or approvals).

To be eligible to receive donation, an employee must be in a no-pay status, without any available paid leave, be in same or lower pay-grade of the prospective donor, and provide certification from a licensed physician of the employee's or his or her immediate family member's medical condition and/or illness. The City reserves the right to require additional licensed practitioner's statements from health care providers of its choice. The expense of such additional statements will be borne by the City.

Donations: Employees desiring to donate must complete a Direct Leave Donation Form and submit it to the Human Resources Department no later than the last day of a pay period for which they are donating. This form includes:

- The donating employee's printed name and signature.
- A statement confirming that the employee's participation is voluntary and knows that donated leave will not be refunded except in unusual circumstances.
- A statement that the donating employee has received and read this policy.
- The donating employee's authorization for an initial contribution of hours of sick leave to the requesting employee.

Donors must retain a balance of 80 hours of sick and/or vacation at time of donation. Otherwise, there is no limit on how many hours of leave an employee may donate.

There is no right of appeal of any decisions related the Direct Leave Donation Program. All requests will be processed on a case by case basis in the order in which they are received in the Human Resources Department.

Departments: Departments receiving leave requests and offers to donate must:

- Date and time stamp the Direct Leave Donation Request Form and the Direct Leave Donation Form as received. This process will determine the order in which leave will be deducted from the donor's leave balances where there are multiple requestors or multiple donors for a single individual.
- Notify Human Resources and Payroll of the pending leave request(s) no later than the last day of the current payroll period.
- Track all leave on time-clock plus and code it appropriately, including FMLA leave without pay, ADA leave without pay, etc.
- Inform the department that a request has been submitted by an employee in need of donation.
- Request approval of the City Manager for donor participation from other departments.

Regular full-time employees who have completed one (1) year of continuous employment may receive a maximum of 240 hours of donated paid leave. Review for possible extension of leave may be made by the Department Head and the Human Resources Director to the City Manager at 30 day intervals. This review will be made only under the assumption that the condition of the employee or family member is improving to the point that the employee is expected to return to work within the 30 day period.

The Direct Leave Donation Program is normally a department-wide program. Departments with no available donors may seek authorization from the City Manager to request the participation of other department(s). Departments with less than five employees upon approval by the City Manager may be paired with other departments.

Contributions are strictly voluntary and employees shall not be coerced in any manner. Donated leave will be transferred on an hour for hour basis without regard to pay differential; such that the recipient of the donated leave will be paid at their current rate of pay. Donations must be in increments of no less than four (4) hours.

In the event of a catastrophic, chronic illness or injury requiring episodic treatment (dialysis, chemotherapy, radiation therapy, and physical therapy), a recipient may use donated leave in non-consecutive increments. Illnesses of the same type or that may routinely re-occur will have a lifetime maximum of ninety (90) days.

Leave accruals are maintained in the payroll system and shall be deducted from the donor's leave balance and added to the recipient's sick leave balance. Only the amount of leave which has been projected as necessary to cover each pay period will be transferred at any given time. Should an employee be approved for donated leave also qualify for FMLA leave, the two leaves shall run concurrent.

Usage of leave previously approved shall cease upon receipt of a physician's release to return to work.

Retroactive payment for the value of this leave is not allowed.

Exclusions: Employees are ineligible to use donated leave during corrective action suspensions or while receiving income from supplemental insurance plans. Conditions, illnesses and injuries excluded from eligibility:

- Cosmetic surgery, unless such surgery is the result of, or was necessitated by an illness, accident or injury off the job.
- Participation in or voluntary commitment to a psychiatric facility, detoxification center, or similar center for the purpose of rehabilitation from substance and/or alcohol dependency.
- Intentionally self-inflicted injuries such as injuries resulting from a suicide attempt.
- Injuries occurring as a result of secondary employment.
- Injuries occurring while committing a crime (including driving while impaired).
- Normal pregnancy and delivery. Time off following the birth of a child is considered normal regardless of the method of delivery and will not be considered for this program unless medical documentation shows complications to the mother or the child after the delivery.

Repayment of Leave: When repayment is required, reimbursed leave hours will be returned to the original donor(s). Reimbursement will be made on an hour-for-hour basis without regard to pay differential. Recipients shall not be required to repay donated leave hours unless:

- Compensation is received from another source for the same period of time the employee received donated leave hours, such as subsequently received workers' compensation benefits or short and long-term disability benefits.
- There is a finding of wrongdoing. In such a case, the employee must repay all of the leave credits drawn from the Direct Leave Donation Program. Corrective action or termination of employment may occur. If an employee does not agree with the finding of wrongdoing, the employee may use the City's complaint and appeal process.

Violations: Abuse of this program includes, but is not limited to:

- Misrepresentation of an illness, injury or the circumstances surrounding it.
- Submission of a medical certification which misrepresents the nature of an illness or injury.
- Failure to advise the City of the physician's release to return to work.

The Finance Department will handle inquiries/requests for adjustments, process adjustments and communicate with employees and departments regarding leave requests and donations.

The Human Resources Department will process employee leave requests, provide information regarding pending leave requests and related policies and procedures, and investigate allegations of abuse of this program.

The discharge of any employee is considered to be a very serious situation that requires a carefully conducted prior review. Accordingly, no supervisor is authorized to cause the discharge of any employee without prior review and approval. This review and approval will involve at least one other member of the management team, most typically the supervisor's manager, the Human Resources Director and the City Manager.

An employee who is discharged because of violation of City policy will not be permitted to return to his department or work area, or to any other department or work area other than the Human Resources Department, without specific approval by his supervisor and the Human Resources Director.

The formal complaint procedure established by the City is available to any discharged employee who disagrees with the decision to discharge.

This policy applies to exempt employees only.

Exempt employees may be required to work in excess of forty (40) hours in a certain work week and are expected to work as necessary to complete their job assignments. Exempt employees receive their salary for any week in which they perform any work, without regard to the number of days or hours worked.

A Department Head may grant discretionary time off in recognition of hours worked by an exempt employee, if the departmental workload allows. Discretionary leave for exempt personnel is not a right and is not provided on an hour-for-hour basis. Exempt employees wishing to take more than two (2) hours of discretionary time are required to obtain advance approval from the City Manager through their Department Head. There will be no monetary reimbursement made for discretionary time for exempt employees at separation or at any other time, regardless of the circumstances.

“Docking” an exempt employee’s pay for a partial day’s absence will be permitted only as authorized by law and approved by the Human Resources Director.

The City is not to make improper deductions from an exempt employee’s pay. Any exempt employee who believes an improper pay deduction has been made must immediately notify the Human Resources Director. The City will promptly reimburse an exempt employee for any improper deduction(s) and will make a good faith commitment to comply in the future.

The Human Resources Department is responsible for ensuring that all employees are paid in accordance with federal and state laws.

The Finance Department is also responsible for ensuring that all employees are paid in accordance with federal and state laws. It receives requests for payroll adjustments, processes adjustments and communicates with employees and departments regarding FLSA compliance.

Department Heads or designees are responsible for reviewing and approving exempt employees' time each week; for reviewing various workday reports to ensure correct and timely payment for hours worked; for acquiring written authorizations from employees requesting leave without pay and submitting them to Human Resources before leave is approved.

Exempt employees are responsible for submitting any complaints in writing if they believe their pay is incorrect. The complaint should include the dates and circumstances of the pay deduction and whether it has occurred on other occasions.

Pursuant to Title 29 CFR §541.710 Employees of public agencies:

- An employee of a public agency who otherwise meets the salary basis requirements of § 541.602 shall not be disqualified from exemption under §§ 541.100, 541.200, 541.300 or 541.400 on the basis that such employee is paid according to a pay system established by statute, ordinance or regulation, or by a policy or practice established pursuant to principles of public accountability, under which the employee accrues personal leave and sick leave and which requires the public agency employee's pay to be reduced or such employee to be placed on leave without pay for absences for personal reasons or because of illness or injury of less than one work-day when accrued leave is not used by an employee because:
  - **(1)** Permission for its use has not been sought or has been sought and denied;
  - **(2)** Accrued leave has been exhausted; or
  - **(3)** The employee chooses to use leave without pay.

Deductions from the pay of an employee of a public agency for absences due to a budget-required furlough shall not disqualify the employee from being paid on a salary basis except in the workweek in which the furlough occurs and for which the employee's pay is accordingly reduced. Other allowable deductions:

- Deductions for unpaid leave taken in accordance with a legitimate absence under the Family Medical Leave Act; unless accommodations are approved by the City Manager.
- Unpaid disciplinary suspensions of one or more full days.
- Deductions for the first and last week of employment, when only part of the week is worked by the employees.

An exempt employee shall not be paid for any work day in which no work was performed, unless accrued leave time is used.

This policy shall be reviewed every five years or sooner if necessary by the Human Resources and the Finance Departments.

Driver's License: All operators of City vehicles and mobile equipment are required to have an appropriate and valid State of Texas Driver's License authorizing the operation of such vehicle, and must keep supervisors informed of any change of status in their licenses. Failure to report such a change in status may result in corrective action.

- Suspension or revocation of the driver's license of an employee who is assigned as a vehicle or mobile equipment operator may result in demotion, transfer or termination of employment.

Driver's Insurability: Employees whose positions require the operation of a motor vehicle are expected to obey all traffic laws and avoid accidents at all times, even when driving their own vehicles during non-working hours.

- Failure by employees to maintain a driving record satisfactory to the City's general liability insurance carrier shall result in termination of employment.

- Upon request, employees receiving reimbursement for mileage driven while on the job must show proof of minimum insurance as required by the State of Texas.

All employees are expected and required to report to work on time and in appropriate mental and physical condition for work. Our intent is to maintain a drug-free, healthful, safe and secure work environment.
If employees are taking a drug or other medication, whether or not prescribed by a physician, which is known or publicized as possibly impairing judgment, coordination, or other senses important to the safe and productive performance of work, they must notify their immediate supervisor prior to starting work. Management will determine whether they can work and impose any necessary work restrictions.
The unlawful manufacture, distribution, dispensation, possession or use of a controlled substance on City premises or while conducting City business off premises is absolutely prohibited. Violations of this policy will result in corrective action and/or termination of employment, and may have legal consequences.

The City recognizes alcohol and drug abuse as a potential health, safety and security problem. If employees need help in dealing with such problems, they are encouraged to use our health insurance plans, as appropriate. Conscientious efforts to seek help for an alcohol or substance abuse problem will not jeopardize their job and will not be noted in their personnel records.

When there is evidence to reasonably suspect that an employee has reported to work or is working impaired due to alcohol or drugs, the employee may be asked to submit to alcohol and drug testing. Any employee involved in either a job-related accident or incident involving the apparent violation of a safety rule or standard, which did or could have resulted in serious injury or property damage, may be asked to submit to alcohol and drug testing. A supervisor must relieve the employee of duty or take the employee to the City Medical Advisor for testing and/or evaluation. No employee, reasonably suspected to be under the influence of drugs or alcohol, will be allowed to drive themselves to be tested/examined or to drive home.

Employees must, as a condition of employment, abide by the terms of this policy and submit to drug and alcohol testing, and report any conviction under a criminal drug statute for violations occurring on or off City premises while conducting City business. A report of a conviction must be made to the Human Resources Director within five days after the conviction. This requirement is mandated by the Drug-Free Workplace Act of 1988. For more detailed information, consult the Human Resources Director. The City utilizes the following drug and alcohol tests and procedures.

Pre-employment: Applicants must undergo a drug screening examination for illegal drugs and/or controlled substances prior to acceptance for final employment.

Reasonable Suspicion: If reasonable suspicion of substance abuse exists that an employee has used, possessed or is under the influence of alcohol, any illegal drug, or any controlled substance, the employee may be required to submit a urine and/or blood specimen for testing. Circumstances which constitute a basis for determining "reasonable suspicion" may include, but are not limited to:

- A pattern of abnormal or erratic behavior.
- Direct observation of drug or alcohol use.
- Presence of the physical symptoms of drug or alcohol use (i.e., glassy or bloodshot eyes, alcohol odor on breath, slurred speech, poor coordination and/or reflexes).

Post-accident: Whenever an employee is involved in an accident in which it causes any bodily injury or property damage, the employee will be required to submit a urine specimen for testing as soon after the accident as possible.

Random Testing: Under the direction of City Manager, a random test may be conducted on selected groups of employees. The selection criteria for the tested group will insure that no one individual is singled out for testing. Mandatory testing of all employees in the selected group is required. The purpose of random testing is to insure our work areas remain safe and free of drug and alcohol abuse. The laboratory will conduct random selection.

Testing Procedures: An employee reasonably suspected of the use of illegal drugs or unauthorized controlled substances and/or alcohol while on duty will be taken to the Certified Testing Facility for testing. Chain-of-custody procedures will be followed when obtaining samples.

The Department Head at his/her discretion may have the employee taken home and paid for the time required to get test results or may assign the employee to safe light duty pending the test results.

The results of the drug test will be delivered to the Human Resources Director. In the event of a confirmed positive test result and the absence of a legitimate medical explanation for it, the employee tested will be subject to corrective action or termination of employment.

There are special background checking and drug testing requirements for all City drivers required to have a Commercial Driver's License (CDL). Contact the Human Resources Director for specific information.

The City encourages its employees to attend educational conferences and take self-improvement and job-improvement courses, which are related to their work. Additional education is one of the measures used in making recommendations for advancement and promotion. Unless required by the City or otherwise approved by the City Manager, all courses and conferences are at the employee's expense.

Leave without pay may be granted to regular full-time or regular part-time employees for the purpose of furthering their education, so long as such studies are deemed to be of value to the City and of a beneficial nature to the employees in performing their current duties. Educational leaves may not exceed twelve (12) months duration.

Prior approval by the Department Head and the City Manager is required for educational leave. An employee granted an educational leave of absence without pay will retain their original service date, but will not accrue any fringe benefits while on leave.

Employees returning from an educational leave in excess of thirty (30) calendar days' duration will be subject to reinstatement on the same terms as are applied to employees returning from disability leave.

Access to the City's e-mail system, Intranet and the Internet is limited to business use only. All use of the e-mail system and all Internet activity are subject to inspection, monitoring and logging to enforce this policy. Any employee found to be in violation of this policy is subject to corrective action and/or termination of employment. Examples of misuse include, but are not limited to:

- Engaging in any kind of business activity which is not in support of the City.
- Attempts to gain unauthorized access to any computer or communications system.
- Playing computer games during working hours and browsing the Internet purely for entertainment.
- Utilization of the City's equipment and services to access, transmit, receive or archive illegal or sexually explicit material, or material which promotes hate, violence or discrimination of any kind.

The City's Employee Assistance Program provides professional assistance to employees and their families when they experience personal difficulties. Difficulties may involve, but are not limited to, substance abuse and marital, family, legal or financial problems.

All regular full-time and regular part-time employees and their household members are eligible for telephonic EAP services.

Confidentiality: When an employee utilizes the services of the program by directly contacting the EAP, the City will have no knowledge of the contact.

If misconduct or declining job performance brings illegal or non-prescribed drug or alcohol abuse problems to light, corrective action or termination of employment may occur. Employees, who seek diagnosis and accept treatment for alcohol or drug-related problems before the problems become evident through misconduct or declining job performance, can do so on a strictly confidential basis using the leave policies (sick leave, vacation, personal leave, and unpaid special leave) currently available.

Employees attending EAP sessions may use appropriate leaves of absence, upon approval from their Department Head. When in-person EAP services such as rehabilitation are required, the costs incurred are the responsibility of the employee. Medical Plan Insurance may be used to the extent provided under the individual's health insurance coverage.

All employees are expected to become acquainted with the performance criteria for their particular job and with all rules, procedures and standards of conduct established by their department and by the City. Further, their conduct away from work must not adversely affect the City, its reputation, operational success, or relationship with its employees, citizens or others doing business with it.

If employees do not fulfill the responsibilities set out by such performance criteria, rules, procedures and standards of conduct, corrective action, the severity of which will depend upon the circumstances, should result. Corrective action must be taken only when an investigation of the facts shows that it is justified. If employees disagree with a decision regarding corrective action, a complaint procedure is available to them.

It is important that all employees understand what is expected. It is impossible to write procedures covering every situation. The following are some examples of employee conduct that are not permitted and that will result in corrective action and/or termination of employment:

- Conduct that an employee has been informed is unacceptable.
- Failure to maintain satisfactory work performance standards.
- Failure to respond while “on-call”.
- Violation of public law when at work on the premises or off the premises when engaged in a work assignment.
- Falsification of time records, personnel records or other City records.
- Smoking in City facilities or vehicles.
- Gambling, participating in lotteries or any other games of chance on the premises any time.
- Violation of the Drug and Alcohol-Free Workplace Policy of the City.
- Soliciting, collecting money or circulating petitions on the premises other than within the rules and regulations of the City.
- Possession of firearms, explosives or other lethal weapons on the premises or in City vehicles.
- Abuse or waste of City tools, equipment, fixtures, property, supplies or goods.
- Creating or contributing to hazardous, unhealthy or unsanitary conditions.
- Violations of safety rules or acceptable safety practices.
- Failure to cooperate with a supervisor or co-worker, impairment of function of a work unit or disruptive conduct.

- Disorderly conduct, harassment of other employees (including sexual harassment) or use of abusive language on the premises.
- Fighting, encouraging a fight, or threatening, attempting or causing injury to another person on or off the premises when engaged in a work assignment.
- Sleeping on the job.
- Dishonesty or the unauthorized possession, removal or use of City or another employee's property, including records and confidential information.
- Creating a condition hazardous to another person on the premises.
- Destroying or defacing City property or records or the property of an employee or citizen.
- Refusal to follow instructions or to perform designated work or refusal to follow established rules and regulations.
- Unauthorized audio or video recording on City premises, in City vehicles or at off-premises work-related activities.
- Repeated tardiness or absence, absence without prior notification to the supervisor or without satisfactory reason, or unavailability for work.
- Violation of the policies or rules of the City.

It is our practice to ensure that violations of policies or principles of acceptable employee conduct are appropriately addressed with consistent corrective action. The following types of corrective action are available to supervisors:

- Verbal notifications
- Written notifications
- Suspension

Selection, assignment and appraisal of every employee should be as objective as possible. Where relatives are involved, it is difficult to appear objective, even under the most desirable situations. Therefore, the City will only hire relatives of current employees if the new employee works in a different department than the current employee. The City will not hire, promote or transfer a relative into a manager-subordinate relationship under any circumstances. For the purposes of this policy, "relative" means spouse, parent, child, grandparent, nephew, niece, sibling or in-law or anyone living in the same household.

Relatives considered for employment with the City must meet all job qualifications, and additionally, such hiring requires the prior approval of the City Manager.

In accordance with provisions of the Weslaco City Charter, a person who is a relative of the Mayor, the Commissioners, or the City Manager may not be appointed to any office, position, clerkship, or service to the City while that official is in office, if the person is related to the official within the second degree by marriage - affinity - (spouse, parent/child, brother, sister, grandparent, grandchild, uncle, aunt, cousin, niece, nephew), or related to the official within the third degree by blood – consanguinity - (all those listed above as second-degree plus great grandparent, great grandchild, great uncle, great aunt, or the child of a great aunt or great uncle).

In the event that the marriage or cohabitation of employees places them in violation of this policy, they will be given the opportunity to decide between themselves which of them will resign. If the employees fail to make this election within thirty (30) calendar days, the employee with the shorter length of service with the City will be discharged. At the City Manager's discretion, an employee may be transferred, provided there is an available position for which the employee is qualified.

The City of Weslaco realizes that equal employment opportunity benefits the City and its employees through the full utilization of all human resources.

The City has and will continue to provide equal employment opportunity to all qualified persons and reaffirms its commitment that there shall be no discrimination against, or harassment of applicants or employees because of race, color, sex, religion, national origin, age, disability, veteran status, genetic information or any other protected status.

The City will continue to recruit, hire, promote, transfer, take corrective action and make all personnel decisions, including those related to compensation and benefits, non-discriminately and in accordance with applicable law. Further, the City will make reasonable accommodations for applicants and employees with known disabilities who can perform the essential job functions with or without such accommodations.

The City requires all employees to bring to the City's attention any information regarding any incident of possible discrimination or harassment so that the matter can be investigated and appropriate action taken. Any employee who violates the City's policy will be subject to corrective action and/or termination of employment.

One of the City of Weslaco's most important assets is the reputation of its employees for honesty and integrity. Preserving integrity demands continuing commitment. Each employee must avoid any activity or relationship that might reflect unfavorably on the City whether as a result of a possible conflict of interest, the appearance of such a conflict, the improper use of "insider information," or any other impropriety.

Although no written code can take the place of personal integrity, the following general guidelines should serve as minimum standards of proper conduct. Any violation of these policies may subject the employee involved to corrective action, termination of employment and possible civil or criminal penalties.

Integrity and a high standard of ethics are fundamental to the City of Weslaco and must be upheld by all employees. The City is committed to doing what is right. These principles are accomplished in dealings with our citizens, suppliers and fellow employees when we:

- Conduct ourselves in a forthright and honest manner.
- Are committed to excellence in citizen satisfaction.
- Are fair and considerate in all dealings.
- Maintain professional behavior in all relationships.
- Make only commitments we believe we can keep - and keep them.
- Exhibit an attitude of professionalism and common courtesy.
- Respect the rights and dignity of all individuals.
- Obey the letter and intent of the law.

Every employee of the City is a public servant and, as such, is held to the highest standard of ethical conduct. Consistent with this public trust, employees may not:

- Use their official positions to secure special privileges or exemptions for themselves or others; grant any special consideration, treatment, or advantage to any citizen, individual, or group beyond that which is available to every other citizen, individual, or group;

- Disclose, without proper authorization, confidential information that could adversely affect the property, government, or affairs of the City, nor directly or indirectly use any information for their own personal gain or benefit, or for the private interests of others;

- Engage in any outside activities which will conflict with or will be incompatible with, the duties assigned to them in the course of their employment with the City, or reflect discredit upon the City, or in which their employment with the City will give them an advantage over others engaged in competition with the employee's personal business or vocational pursuits;

- Represent, directly or indirectly, or appear in behalf of private interests before any agency of the City or City board or commission, nor shall they represent any private interest in any action or proceeding involving the City, nor shall they accept a retainer or compensation that is contingent upon a specific action taken by the City or any of its agencies;

- Represent, directly or indirectly, or appear in behalf of the City before any agency, public or private, in a manner that may commit or embarrass the City to perform any specific duty, without proper authorization from the City Manager;

- Use City funds, supplies, equipment, vehicles, or facilities for any purpose other than conducting official City business. Unauthorized use for personal reasons may result in dismissal;

- Have a financial interest, direct or indirect, in any contract with the City, or be financially interested, directly or indirectly, in the sale to the City of any land, materials, supplies, or services, except on behalf of the City as an officer or employee.

Employees are permitted, as private citizens, to support political candidates for public office. City employees may not, however, hold or run for a political office of the City. City employees are not permitted to use their working time or City resources (includes the wearing of City uniforms, badges, or insignia) to participate in a political campaign or any other political activity. The term "participate" includes, without limitation, making political speeches, telephone solicitation, distributing political literature, or writing or handling letters related to a political campaign or activity. Campaign posters may not be displayed on City property.

As a general practice, if an employee resigns employment of the City, the employee will be requested to participate in an exit interview. Information obtained through this interview will assist in identifying areas where the City is doing things right and also provide input on areas where the City may want to consider improvements. The exit interview may also be used for such matters as the employee's return of keys, City property, receipt of final paycheck, etc.

The City of Weslaco uses the "Look forward" method to determine the 12-month period.

- Twelve weeks of leave during the year beginning on the first date FMLA leave is taken.
- The cycle repeats as needed in following years.

The Family and Medical Leave Act of 1993 (FMLA) entitles qualified employees, with at least 12 months of service and where 1,250 hours were worked during the 12-month period immediately preceding the commencement of the leave, to as much as 12 weeks of unpaid leave of absence for the following five reasons:

- The birth of a child, to care for that child.
- The placement of a child for adoption or foster care.
- The serious health condition of an employee's spouse, child or parent.
- An employee's own serious health condition.
- An employee's spouse, son, daughter, or parent is a member of any branch of the Armed Services and has been deployed or called to active duty (or has been notified of an impending call or order to active duty).

FMLA eligible employees are also entitled to a combined total of 26 weeks of unpaid leave to care for certain relatives with a serious injury or illness and who are or have been military service members.

Employees are required to notify the Human Resources Director of their need for FMLA leave. Requests for further information on FMLA leaves of absence should be made to the Human Resources Director.

FMLA is enforced by the Wage and Hour Division of the U.S. Dept. of Labor. This agency investigates complaints of violations. For information on how to file a complaint, contact the Wage and Hour Division. To locate the nearest Wage-Hour Office, telephone their toll-free information and help line at 1-866-487-9243.

Leave with pay for a period of up to three days (paid for a regular 8-hour day at the normal hourly rate and with one day charged to accumulated sick leave) is granted to regular full-time employees (employed for six months) when a death occurs in their immediate family. Immediate family includes the employee's spouse, and their children and stepchildren, parents, brothers, sisters, and grandparents.

- The employee must be in a pay status at the time the death occurs to be eligible for paid leave, and upon request, provide proof of death.
- Any requests for additional funeral leave with pay must be approved by the City Manager.

City employees and members of their immediate family may not solicit or accept any business-related gift, service, payment, favor, entertainment or other thing of value from anyone, either inside or outside the City. This does not extend to gifts or entertainment of a moderate nature provided on a customary basis.

City employees may not offer gifts or gratuities which could be construed as influencing or rewarding a particular course of action. This prohibits gifts or gratuities to an employee or representative of any citizen, supplier, the media, or any other organization doing business with the City.

Health insurance: The City provides health insurance coverage options to all regular full-time employees on or before the 90th day of employment. Health insurance coverage for dependents is available and must be paid through payroll by the covered individual. Booklets describing the terms of coverage are distributed to all employees at the time of enrollment. Employees may contact the Human Resources Department for further information.

The Federal Consolidated Omnibus Budget Reconciliation Act (COBRA) provides that all employees are eligible to continue their group insurance coverage for at least eighteen (18) months when employment is terminated due to resignation, reduction of work hours, or dismissal for reasons other than gross misconduct.

The law also entitles dependents of a covered employee to continue their group health insurance coverage for up to eighteen (18) months upon the termination of covered employee or a reduction in such employee's hours of employment; and up to thirty-six (36) months upon the death of a covered employee, or the employee's divorce or legal separation, or when dependent children are no longer an "eligible dependent" under the definition in the policy, or when the employee becomes Medicare eligible.

The employee or dependent must request continuation of coverage and must pay the full cost of coverage, plus two percent. Requests of continuation of insurance coverage will be made to the Human Resources Department.

Life insurance will be provided beginning on the first day of employment to all regular full-time employees.

Regular full-time employees are eligible for holiday pay. The City observes certain paid holidays, each year. If one or more of these holidays fall on either Saturday or Sunday, the preceding Friday or the following Monday respectively will be declared as an alternate day off. Other holidays will not be recognized as paid holidays. Upon prior approved request, employees may observe other holidays by charging the time off against vacation or leave without pay. The following holidays are observed:

New Year's Day

Good Friday

Memorial Day

Independence Day

Labor Day

Thanksgiving Day

Day after Thanksgiving

Christmas Eve

Christmas Day

Employees will not be charged a day of vacation for any holiday falling within a period of paid vacation. Straight-time will be paid for all non-worked holidays. Employees qualify for holiday pay only if they are in a pay status on the work day immediately before and after a holiday. During a holiday work week, overtime is figured after 40 hours of worked time (non-worked holiday hours do not count as work time).

Although holiday work should be kept to a minimum, a Department Head may, with the consent of the City Manager, require any employee to report for work on any of the holidays listed above.

Non-exempt employees who are assigned to a shift often may be unable to receive time off for the holiday. Non-exempt, full-time employees who are directed to work on a holiday shall be compensated at two-and-one-half (2-1/2) times the regular rate for hours worked on the holiday, that is, time-and-one-half plus their holiday pay (not to exceed eight hours).

An identification badge with the employee's picture is issued to all employees. Employee identification badges must be worn and readily visible at all times while employees are working on or off City premises.

- Loss of an identification badge must be promptly reported to Human Resources. The cost charged to an employee for replacement of a lost badge as stated in the Master Fee Schedule.
- Identification badges remain the property of the City and must be returned to department upon termination of employment.
- In cases of suspension, employees may be asked to return their badge for the duration of the suspension.

The City intends is to remain open despite weather conditions to meet its commitments to its citizens. We are equally concerned for employee safety. Employees must exercise their own judgment about personal safety. Corrective action will not be taken if employees decide not to travel because of hazardous conditions. Employee must follow the call-in procedure established by their Department Head.

Whenever non-exempt employees are absent from or late for work or leave early because of inclement weather, they must charge such time away from work to accrued vacation or leave without pay. If sufficient vacation leave is not available to cover the absence, late arrival or early departure, leave without pay will be charged automatically. Exempt employees who miss an entire day of work due to inclement weather should charge it to accrued vacation to avoid being charged with an unpaid absence.

A regular full-time employee who is called for jury duty or subpoenaed to serve as a witness in a court case or administrative agency in which the employee is not a principal (a plaintiff or a defendant) will be granted time off for a maximum of five days. Accrued vacation or time off without pay must be used to cover any additional time needed for such purposes.

To be eligible for jury duty/court time pay, an employee must notify their Department Head that they have received a summons or subpoena by the next workday after receiving it. Additionally, an employee must submit a copy of the statement from the court showing the dates served on jury duty or as a subpoenaed witness to their Department Head on the first workday following return from court service. Employees are expected to work, if reasonably possible, that portion of their normal workday not spent in court or performing duties in connection with court service.

Compensable Court Leave: Employees who are subpoenaed to testify in a case concerning matters within the course and scope of their City employment, or who are summoned for jury service, will be paid their regular wages or salary for the period of such service, and may retain any witness fees or juror fees in addition to their regular pay.

There may be a time during your employment when you and your immediate supervisor consider that your best interests or those of the City would be served if you were to be granted a leave of absence without pay.

All employees who have been employed by the City for one full year are authorized to request a leave without pay. Employees desiring a leave of absence must submit a written request to their Department Head as far in advance as possible

With the interest of the City being given first consideration and for good cause, your Department Head, with the approval of the City Manager, may grant leaves of absence without pay for a specific period to be fixed at the time the leave is granted. All accrued paid vacation leave shall be exhausted prior to taking personal leave. Failure to return to work at the end of the leave will result in termination of employment.

Before beginning leave without pay, employees must make arrangements with the Human Resources Director if they desire to continue group insurance coverage. Insurance coverage will continue until next scheduled pay period for both employee and family coverage. Prior to that time, the employee will be notified that a leave of absence without pay is a "qualifying event" under COBRA. The employee is required to make payment to keep both employee and family insurance in force. Failure to remit timely payment will result in loss of both employee and family health insurance coverage.

- Life Insurance will be suspended until employee returns to work full-time.
- Retirement will be suspended until employee returns to work full-time.
- Neither paid vacation leave nor sick leave accrues during an unpaid leave of absence.
- Holiday pay will be suspended until employee returns to work full-time.

The City recognizes that employees with life-threatening illnesses, such as cancer, heart disease and AIDS, may wish to continue their normal pursuits, including work, to the extent that their condition allows. The City will make reasonable accommodations to allow qualified employees with life-threatening illnesses to perform the essential functions of their jobs. Medical information on individual employees is treated confidentially, and the City will take every reasonable precaution to protect such information from inappropriate disclosure.

The City recognizes the continuing need for a strong national defense and the accompanying role of military service. The City will make every effort to cooperate with employees participating in such programs. If employees are required to attend two-week annual training or other training, as a result of National Guard or Reserve obligations, they will be granted this time off without pay. Within one workday following receipt of their military orders, employees must provide their Department Head with a copy.

Any employee who has to take a pre-induction physical or related examination will be allowed reasonable time-off with pay to take the examination.

An employee entering basic training in the Armed Forces or National Guard, or a tour of regular duty in the U.S. Armed Forces, will be paid for any unused vacation earned. The employee performing such military duty will retain his original service date with City, but upon returning from duty, the employee will receive credit for paid vacation from the day he left for active duty.

Guard Duty/Reserves Pay/Active Duty: Employees absent for guard duty/reserve duty/active duty in the U.S. Armed Forces, the Texas National Guard or State Guard will receive pay up to a maximum of fifteen (15) calendar days per calendar year for such military service. In order to receive paid military leave, employees must present a copy of their orders for military duty to the Department Head at least two (2) weeks before the date they report for military duty.

The Department Head or their designee will furnish a copy of the documentation to the Human Resources Department for inclusion in the employee's personnel records.

Reinstatement after Military Leave: Eligibility for reinstatement to a former job (or equivalent) at the end of military leave is dependent on the employee meeting these conditions:

- The employee must be mentally and physically fit to perform the duties of the position.
- The employee must return to duty with the City within the following time limits:

An employee who is called into active military service in the U.S. Armed Forces, Reserves, or National Guard for an indefinite period of time in excess of six (6) months must apply for reinstatement within ninety (90) days after expiration of his active military service.

An employee who is a member of the Reserves or National Guard who is called to duty for a period of six months or less must apply for reinstatement within thirty-one (31) days after the expiration of his active-duty service.

City Hall will be open Monday through Friday from 8:00 a.m. to 5:00 p.m. except for observed holidays. Under the direction of the City Commission and/or City Manager, operating hours may be altered to meet the needs of the public.

Other City offices and departments will maintain the hours and work schedules that the City Manager determines are necessary to provide public service. Conformance to these work hours and work schedules is the responsibility of each employee and will be enforced by the respective Department Head, or designee, and ultimately the City Manager. Employees shall work during an emergency upon the request of their supervisors.

Employees may be placed on call for a one (1) week period of time (i.e., Friday 5 PM to Friday 5 PM).

Employees who are placed on call will receive 4 hours of pay at their regular rate of pay (not to be included in overtime pay calculations). Calls will be paid at a minimum of 15 minutes per call and rounded up to the nearest 15-minute interval.

Work is only considered a call after 5 PM. If the employee who is on call receives a call at 5 PM, it would not be recorded as a call. It would simply be considered working late and recorded as such.

Any call received on a holiday will be paid at the rate of 1-1/2 times their regular rate of pay (regardless of whether or not the employee has worked over 40 hours during that work week) up to a maximum of 8 hours, in addition to any holiday pay.

The City will recruit both internally and externally for qualified applicants to fill open positions.

Open positions will post internally on the city's website at least 72 hours prior to posting the open position to the public. Occasional requests to post concurrently (internally and externally) must be approved by the City Manager. Employees submitting applications within the 72-hour period will be given priority consideration before outside applicants are considered.

Employees who submit an application after the 72 hour period expires, will be considered without priority over outside applicants. However, when the qualifications of an outside applicant and an employee for an open position are deemed equal, preference will be given to the employee.

The Human Resources Director is responsible for advertising to the public and screening applicants for compliance with the City's employment eligibility requirements.

Department Heads or their designees will conduct the selection process and will make the final decision on employment.

The first six months of employment are considered an orientation period. During this "get acquainted" time, newly hired employees' demonstrated ability to do the job for which they were hired, conduct and ability to work with others are to be evaluated by their supervisor with particular care. Their supervisor must complete an orientation evaluation by the end of this period. Prior to the expiration of an employee's orientation period, if a final evaluation meeting has not been scheduled, the employee should request one from their immediate supervisor.

- Employees will be granted regular status if they satisfactorily complete the orientation period, as evaluated by their supervisor.
- A decision based on this evaluation, to terminate the employment relationship, is not subject to the City's formal complaint procedure.
- The orientation period will be automatically extended by the number of scheduled workdays an employee is absent, regardless of cause.

At any time during the orientation period the City Manager, upon the recommendation of the Department Head, may remove an employee if the employee's conduct or job performance does not justify continuation in the employment of the City.

The normal starting pay rate for new employees with no experience will be the minimum of the grade to their job.

Full-time employees may not engage in any type of outside employment whether paid or unpaid, including self-employment and consulting, if the employment or consulting:

- May embarrass or discredit the City.
- May affect an employee's impartiality, objectivity or efficiency in performing duties.
- Involves the use, possible use or disclosure of proprietary or confidential information of the City, or such information of others, held by it.
- Involves, in any way, a supplier, customer or vendor of the City.
- Is conducted during, or conflicts with an employee's scheduled work times.
- Involves the use of the City's equipment, supplies, software or other resources.

Before engaging in any regular outside employment, an employee must submit a written request to their Department Head and be notified in writing that it has been approved by the Department Head and the City Manager.

Requests must contain a complete description of the proposed outside employment. Employees must seek approval from the Department Head and the City Manager for any changes in outside employment.

All requests that an employee work overtime has precedence over the employee's schedule commitments to any other employer.

If it is subsequently determined that an employee's outside employment interferes in any manner with the employee's performance of duties for the City, permission for outside employment may be rescinded. Failure to terminate outside employment after receiving notice to do so may result in termination of employment.

Approval for outside employment automatically expires at the end of each fiscal year. It is the employee's responsibility to renew their approval from the Department Head and the City Manager for continued outside employment.

The workweek is Sunday through Saturday, and the standard workweek is set at 40 hours. When overtime is required and worked, overtime pay is as follows:

Only non-exempt employees working overtime will be paid at one and one-half the base hourly rate for time worked in excess of 40 hours in any workweek. Holidays, sick days and vacation days will not be considered as time worked for purposes of calculating overtime pay.

Except in bona fide emergencies, working overtime must be authorized in advance by a Department Head or designee. An emergency is a sudden, unanticipated event requiring immediate action to protect persons or property from imminent danger. Failure to obtain such authorization may result in corrective action and/or termination of employment.

Overtime is a part of every employee's job requirements. The City expects that employees will make every effort to work overtime when requested to do so. Refusal or repeated inability to work necessary overtime may be grounds for termination of employment.

Non-exempt employees who are called into work during off-duty hours will be paid for not less than one hour's wages and time actually worked will be rounded-up to the nearest quarter-hour increment.

City parking lots are part of the City premises. All City policies and rules apply to employees and their vehicles while on these lots. Employees must observe the parking rules established by the City, including the parking space restrictions for visitors and the disabled.

- Use of City parking lots is at employees' own risk. The City assumes no responsibility for any damage to or theft of, any vehicle or personal property left in a vehicle while on its lots.
- Personal and City units while parked at City Hall must observe the blue line, parking west of the seventh parking space from the front door.

Part-time employees are those who are regularly scheduled to work less than forty (40) hours per week.
Temporary employees are employees who work either part-time or full-time, but who are hired with the understanding that the working hours may vary and employment will not be continued beyond the current fiscal year.

Part-time and temporary employees are ineligible for any of the City's benefits, and thus receive only their agreed wages or salaries. Part-time or temporary employees will be provided with a uniform if required by the respective position.

Volunteers are those who receive no compensation from the City, including those whose work time are paid through another program such as Workforce Youth Training or AARP and have been assigned to the city for at least 3 consecutive months with a minimum of 20 hours per week. However, all policies and procedures shall apply.

Each year, the City Manager may recommend to the City Commission an annual cost of living increase. If a cost of living increase is granted by the City Commission, then the City's current pay chart will be multiplied by the new cost of living increase. The new pay chart will become the City's official pay schedule.

Seniority/Stability pay will be accrued and carried for all regular, full-time employees and paid at separation of employment, except for civil service employees. This pay shall be $50.00 per/year for the first 10 years, $100.00 per/year each year after as established by the City Commission for each year of service to the City.

Cost of living increases shall be considered on an annual basis as part of the budgeting process. Approved increases take effect at the beginning of each fiscal year. Pay increases due to promotion to a new position may occur at any time throughout the year, and will normally coincide with the beginning of a new payroll period. Employees promoted to a new position will receive the pay equivalent to at least the minimum of the new position’s pay grade.

Employees will receive their pay according to the time schedule set by the Finance Department and approved by the City Manager. When a regular payday falls on a holiday, pay will be received on the last working day prior to the holiday.

Employees who are exempt from the overtime pay requirements of the Fair Labor Standards Act will be paid bi-weekly; non-exempt employees will be paid bi-weekly.

Under Texas law, the City is required to take action in the event of garnishment, attachment, or judgments against an employee's earnings for the collection of overdue income taxes, court-ordered child support payments, and garnishments ordered by a bankruptcy court. Employees are not allowed to assign their wages to any other person.

With each pay, employees receive an earnings statement. The statements of employees who are subject to the overtime pay requirements of the Fair Labor Standards Act will indicate "regular" and "overtime" pay. Non-exempt employees are prohibited from working overtime unless such work is authorized in advance by the Department Head or their designee.

Upon receiving each earnings statement, an employee should make sure the hours, pay rate, and deductions are correct. If pay is not correct, the employee must ask for errors to be corrected immediately.

Authorized Payroll Deductions: Earnings statements show the itemized deductions from pay. Some deductions are required by law and others are voluntarily authorized by employees. Deductions required by law include Texas Municipal Retirement System, Withholding Tax, Federal Insurance Compensation Act (FICA) and court-ordered garnishments.

Voluntary deductions may include, but not limited to group health and life insurance premiums for dependent coverage, dental insurance, charitable contributions, contributions to a Section 457 Plan, supplemental Insurances/Cafeteria Plan (Section 125). Voluntary deductions are not made unless authorized by the City Commission and by the employee in writing.

All employees are expected to present a positive image through a neat and clean appearance. At City of Weslaco, it is required that you dress in a manner appropriate for your work environment. Dressing professionally and being clean and well-groomed signals self-pride, the respect you have for your co-workers and reflects favorably upon the City to our citizens and visitors. With this in mind:

- Clothing should be clean, neat and free of holes, tears and stains.
- Good personal hygiene is essential and includes a regular bath/shower, use of deodorant, and appropriate oral hygiene.
- Strong odors caused by personal fragrances can be offensive and must be used in moderation out of concern for the comfort of others.

For certain work areas, detailed dress rules have been established. If you have any questions about the rules that apply to you, consult your immediate supervisor.

- Clothing or other personal appearance items may also affect your job safety. Depending upon the nature and location of your work, you may be required to wear special protective clothing and equipment to assure your safety.

Employees who report for work in attire considered to be inappropriate or unsafe may be denied work until the appearance issue is corrected. Repeated violations of the dress rules can result in termination of employment.

Employees assigned to wear uniforms must do so while on the job. No exceptions will be allowed without a doctor's certification. No city issued uniforms are to be worn while an employee is not working.

Supervisors are responsible for insuring that their employees wear their city issued uniforms at all times and dress in proper attire. Any employee not wearing their assigned city issued uniform will not be allowed to conduct city work and may receive corrective action.

Personal Days: Regular full-time employees may request approval from their Department Head to take up to (4) personal days per year. Approval will be granted with the interest of the City being given first consideration.

New hires (regular full-time) receive one (1) personal day if they satisfactorily complete the 6 month orientation period. Current regular full-time employees receive two (2) personal days October 1st and one (1) on January and April.

Unused personal days may not be carried forward into a following year.

Personnel files and records will be kept on each employee in the Human Resources Department, which serves as the custodian of all official personnel records of the City.

Daily records of attendance will be maintained by each Department. The Department Head or designee is responsible for insuring that accurate records are kept on all employees in the department. The original signed records will be forwarded to the Finance Department as authorization for payroll preparation.

Records for earned vacation time, overtime hours and accumulated sick days will be maintained by the Finance Department. Each Department Head or designee will ensure that accurate records are forwarded to the Finance Department.

All requests for time off including all types' leaves of absence are to be forwarded by the Department Head or designee to the Human Resources Department for processing.

Some personnel records are considered public and may be disclosed to a third party. It is the responsibility of the employee to be sure that the personnel file includes a form requesting contact information be withheld. As best as practical, Human Resources will notify the employee when a request has been made for any contents of the personnel file.

Employment with the City is contingent upon an employee's ability to perform the physical and mental requirements of the job, with or without a reasonable accommodation.

Applicants and employees may be required to submit to a physical examination by a physician of the City's choice as a condition of initial or continued employment.

Employment is conditioned upon the individual's authorization to their physician to disclose the results of the examination to appropriate City officials. In the event a physical or mental condition prevents an employee from performing the essential job functions of his/her position with or without a reasonable accommodation, permanently or for a period of time in excess of the maximum permissible leave of absence, termination of employment may occur.

However, the City may decide, in its sole discretion, to offer the employee another position that he/she can perform, with or without reasonable accommodation.

All promotions must be recommended to the City Manager by the employee's Department Head or another Department Head. The City Manager makes the final decisions concerning promotions. Employees may be granted promotions based on the following:

- Progression to a higher position based upon documented performance reviews indicating superior performance and increasing capability.

- Progression to a higher position based upon increased job responsibilities, coupled with demonstrated superior performance.

Promotions will be accompanied by commensurate salary increases as approved by the City Manager.
Temporary or Interim Promotions: If an employee is temporarily appointed to serve as an interim supervisor or Department Head, the employee shall receive temporary additional compensation in addition to their regular pay. This compensation shall be determined on a case-by-case basis, but shall not be less than the lowest step of the next level or the next step within the employee's current level. Extra pay for interim service shall only be paid for actual time served.

The City will endeavor to plan its operations and finances so as to avoid economically caused reductions in force. The scope and/or financing of operations may sometimes change to such an extent, however, that it becomes necessary to remove employees from their positions for purely economic or organizational reasons.

In the event a reduction in force becomes necessary, employees will be retained primarily on the basis of their conduct record, skills, demonstrated job performance and, secondarily, their length of service with the City.

A regular full-time employee will not be removed from a position in a reduction in force unless all temporary and part-time employees serving in the same position have already been removed.

An employee whose service is terminated due to reduction in force shall receive two weeks' notice, plus pay in lieu of any unused vacation not to exceed thirty (30) days.

The City Manager will determine the disposition of an employee identified for termination of employment during a reduction in force. The employee may be offered an open position for which the employee is qualified.

The City does not provide and no manager or supervisor is authorized to provide employment-related letters of recommendation. However, the City will respond to all employment reference check inquiries from other employers. The Human Resources department alone is authorized to provide reference information on current and former employees. Where there is any concern about the release of information, the City Attorney shall be consulted for guidance.

Responses to these inquiries will usually be limited to first day of work, last day of work and job title. However, if an employee has authorized in writing the release of wage rate or salary, that information will also be revealed.

For Texas Employment Commission hearings on unemployment insurance, the City will cite the specific reason(s) for termination and will supply a copy of the letter of termination, which states the specific reasons.

To be accepted for employment, applicants must meet the following requirements:

- Satisfactory work experience and/or character references;
- A valid Social Security number and proof that the individual is legally authorized to work in the United States;
- Be at least eighteen (18) years of age. Exceptions may be authorized by the City Manager for applicants between the ages of fifteen (15) through seventeen (17). All Federal and State child labor laws will be followed in the employment of applicants under the age of eighteen (18). Police officers and firefighters must meet the age requirement imposed upon their positions by state law;
- Understand, agree to, and sign all required employment forms within ten days after receipt;
- Possess the mental and physical ability to perform the duties of the job classification, with or without reasonable accommodation;
- Reside in Hidalgo or Cameron Counties. Additional residency requirements may be imposed by the City Manager on those employees whose positions may require their availability for duty on short notice;
- Dependable transportation to and from work;
- Be a high school graduate, or equivalent, except for laborer positions and certain part-time and temporary positions. Exceptions will be granted to other positions only with the prior approval of the City Manager;
- Possess the appropriate class license, as assigned by the Texas Department of Public Safety, and as determined by position held, and be "insurable" under the standards of the City's general insurance carrier.

To resign in good standing, an employee must give the Department Head at least two (2) weeks prior notice, unless the City Manager agrees to a shorter period of notice because of extenuating circumstances. The first day of this two-weeks' notice (14 days) will commence on the day after the notice is given.

A verbal or written notice of resignation shall be given by the employee to their immediate supervisor. Once tendered and accepted, the effective date of the resignation is not subject to modification unless approved by the City Manager. This notice of resignation shall be forwarded to the Human Resources Office and it will be noted or placed in the employee's personnel file.

A paid rest period not to exceed fifteen (15) minutes will normally be provided, whenever possible, in both the first half and the second half of the day. Department Heads or their designees will determine the timing of rest periods consistent with departmental needs and to assure efficient service to the public. There is no pay in lieu of rest periods not permitted or not taken.

Employees will normally be given an unpaid meal period of a half-hour or an hour each day, as determined by the Department Head or designee. Non-exempt employees may not skip or shorten designated meal periods or perform work for the City during the meal period, without the express permission of their immediate supervisor. Whenever possible, employees should spend their meal periods away from their workstations or work areas.

The City of Weslaco participates in the Texas Municipal Retirement System (TMRS), created by the Texas Legislature to provide a retirement and disability pension plan for municipal employees in the State of Texas.

The TMRS plan requires employee contribution through payroll deductions. An amount is also contributed by the City. Membership in the retirement system is mandatory for all regular employees (except firefighters) who work a minimum of 1,000 hours per year. The employee's contribution to the system is 7% of gross salary effective April 1, 2006. The City's matching contribution is set annually.

Employees who leave City employment prior to retirement will, upon request, be refunded their vested portion of the retirement account.

Employees are eligible to retire under the TMRS plan if they have at least twenty (20) years of credited service (at any age) or, alternatively, have attained the age of sixty (60) and have at least five (5) years of credited service.

Fire Department personnel are covered under the State Firefighters' Pension Plan.
Any employee who has 15 years of service completed on/or before February 18, 2003, at retirement shall receive $100 for each year of service.

Employees with less than 15 years of service as of February 18, 2003, at retirement shall receive $100 for the first ten (10) years and $150 for each year after (total amount not to exceed $2,500).

The City provides employees with tools, equipment, and vehicles that are in safe operating condition and suitable for the work being performed. Nevertheless, good safety practices and habits by employees are the best protection against work-related hazards.

All employees must follow all the safety procedures established by their department. Further, all employees are required to operate City vehicles and equipment safely and in compliance with all municipal and state vehicular regulations. All employees must also comply with the Safety and Accident Prevention Program provided by the City. The failure to comply with the Safety and Accident Prevention Program will result in corrective action and/or termination of employment.

Safety Recommendations: The City Manager shall appoint a Safety and Accident Prevention Committee Coordinator(s) for the City. The Safety and Accident Prevention Committee shall meet on a scheduled basis to review all accidents involving personnel and equipment and make recommendations necessary to prevent such accidents from happening in the future. Recommendations will be reviewed and approved by the City Manager prior to implementation.

Safety Meetings: Department Heads shall work with the Accident Prevention Committee to arrange and conduct safety meetings that will be beneficial to their departmental operations and minimize work-related accidents.

To protect our employees and ensure the safety and security of City facilities, the City reserves the right to ask questions as well as search employees, their cars, desks, files, lockers and belongings while on City premises.

- Search of an employee's person and belongings will be initiated by a request for an employee to permit the inspection of personal belongings such as the contents of a locker, toolbox, pockets, purse or automobile, as part of an investigation where unauthorized possession of property or possession of contraband materials is suspected.

- Employee submission to the search procedure is a condition of continued employment and failure to cooperate in a search or investigation can lead to termination of employment.

Vehicles, desks and lockers may be provided for the convenience of employees, but remain the sole property of the City. Unauthorized storage of City property and overnight storage of perishable food in employee desks and lockers is not permitted. Only City provided locks may be used to secure employee desks and lockers.

- In order to assure compliance with these rules, and in the interest of maintaining a safe, drug-free workplace for all its employees, the City retains the right to open employee desks and lockers and inspect their contents any time and without notice.

- The City accepts no responsibility for theft or damage to personal property placed in employee desks and lockers.

The City is committed to taking all steps necessary to maintain a productive work environment free of harassment and intimidation of any type, including on the basis of sex, race, color, religion, national origin, age, genetic information, disability, veteran status or any other protected status.

Sexual harassment jeopardizes a productive work environment. Sexual harassment is a form of misconduct that demeans another person and undermines the employment relationship between the City and its employees. Simply put, sexual harassment is unwelcome sexual attention directed to another person that affects the person and interferes with his/her ability to do the job.

The City prohibits any employee from engaging in any type of harassing conduct. The City explicitly prohibits any sexual harassment such as:

- Making unwelcome sexual advances or propositions, unnecessary contact/touching, graphic or verbal commentaries about an individual's body, sexually degrading words used to describe an individual, display in the workplace of sexually suggestive objects or pictures, sexually explicit or offensive jokes, or physical assault.

No supervisor, manager or other employee shall threaten or insinuate, either explicitly or implicitly, that another employee's or applicant's submission to or rejection of unwelcome sexual advances will adversely or positively affect that person's employment, work status, evaluation, earnings, advancement, or any other condition of employment.

Complaint Procedure: If an employee experiences, witnesses or suspects harassment of any type, whether by a supervisor, manager, employee or any other person, the employee must immediately report this to either their immediate supervisor or his/her manager, or may report to and/or contact the Human Resources Director, without regard to the employee’s normal chain of command. If preferred, the employee may notify the City Manager directly.

Complaints will be investigated immediately and confidentially. No retaliation will be made against any person for making a complaint in good faith. Where incidents of harassment can be confirmed following investigation, the City will take appropriate corrective action to remedy all violations of this policy. Any employee found to have engaged in sexual harassment will be personally responsible for any and all claims arising from such action.

Paid Sick Leave is time off with pay because of personal, physical, or mental disabilities, medical visits, or the care and supervision of an ill or injured immediate family member as allowed by the Family Medical Leave Act.

A regular, full-time employee earns paid sick leave at the rate of 10 hours per month (15 days per year). When an employee is absent without pay for more than fifteen (15) cumulative calendar days in any one month, paid sick leave credit is not earned for that month.

Upon hiring, an employee is eligible for paid sick leave as it accumulates. Accrual of paid sick leave is based on a normal work month. No additional sick leave can be earned for extra time worked by an employee.

With reasonable advance notice, paid sick leave may be granted for the following reasons only:

- Personal physical or mental disability from performance of duties, due to an illness or injury.
- Visits to a doctor for routine examination or care.
- Medically ordered quarantine or isolation of an employee due to exposure to a contagious disease, such that the employee's presence on the job would jeopardize the health of others
- Temporary personal disability caused by or associated with pregnancy or maternity-related condition for the employee and spouse.
- First seven days after a disabling injury or illness covered under Workers' Compensation Insurance.

Paid sick leave will not be accumulated or disbursed in the following cases:

- For sickness or injuries which are self-inflicted.
- For sickness or injuries occurring while on unpaid leave of absence.
- For sickness or injuries caused by employee's own misconduct, such as horseplay, illegal activity, or fighting
- For sickness or injury incurred while working at any outside employment.

An employee who is receiving disability income benefits under the Texas Workers' Compensation Act may not use his or her accumulated sick leave as differential pay to make up for the loss of wages during the disability period.

Regular, full-time employees will receive pay for official holidays occurring while on paid sick leave without a reduction in their paid sick leave credit.

When a qualifying sickness or injury occurs during a paid vacation leave, the period of incapacity may be charged as paid sick leave, and the charge against vacation leave reduced accordingly. Application for such a substitution should be made within two (2) working days after returning to work and should be supported by medical documentation acceptable to the City.

In order to receive paid sick leave, employees must notify their immediate supervisor of the reason for absence prior to the time the employee is scheduled to report for duty. Failure to do so may result in denial of paid sick leave.

Employees who seek paid sick leave for three or more consecutive days of absence must provide their Department Head with adequate proof of the illness or injury, and if the illness or injury is serious, the Family Medical Leave Act will apply.

A Department Head or designee may also require at any time satisfactory proof of the proper use of paid medical leave and may disallow leave in the absence of such proof.

An employee may be required to submit to a physical examination by a physician of the City's choosing and at the expense of the City in order to assure that the employee is physically and mentally able to return to work.

A temporary, full-time employee whose status is converted to regular, full-time employment may receive paid sick leave credits for such temporary service, if there has been no break in service greater than 30 days.

A regular, full-time employee whose status is changed to temporary or part-time shall not continue to accrue paid sick leave credits. If the employee is subsequently returned to regular, full-time status without a break in service, however, the employee will receive paid sick leave credit for all time worked as a temporary, full-time employee.

An employee under suspension without pay forfeits all claim to paid sick leave for the duration of the suspension and must be returned to active status before paid sick leave credit is restored.

When an employee enters on active military duty, said employee shall retain accrued paid sick leave in employee’s account, pending return from military leave. An employee absent for military service exceeding fifteen (15) calendar days, however, accrues no additional sick leave credit during the absence.

An employee, upon separation of employment, whether voluntarily or involuntarily, forfeits all earned and unused sick leave. In the event of subsequent re-employment, the employee begins accruing paid sick leave in the same manner as other new employees.

The City intends to maintain excellent communications with the general public. However, the City has an overriding interest in determining what content (e.g., text, audio, phonographs, video) is communicated via its Social Media Sites (SMS) such as Facebook, twitter, LinkedIn and Flicker as to foster a healthy democratic discussion of municipal issues, events and priorities. The City's SMS presences are an extension of its public information function.

The City's Information Technology (IT) Department is primarily responsible for monitoring public content. Comments and/or opinions are forwarded to the appropriate municipal department for further review and /or action. Public comments are welcome.

Service requests or information requests should use:

- Citizen Request Management System (CRM): Routine communications and/or requests for public services should be directed to the appropriate department by using
- Weslacotx.gov: Other requests for information, forms, and data, other documents or on-line service should be directed to the City's website (weslacotx.gov)
- Concerns or comments about individual employees should be forwarded to the Human Resources Department.

Privacy: No personal private information is allowed on the City's SMS. Only public information and/or comments are permitted. The public should not post private, personal information. The City reserves the right to redact, restrict, and/or remove private, personal information. There should be no expectation of personal privacy on the City's SMS.

Content: The public is encouraged to participate in the life of their City. The City has created a virtual space to foster discussion of issues in a civilized manner. Content on the City's SMS is subject to regular, periodic monitoring to ensure compliance with the City's policies. Consistent with the City's policies and/or state or federal laws content may be redacted, restricted, and/or removed, in whole or in part, without advance notice. Content subject to this action includes but is not limited to:

Hate speech (any type including a protected status)
Obscene speech (e.g., profane language, pornography)
Offensive speech
Political speech (e.g., endorsement of political candidates or campaigns)
Inciteful comments advocating violence or illegal activities
Threatening or harassing comments (e.g., cyber-stalking, bullying)
Information that may compromise public safety or security
Defamatory comments or personal attacks
Personnel comments on employees
Inaccurate, incomplete or misleading information or comments
Personal information
Commercial advertising or solicitations
Intellectual property violations (e.g., copyright or trademarks)
Irrelevant, random, unintelligible or out of context comments

Defamation: Individuals making defamatory comments (e.g., slanderous or libel) may be personally liable. Defamatory comments that demonstrate actual malice toward public officials may be actionable.

Enforcement: The City reserves all rights to administer its SMS including the right to remove restrict and/or redact opinions and/or comments inconsistent with its policies. Any content removed, (including the time, date and identity of the poster) will be retained for a reasonable period of time. The City also reserves the right to deny complete or partial access to its SMS to any person violating the City's SMS policies at any time without prior notice.

Liability: The City is not responsible for content posted by the public to its SMS. The City, nor its employees, licensors or contractors are responsible for any damages caused by delays in such removal.

Linking: The public assumes all risk with any links to other SMS or websites. Links included in the public's posts are the sole opinion of the public and do not constitute an endorsement by the City.

Public Information: Public posts may be public record and subject to the Texas Open Records Act. Retention requirements apply regardless of the form of the record (e.g., text, photos, audio, and video).

The following guidelines apply to employee's work-related blogs, personal Web sites, postings on Facebook and other interactive sites, postings on video or picture sharing sites, or in the comments that they make online and in responding to comments from others either publicly or via email. These guidelines apply only to work-related issues and are not meant to infringe upon employees' personal interaction in social media or commentary online.

If an employee maintains a Web site or is writing a blog that will mention the City and/or our products, services, employees and citizens, the employee must identify that he or she is an employee of the City of Weslaco and that the views expressed are the employee's alone and do not represent the views of City of Weslaco. Employees are not authorized to speak on behalf of the City, or to represent that they do. Our logo and trademarks may not be used without written permission from the City Manager. This is to prevent the appearance that an employee speaks for or represent the City. If an employee is maintaining a website or writing a blog that will mention our City and/or our products, services, employees and citizens, the employee must alert his or her manager

Employees may not share information that is confidential and proprietary about the City. This includes information about our products, services, sales, finances, employees, strategy, and any other information that has not been publicly released by the City. These are only examples of information that the City considers confidential and proprietary. If employees have any question or concern about whether information has been released publicly, they must speak with their manager before sharing it. Employees cannot use City equipment, including computers or other electronic equipment, or work time, to conduct personal blogging or social networking activities. Employees may not use City email addresses to register on social networks, blogs, or other online tools for personal use.

The City expects employees to write knowledgeably, accurately and professionally about our products, services, employees and citizens. Despite disclaimers, employee interaction on social media can result in the public forming harmful opinions. Employees must avoid any behavior that will reflect negatively on City's reputation. Unfounded or derogatory statements, misrepresentations, as well as any commentary, content, or image that is defamatory, pornographic, proprietary, harassing or libelous will result in corrective action and/or termination of employment.

Employees are personally responsible for their commentary on blogs and social networking sites. Employees can be held personally liable for commentary that is considered defamatory, obscene, proprietary or libelous by any offended party.

We want every City employee to work in an environment free from unnecessary and inappropriate distractions. Toward that end, while employees are in work areas during working hours, they must avoid actions which may distract others.

While employees are working, they are prohibited from selling merchandise, requesting financial contributions, distributing any pamphlets or literature not related to their job, or any other type of solicitation or distribution not related to their jobs. This includes the unauthorized posting of bulletins, notices or advertisements on City bulletin boards, or on any other City means of communication, including its e-mail, intranet and internet systems.

Individuals who are not employed by the City are prohibited from distributing material or soliciting City employees on City grounds any time. Employees should notify their immediate supervisor or any manager if they are solicited or subjected to prohibited distribution of literature, whether in person, through the City's mail system or by e-mail.

The City has established security policies to protect its computer environments. These policies apply to all devices capable of displaying, storing, sending or receiving data. All employees granted access to the computers and other devices used by the City to conduct its business must be aware of and comply with these security standards and controls. Do not allow access to your devices or disclose your access codes and/or passwords to anyone other than a supervisor. Log out and shut down your computer when leaving your workstation for an extended period.

Most software used in the City's computer systems - mainframe or personal computers - is subject to licensing agreements that govern its use. The use of unlicensed proprietary software and the misuse of licensed software are strictly prohibited. Employees must not install or download software without prior approval of the Information Technology department.

How employees communicate with citizens and each other, on the phone and over the public-address system, should reflect favorably on the City. Toward that end, the following rules have been established for all employees:

- Use a moderate rate of speech and a natural, friendly voice. Use clear enunciation and articulation.
- Answer incoming calls promptly. Identify yourself and be helpful. Be as helpful as possible and transfer the call only when necessary.
- Express empathy to irate callers. Get the details and offer to help.
- Explain when you must put a caller on hold and return as promptly as possible.
- When answering a call for another, identify yourself and be helpful. Be discreet in explaining a coworker's absence. Take accurate messages and verify the phone number with the caller.
- Terminate all calls courteously.

City phones must be kept free for business, and employee cooperation is expected. Local personal phone calls on City telephones are permitted during breaks only, except in emergencies. Personal long-distance calls may not be charged to City telephones. The City may monitor any use of its telephone equipment without notice, for any purpose reasonably related to the City's conduct of its business or the enforcement of its policies.

Employees who are assigned computers, equipment, phones, tools, or vehicles are responsible for their proper use and must ensure maintenance procedures are carried out. Employees must not remove or deactivate safety guards or other protective devices installed on City equipment or vehicles. Violations will result in corrective action.

No personal use of any City property, material, supplies, tools, equipment, or vehicles is permitted. Violations may result in termination of employment and prosecution.

City employees may have access to computer hardware and software provided by the city, including access to the internet. The hardware and software do not belong to the employees, but are available to employees for the benefit of the city, to ensure that City business is conducted as efficiently as possible. Such hardware and software are to be used for City business only and not for personal use. All communication using hardware of software – whether in electronic form or in "hard copy" – remains the City's property at all times.

All communications using computers furnished by the City are not private, and may be monitored, recorded, or downloaded for review. Similarly, internet use is not private, and may be monitored, recorded, or downloaded for review.

The IT Department must be notified of the approval of any software that is desired to be purchased or downloaded for use on City computers. All software owned by the City of Weslaco must be registered to the City of Weslaco. City staff are not allowed to install software on city computers without notifying the IT Department. A work order must be submitted to the IT Department for the installation of any software being requested.

In an attempt to strengthen the security and maintain the integrity of City of Weslaco's information network, the use of unauthorized USB/External drives are not allowed. This precaution is necessary to minimize the risk of exposure to external threats such as hacking, phishing, spamming, viruses and any other cyber threats. Any USB/External drives used by City Staff must be issued and approved by Department Directors.

These guidelines apply to all forms of computer-generated communications, including but not, limited to communications by fax, modem, and electronic mail.

The City prohibits the use in the workplace of any type of personal recording devices. Examples of such devices include, but are not limited to voice recorder, camera, telephone, cell phone, or other forms of image or audio recording devices. This provision does not apply to designated City personnel who must use such devices in connection with the duties of their positions and as instructed by their supervisor.

Employees must not use personal computers or personal data assistants at the workplace or connect them to any City electronic system unless expressly permitted to do so by their supervisor. Any employee bringing a personal computing device or personal data assistant onto City premises thereby gives permission to the City to inspect the personal computer or personal data assistant at any time with personnel of the City's choosing and to analyze any files, other data, or data storage media that may be within or connectable to the personal computer or personal data assistant in question.

Violation of this policy, or failure to permit an inspection of any device covered by this policy, will result in corrective action and/or termination of employment. In addition, the employee may face both civil and criminal actions. The City reserves the right to confiscate such device or devices for examination of City data or employee data and may cause all data to be destroyed, saved and/or eliminated prior to returning the device to the employee.

The City encourages employees to make regular use of vacation time since the annual vacation benefit is designed to provide them with an opportunity to rest and enjoy a departure from the normal work routine.

Vacations are scheduled each year at the convenience of the City and the employee. Department Heads are responsible for the approval of vacation leave within their own department. Vacation leave taken by Department Heads must be approved by the City Manager. Every effort should be made to allow employees to take vacation according to the schedule that is most convenient to them. The entire vacation period need not be taken at once. With an immediate supervisor's approval, it may be separated into more than one period to be taken during the year.

Rate of Entitlement: Vacation is earned and calculated according to the schedule below. Employees who are in an unpaid leave of absence status will not accrue vacation until they return to work on a regular basis. Employees accumulate vacation leave as follows:

- Employees with 0 –10 year of service accumulate 10 hours of vacation leave per month.
- Employees with 11-20 years of service accumulate 12 hours of vacation leave per month.
- Employees with 20 or more years of service accumulate 14 hours of vacation leave per month

When an employee is absent without pay for more than fifteen (15) cumulative calendar days in any one month, vacation leave credit is not earned for that month. No more than thirty (30) vacation days can be carried over from one fiscal year to the next.

The City does not advance vacation time. Vacation time charged by an employee who has insufficient vacation hours available will be treated as leave without pay.

The date of hire of a full-time temporary employee whose status was converted to regular, full-time employee will be the effective date of the temporary appointment and vacation leave will be credited from that date and shall not exceed fifteen (15) working days.

An employee who elects to change from regular, full-time status to temporary or part-time status shall forfeit all claim to vacation credit other than the unused vacation credit he earned.

Limitations: Every effort will be made to grant employee requests to take vacation when they want it, however, vacation requests are handled on a first come - first serve basis, and are otherwise subject to the needs of the City, which includes having an adequate staff at all times. Because employees should use annual leave for its intended purpose, the City does not pay employees in lieu of annual leave.

Upon separation of employment, employees will be paid at their current rate for unused earned vacation leave at termination unless the leave value must be used to repay the City for any outstanding loans or any other indebtedness to the City.

Unused Vacation Leave shall be refunded in full not to exceed one hundred and twenty (120) hours upon separation of employment when an employee leaves the city in good standing. Unused vacation leave expendable in the current year shall be paid to the beneficiary or estate of an employee in the event of death.

The City seeks to provide an environment free from bullying and acts or threats of violence, and to respond effectively in the event such acts or threats of violence occur. Acts of violence and threats of violence, including any conduct involving the workplace or work relationships that causes an individual to fear reasonably for his or her safety, the safety of his or her family, friends, associates or property, are prohibited.

Firearms or weapons of any kind are prohibited on City premises or on your person while on duty. Further, firearms or weapons are not allowed in a City vehicle or in a personal vehicle if it is being used on City business. These prohibitions are not affected by legislation regarding the right to carry a weapon either concealed or not concealed.

If any employee suspects any employee or visitor is in violation of these prohibitions, the facts should be immediately reported to a supervisor or may be reported and/or contact the Human Resources Director, without regard to the employee's chain of command. No retaliation will be taken or tolerated against any employee who reports a suspected violation.

- Employees are free to contact our Police Department directly when they have reason to believe that doing so is essential to prevent actual or imminent unlawful harm to themselves, others or property.

- Any employee who applies for and obtains a protective or restraining order which lists any City location as being a protected area, must provide the Human Resources Director with a copy of the petition and order.

Once an act or threat of violence has been substantiated, the City will take prompt and effective action. Such action may include a medical and/or psychological evaluation, referral to law enforcement agencies, corrective action and/or termination of employment.

The City takes all reasonable steps to ensure that employees receive the correct amount of pay in each paycheck and that employees are paid promptly on the scheduled paydays.

In the unlikely event that there is an error in the amount of pay, the employee should promptly bring the discrepancy to the attention of their supervisor or department head so that corrections can be made as quickly as possible.

If an employee has been underpaid, as a result of the City's error, the City will pay to the employee the difference as soon as possible. If an employee has been underpaid, due to the employee's error, the City will pay to the employee at the next regular payroll date. If an employee has been paid in excess of what has been earned, the employee must return the overpayment to the City as soon as possible. Employees may not retain any pay in excess of what has been earned.

If a wage overpayment occurs, the overpayment will be regarded as an advance of future wages payable and will be deducted in whole or in part from the next available paycheck(s) until the overpaid amount has been fully repaid. Overpaid employees will be required to sign a wage deduction agreement authorizing such a deduction(s).

To provide for payment of employees' medical expenses and for partial salary continuation in the event of a work-related accident or illness, all employees are covered by workers' compensation insurance.

The amount of benefits payable and the duration of payment depend on the nature of the employee's injury or illness. In general, all medical expenses incurred in connection with an injury or illness are paid in full, and partial salary payments are provided beginning with the eighth day of absence from work.

Eligibility for worker's compensation insurance benefits is effective on the first day of employment for all employees. The City pays all workers' compensation insurance premiums.

All employees' have the right to report a work-related injury or illness, without being retaliated against.

Employees injured on the job or who feel they have an illness caused by their work must immediately stop working and must immediately report the condition to either their immediate supervisor or his/her manager, or may report to and/or contact the Human Resources Director, without regard to the employee's normal chain of command. Failure to do so promptly may disqualify an employee from benefits.

An employee who has suffered an occupational injury or illness will be permitted to return to work only when the employee has furnished the City a doctor's certification statement certifying that the employee is capable of fully performing the employee's assigned duties. Workers' Compensation Insurance pays any fee charged by the doctor for preparing such a statement.

An employee injured on the job shall continue receiving all benefits for a period of 12 weeks. (i.e.: Medical Insurance, Life Insurance, Vacation, Paid Sick Leave etc.). Family Medical Leave will automatically be activated once an employee is out for more than Three (3) consecutive days for an occupational injury or illness. If after a period of 12 weeks an employee is still unfit to perform employee's duties, the employee will be released from employment with the City.

An employee may be eligible for light duty, if the employee's treating doctor gives written permission through a TWCC-73 Form. The maximum time allowed for employee to be on light duty will be 180 days. If after 180 days, the employee is unfit to return to full duty in employee's regular position with no restrictions, the individual will go back on workers compensation.

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1883

From:

Subject:
Discussion and consideration to approve Resolution 2018-44 establishing the Citizens' Drainage Committee and approving Resolutions 2018-45, 2018-46, 2018-47, 2018-48, 2018-49, 2018-50, and 2018-51 appointing its inaugural members and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)

Background:
As proposed, this Citizens' Drainage Committee will consist of seven members, one nominated by each Commission member, all residents of Weslaco.

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)**:**

Elizabeth Walker	Created/Initiated
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Approve.

Attachments, if any:
R2018-44 creation of Drainage Task force , R2018-45 Drainage Task Force Ad Hoc, R2018-46 Drainage Task Force Ad Hoc, R2018-47 Drainage Task Force Ad Hoc, R2018-48 Drainage Task Force Ad Hoc, R2018-49 Drainage Task Force Ad Hoc, R2018-50 Drainage Task Force Ad Hoc, R2018-51 Drainage Task Force Ad Hoc

Responsibilities upon Approval:
Execute, retain and notify appointees.

RESOLUTION NO. 2018-44

A RESOLUTION OF THE CITY OF WESLACO ESTABLISHING AN AD HOC CITIZENS' COMMITTEE THAT SHALL BE DESIGNATED AS THE WESLACO DRAINAGE CITIZENS' TASK FORCE

WHEREAS, This Commission finds merit in establishing an ad hoc citizens' committee to solicit suggestions, make recommendations, and review progress toward the planning and implementing of infrastructure improvements for City-wide detention and drainage of floodwaters; and

WHEREAS, as it is intended to serve ad hoc, the work of this Committee shall be limited to one year from establishment; and

WHEREAS, there shall be seven (7) members in the Weslaco Drainage Citizens' Task Force who shall be nominated one by each Commission member and approved by the whole Weslaco City Commission; and

WHEREAS, members shall be residents of the City of Weslaco, serve without compensation, and may be eligible for reappointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT a Weslaco Drainage Citizens' Task Force is hereby created.

PASSED AND APPROVED on this 7th day of August, 2018.

CITY OF WESLACO

_____

David Suarez, **MAYOR**

ATTEST:

_____

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, **CITY ATTORNEY**

RESOLUTION NO. 2018-45

A RESOLUTION OF THE CITY OF WESLACO ESTABLISHING AN AD HOC CITIZENS' COMMITTEE THAT SHALL BE DESIGNATED AS THE WESLACO DRAINAGE CITIZENS' TASK FORCE

WHEREAS, This Commission finds merit in establishing an ad hoc citizens' committee to solicit suggestions, make recommendations, and review progress toward the planning and implementing of infrastructure improvements for City-wide detention and drainage of floodwaters; and

WHEREAS, as it is intended to serve ad hoc, the work of this Committee shall be limited to one year from establishment; and

WHEREAS, there shall be seven (7) members in the Weslaco Drainage Citizens' Task Force who shall be nominated one by each Commission member and approved by the whole Weslaco City Commission; and

WHEREAS, members shall be residents of the City of Weslaco, serve without compensation, and may be eligible for reappointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____is appointed to serve on the Weslaco Drainage Citizen's Task Force and the term will expire on _____day of _____, 20____.

PASSED AND APPROVED on this 7th day of August, 2018.

CITY OF WESLACO

_____

David Suarez, **MAYOR**

ATTEST:

_____

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, **CITY ATTORNEY**

RESOLUTION NO. 2018-46

A RESOLUTION OF THE CITY OF WESLACO ESTABLISHING AN AD HOC CITIZENS' COMMITTEE THAT SHALL BE DESIGNATED AS THE WESLACO DRAINAGE CITIZENS' TASK FORCE

WHEREAS, This Commission finds merit in establishing an ad hoc citizens' committee to solicit suggestions, make recommendations, and review progress toward the planning and implementing of infrastructure improvements for City-wide detention and drainage of floodwaters; and

WHEREAS, as it is intended to serve ad hoc, the work of this Committee shall be limited to one year from establishment; and

WHEREAS, there shall be seven (7) members in the Weslaco Drainage Citizens' Task Force who shall be nominated one by each Commission member and approved by the whole Weslaco City Commission; and

WHEREAS, members shall be residents of the City of Weslaco, serve without compensation, and may be eligible for reappointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____is appointed to serve on the Weslaco Drainage Citizen's Task Force and the term will expire on _____day of _____, 20____.

PASSED AND APPROVED on this 7th day of August, 2018.

CITY OF WESLACO

_____

David Suarez, **MAYOR**

ATTEST:

_____

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, **CITY ATTORNEY**

RESOLUTION NO. 2018-47

A RESOLUTION OF THE CITY OF WESLACO ESTABLISHING AN AD HOC CITIZENS' COMMITTEE THAT SHALL BE DESIGNATED AS THE WESLACO DRAINAGE CITIZENS' TASK FORCE

WHEREAS, This Commission finds merit in establishing an ad hoc citizens' committee to solicit suggestions, make recommendations, and review progress toward the planning and implementing of infrastructure improvements for City-wide detention and drainage of floodwaters; and

WHEREAS, as it is intended to serve ad hoc, the work of this Committee shall be limited to one year from establishment; and

WHEREAS, there shall be seven (7) members in the Weslaco Drainage Citizens' Task Force who shall be nominated one by each Commission member and approved by the whole Weslaco City Commission; and

WHEREAS, members shall be residents of the City of Weslaco, serve without compensation, and may be eligible for reappointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____is appointed to serve on the Weslaco Drainage Citizen's Task Force and the term will expire on _____day of _____, 20____.

PASSED AND APPROVED on this 7th day of August, 2018.

CITY OF WESLACO

_____

David Suarez, **MAYOR**

ATTEST:

_____

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, **CITY ATTORNEY**

RESOLUTION NO. 2018-48

A RESOLUTION OF THE CITY OF WESLACO ESTABLISHING AN AD HOC CITIZENS' COMMITTEE THAT SHALL BE DESIGNATED AS THE WESLACO DRAINAGE CITIZENS' TASK FORCE

WHEREAS, This Commission finds merit in establishing an ad hoc citizens' committee to solicit suggestions, make recommendations, and review progress toward the planning and implementing of infrastructure improvements for City-wide detention and drainage of floodwaters; and

WHEREAS, as it is intended to serve ad hoc, the work of this Committee shall be limited to one year from establishment; and

WHEREAS, there shall be seven (7) members in the Weslaco Drainage Citizens' Task Force who shall be nominated one by each Commission member and approved by the whole Weslaco City Commission; and

WHEREAS, members shall be residents of the City of Weslaco, serve without compensation, and may be eligible for reappointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____is appointed to serve on the Weslaco Drainage Citizen's Task Force and the term will expire on _____day of _____, 20____.

PASSED AND APPROVED on this 7th day of August, 2018.

CITY OF WESLACO

_____

David Suarez, **MAYOR**

ATTEST:

_____

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, **CITY ATTORNEY**

RESOLUTION NO. 2018-49

A RESOLUTION OF THE CITY OF WESLACO ESTABLISHING AN AD HOC CITIZENS' COMMITTEE THAT SHALL BE DESIGNATED AS THE WESLACO DRAINAGE CITIZENS' TASK FORCE

WHEREAS, This Commission finds merit in establishing an ad hoc citizens' committee to solicit suggestions, make recommendations, and review progress toward the planning and implementing of infrastructure improvements for City-wide detention and drainage of floodwaters; and

WHEREAS, as it is intended to serve ad hoc, the work of this Committee shall be limited to one year from establishment; and

WHEREAS, there shall be seven (7) members in the Weslaco Drainage Citizens' Task Force who shall be nominated one by each Commission member and approved by the whole Weslaco City Commission; and

WHEREAS, members shall be residents of the City of Weslaco, serve without compensation, and may be eligible for reappointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____is appointed to serve on the Weslaco Drainage Citizen's Task Force and the term will expire on _____day of _____, 20____.

PASSED AND APPROVED on this 7th day of August, 2018.

CITY OF WESLACO

_____

David Suarez, **MAYOR**

ATTEST:

_____

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, **CITY ATTORNEY**

RESOLUTION NO. 2018-50

A RESOLUTION OF THE CITY OF WESLACO ESTABLISHING AN AD HOC CITIZENS' COMMITTEE THAT SHALL BE DESIGNATED AS THE WESLACO DRAINAGE CITIZENS' TASK FORCE

WHEREAS, This Commission finds merit in establishing an ad hoc citizens' committee to solicit suggestions, make recommendations, and review progress toward the planning and implementing of infrastructure improvements for City-wide detention and drainage of floodwaters; and

WHEREAS, as it is intended to serve ad hoc, the work of this Committee shall be limited to one year from establishment; and

WHEREAS, there shall be seven (7) members in the Weslaco Drainage Citizens' Task Force who shall be nominated one by each Commission member and approved by the whole Weslaco City Commission; and

WHEREAS, members shall be residents of the City of Weslaco, serve without compensation, and may be eligible for reappointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____is appointed to serve on the Weslaco Drainage Citizen's Task Force and the term will expire on _____day of _____, 20____.

PASSED AND APPROVED on this 7th day of August, 2018.

CITY OF WESLACO

_____

David Suarez, **MAYOR**

ATTEST:

_____

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, **CITY ATTORNEY**

RESOLUTION NO. 2018-51

A RESOLUTION OF THE CITY OF WESLACO ESTABLISHING AN AD HOC CITIZENS' COMMITTEE THAT SHALL BE DESIGNATED AS THE WESLACO DRAINAGE CITIZENS' TASK FORCE

WHEREAS, This Commission finds merit in establishing an ad hoc citizens' committee to solicit suggestions, make recommendations, and review progress toward the planning and implementing of infrastructure improvements for City-wide detention and drainage of floodwaters; and

WHEREAS, as it is intended to serve ad hoc, the work of this Committee shall be limited to one year from establishment; and

WHEREAS, there shall be seven (7) members in the Weslaco Drainage Citizens' Task Force who shall be nominated one by each Commission member and approved by the whole Weslaco City Commission; and

WHEREAS, members shall be residents of the City of Weslaco, serve without compensation, and may be eligible for reappointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____is appointed to serve on the Weslaco Drainage Citizen's Task Force and the term will expire on _____day of _____, 20____.

PASSED AND APPROVED on this 7th day of August, 2018.

CITY OF WESLACO

_____

David Suarez, **MAYOR**

ATTEST:

_____

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, **CITY ATTORNEY**

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1823

From:

Subject:
Discussion and consideration to approve Resolution 2018-52 authorizing publication of Notice of Intention to Issue Certificates of Obligation and authorize the Mayor to executed any related documents. Possible action. (Staffed By City Manager's Office.)

Background:
The deadline to call a special election on November 6 for the issuance of bonds is August 20, 2018; the deadline to call a special election on May 4, 2019 is estimated February 15, 2019.

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)**:**

Aida Vega	Created/Initiated
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:

Attachments, if any:
Weslaco, City CO, S18 - Draft of Timetable of Events 7.26.18, R2018 -52 NOI issue bonds drainage

Responsibilities upon Approval:

HilltopSecurities
A Hilltop Holdings Company

August						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

October						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

= Key Dates = Holidays

CITY OF WESLACO, TEXAS

$_____*
CERTIFICATES OF OBLIGATION, SERIES 2018

PROPOSED TIMETABLE OF EVENTS
Dated July 26, 2018

DATE		EVENT
Tuesday,	August 07, 2018	Regular meeting of the City Commission. Consider a Resolution authorizing the Notice of Intent to Issue Certificates of Obligation.
Thursday,	August 09, 2018	Distribute first draft of the Preliminary Official Statement ("POS") to working group for comments.
		Publication due to newspaper prior to 3:00 P.M. to include request for two publications, Monday August 13th and Monday August 20th.
Monday	August 13, 2018	First publication of Notice of Intent to Issue Certificates of Obligation.
Monday,	August 20, 2018	Send POS and related documents to Standard & Poor's Ratings Services ("S&P"), and possibly (Assured Guaranty ("Assured") and BAM.)
		Second publication of Notice of Intent to Issue Certificates of Obligation.
Tuesday	August 21, 2018	Comments on first draft of POS due from working group.
Thursday	August 23, 2018	Distribute second draft of POS to working group for comments.
Friday,	August 31, 2018	Comments on second draft of POS due from working group.
Wednesday,	September 05, 2018	Distribute final draft of POS to working group for comments.
Wednesday,	September 12, 2018	Receive ratings.
Friday,	September 14, 2018	Comments due on final draft of POS due from working group.
Monday,	September 17, 2018	POS goes to i-Deal web site for posting.
Tuesday,	September 25, 2018	Pricing.
		Special meeting to conduct sale of Certificates of Obligation. Consider the adoption of the Ordinance Authorizing Issuance of Certificates of Obligation and approving and authorizing the execution of the Bond Purchaser Agreement.
Thursday,	October 18, 2018	Closing Date; City delivers the Certificates of Obligation to Underwriter and receives funds.

*Preliminary, subject to change.

DRAFT

RESOLUTION 2018-52

RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

WHEREAS, the City Commission (the "Commission") of the City of Weslaco, Texas (the "City"), finds that financing the design, planning, acquisition, construction, equipping, expansion, repair, renovation, and/or rehabilitation of the public property, as well as the payment of fees for professional services related thereto, described in Exhibit A hereto (the "Project") would be beneficial to the inhabitants of the City, and such Project is needed to perform essential governmental functions; and the Commission has determined that certificates of obligation (the "Certificates of Obligation") should be issued pursuant to the provisions of the Certificate of Obligation Act of 1971, Section 271.041 *et seq*., Texas Local Government Code (the "Act"), for such purposes;

WHEREAS, prior to the issuance of the Certificates of Obligation, the City is required to publish notice of its intention to issue the Certificates of Obligation in a newspaper of general circulation in the City, the notice stating (i) the time and place the Commission tentatively proposes to pass the ordinance authorizing the issuance of the Certificates of Obligation, (ii) the maximum amount of Certificates of Obligation proposed to be issued, (iii) the purposes for which the Certificates of Obligation are to be issued, and (iv) the manner in which the Commission proposes to pay the Certificates of Obligation;

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

Section 1. Attached hereto and marked Exhibit A the "Notice of Intention to Issue Certificates of Obligation" (the "Notice"), the form and substance of which are hereby adopted and approved.

Section 2. The Mayor or the City Secretary shall cause the Notice to be published in a newspaper, as defined in Section 2051.044, Texas Government Code, of general circulation in the City for two consecutive weeks, the date of first publication to be at least 30 days prior to the date tentatively set for the ordinance authorizing the issuance of the Certificates of Obligation.

Section 3. The Mayor and the City Secretary are hereby authorized and directed to execute the Certificate to which this Resolution is attached on behalf of the Commission and to do any or all things proper and necessary to carry out the intent thereof.

PASSED AND APPROVED ON THIS 7TH DAY OF AUGUST 2018.

City of Weslaco

_____

David Suarez, MAYOR

ATTEST:

_____

Elizabeth M. Walker, CITY SECRETARY

APPROVED AS TO FORUM:

_____

Juan E. Gonzalez

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE is hereby given that it is the intention of the City Commission (the "Commission") of the City of Weslaco, Texas (the "City") to adopt an Ordinance providing for the issuance of interest-bearing obligations of the City presently contemplated to be designated and known as the "CITY OF WESLACO, TEXAS CERTIFICATES OF OBLIGATION, SERIES 2018" (the "Certificates of Obligation") for the purpose of providing for the payment of contractual obligations to be incurred in connection with the design, planning, acquisition, construction, equipping, expansion, repair, renovation, and/or rehabilitation of certain City-owned public property, including: (1) drainage projects and projects related thereto or necessary therefor, and (2) payment of contractual obligations for professional services in connection therewith (to wit: architectural, engineering, financial advisory, and legal). The Commission tentatively proposes to authorize the issuance of the Certificates of Obligation at its regular meeting place at City Hall, Weslaco, Texas, at a meeting of the Commission to be commenced at 5:30 p.m. on September 25, 2018, in an amount expected not to exceed $4,500,000.00. The Commission proposes to provide for payment of the Certificates of Obligation from a pledge of an annual ad valorem tax, as well as a limited pledge of certain of the surplus revenues of the City's waterworks and sewer system.

/s/ David Suarez
Mayor, City of Weslaco, Texas

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1862

From:

Subject:
Discussion and consideration to approve Resolution 2018-53 declaring intention to reimburse certain expenditures related to the flood recovery or drainage improvements and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)

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)**:**

Elizabeth Walker	Created/Initiated
Mary Barrera	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:

Attachments, if any:
R2018 -53 CO Reimbursement

Responsibilities upon Approval:

RESOLUTION 2018-53

RESOLUTION DECLARING INTENTION TO REIMBURSE CERTAIN EXPENDITURES

WHEREAS, the City of Weslaco, Texas (the "City") desires to pay expenditures in connection with the design, planning, acquisition, construction, equipping, and/or renovating of the project or facilities described in Exhibit A attached hereto (the 'Project");

WHEREAS, Chapter 1201, Texas Government Code (the "Code") permits the City to use the proceeds of obligations to reimburse the City for costs attributable to the Project paid or incurred before the date of issuance of such obligations; and

WHEREAS, the City finds, considers, and declares that the reimbursement of the City for the payment of such expenditures will be appropriate and consistent with the objectives of the City's programs and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project.

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

Section 1. This Resolution declares the intention of the City to reimburse the expenditures for the Project with the proceeds of obligations. The City presently intends to reimburse the expenditure by incurring obligations issued under Texas law, the interest on which is excludable from gross income under section 103 of the Internal Revenue Code of 1986, as amended.

Section 2. The City reasonably expects to incur debt, in one or more series of obligations, in an aggregate maximum principal amount now estimated to be $4,500,000.00 for the purpose of paying the costs for the acquisition of certain property and related improvements for the City.

Section 3. The City intends to reimburse the expenditures hereunder not later than 18 months after the date the original expenditure is paid or the date the Project is placed in service or abandoned. However, in no event shall the City reimburse expenditures more than three years after the original expenditure is paid; provided, however, if the Project is a construction project for which the City and a licensed architect or engineer have certified that at least five years are necessary to complete the Project, the maximum reimbursement period shall be five years after the date of the original expenditure.

Section 4. The City intends that this Resolution satisfy the official intent requirement set forth in Section 1.150-2 of the Treasury Regulations and evidences its intentions under Section 1201.042(c) of the Code.

Section 5. This Resolution shall be liberally construed to evidence the intent of the City to comply with state law and federal income tax law in the issuance of tax-exempt obligations for the Project.

Section 6. The Mayor and the City Secretary are hereby authorized and directed to execute the Certificate to which this Resolution is attached on behalf of the Commission and to do any or all things proper and necessary to carry out the intent thereof.

* * *

PASSED AND APPROVED ON THIS 7TH DAY OF AUGUST 2018

City of Weslaco

_____

David Suarez, MAYOR

ATTEST:

_____

Elizabeth M. Walker, CITY SECRETARY

APPROVED AS TO FORUM:

_____

Juan E. Gonzalez, City Attorney

EXHIBIT A

PROJECT DESCRIPTION

Providing for the payment of contractual obligations to be incurred in connection with the design, planning, purchasing, acquisition, construction, equipping, expansion, repair, renovation, and/or rehabilitation of certain City-owned public property, specifically being: (1) drainage projects and any projects related thereto or necessary therefor, and (2) payment of contractual obligations for professional services in connection therewith (to wit: consulting, engineering, financial advisory, and legal).

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1867

From:

Subject:
Discussion and consideration to accept the calculation of effective and rollback tax rates for the 2018 tax year by Hidalgo County Tax Assessor-Collector Pablo "Paul" Villarreal. Possible action. (Staffed by Finance.)

Background:
Please see attached calculation worksheets. Mr. Villarreal, or his designee, will be present to discuss the calculated rates.

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)**:**

Mary Barrera	Created/Initiated
Mary Barrera	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Accept and file the calculations as presented.

Attachments, if any:
2017-08-02 CWL Effective Tax Rate Worksheet, 2018-08-02 CWL Benchmark, 2018-08-02 TNT - CWL Planning Calendar

Responsibilities upon Approval:

2018 Tax Rate Calculation Worksheet

Date: 08/02/2018 09:56 AM

Taxing Units Other Than School Districts or Water Districts

City of Weslaco

Taxing Unit Name

Phone *(area code and number)*

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the effective tax rate and rollback tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest.

School districts do not use this form, but instead use Comptroller Form 50-859 Tax Rate Calculation Worksheet for School Districts.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 Water District Rollback Tax Rate Worksheet.

This worksheet is provided to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: Effective Tax Rate (No New Taxes)

The effective tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the effective tax rate should decrease.

The effective tax rate for a county is the sum of the effective tax rates calculated for each type of tax the county levies.

Effective Tax Rate Activity	Amount/Rate
1. 2017 total taxable value. Enter the amount of 2017 taxable value on the 2017 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14).[1]	$1,787,680,814
2. 2017 tax ceilings. Counties, cities and junior college districts. Enter 2017 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step.[2]	$128,492,486
3. Preliminary 2017 adjusted taxable value. Subtract Line 2 from Line 1.	$1,659,188,328
4. 2017 total adopted tax rate.	$0.6667/$100
5. 2017 taxable value lost because court appeals of ARB decisions reduced 2017 appraised value.	
A. **Original 2017 ARB Values.**	$50,709,015
B. **2017 values resulting from final court decisions.**	$43,789,456
C. **2017 value loss.** Subtract B from A.[3]	$6,919,559
6. 2017 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.	$1,666,107,887
7. 2017 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2017. Enter the 2017 value of property in deannexed territory.[4]	$0
8. 2017 taxable value lost because property first qualified for an exemption in 2018. Note that lowering the amount or percentage of an existing exemption does not create a new	

exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost to freeport or goods-in-transit exemptions. A. **Absolute exemptions.** Use 2017 market value: B. **Partial exemptions.** 2018 exemption amount or 2018 percentage exemption times 2017 value: C. **Value loss.** Add A and B.[5]	 $11,033,661 $1,538,349 $12,572,010
9. 2017 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2018. Use only properties that qualified in 2018 for the first time; do not use properties that qualified in 2017. A. **2017 market value:** B. **2018 productivity or special appraised value:** C. **Value loss.** Subtract B from A.[6]	 $0 $0 $0
10. Total adjustments for lost value. Add lines 7, 8C and 9C.	$12,572,010
11. 2017 adjusted taxable value. Subtract Line 10 from Line 6.	$1,653,535,877
12. Adjusted 2017 taxes. Multiply Line 4 by Line 11 and divide by $100.	$11,024,123
13. Taxes refunded for years preceding tax year 2017. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2017. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2017. This line applies only to tax years preceding tax year 2017.[7]	$82,731
14. Taxes in tax increment financing (TIF) for tax year 2017. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2018 captured appraised value in Line 16D, enter 0.[8]	$0
15. Adjusted 2017 taxes with refunds and TIF adjustment. Add Lines 12 and 13, subtract Line 14.[9]	$11,106,854
16. Total 2018 taxable value on the 2018 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled.[10] A. **Certified values:** B. **Counties:** Include railroad rolling stock values certified by the Comptroller's office: C. **Pollution control and energy storage system exemption :** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: **D. Tax increment financing:** Deduct the 2018 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2018 taxes will be deposited	 $1,796,048,911 $0 $0 $0

into the tax increment fund. Do not include any new property value that will be included in Line 21 below.[11] E. **Total 2018 value.** Add A and B, then subtract C and D.	$1,796,048,911
17. Total value of properties under protest or not included on certified appraisal roll.[12] A. **2018 taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.[13] B. **2018 value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value.[14] C. **Total value under protest or not certified:** Add A and B.	$12,497,678 $0 $12,497,678
18. 2018 tax ceilings. Counties, cities and junior colleges enter 2018 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step.[15]	$138,588,391
19. 2018 total taxable value. Add Lines 16E and 17C. Subtract Line 18.	$1,669,958,198
20. Total 2018 taxable value of properties in territory annexed after Jan. 1, 2017. Include both real and personal property. Enter the 2018 value of property in territory annexed.[16]	$0
21. Total 2018 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2017. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2017, and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for 2018.[17]	$19,997,212
22. Total adjustments to the 2018 taxable value. Add Lines 20 and 21.	$19,997,212
23. 2018 adjusted taxable value. Subtract Line 22 from Line 19.	$1,649,960,986
24. 2018 effective tax rate. Divide Line 15 by Line 23 and multiply by $100.[18]	$0.6731/$100
25. COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2018 county effective tax rate.[19]	

[1]Tex. Tax Code Section 26.012(14)
[2]Tex. Tax Code Section 26.012(14)
[3]Tex. Tax Code Section 26.012(13)
[4]Tex. Tax Code Section 26.012(15)
[5]Tex. Tax Code Section 26.012(15)
[9]Tex. Tax Code Section 26.012(13)
[10]Tex. Tax Code Section 26.012
[11]Tex. Tax Code Section 26.03(c)
[12]Tex. Tax Code Section 26.01(c) and (d)
[13]Tex. Tax Code Section 26.01(c)

[6]Tex. Tax Code Section 26.012(15)
[7]Tex. Tax Code Section 26.012(13)
[8]Tex. Tax Code Section 26.03(c)
[14]Tex. Tax Code Section 26.01(d)
[15]Tex. Tax Code Section 26.012(6)
[16]Tex. Tax Code Section 26.012(17)

SECTION 2: Rollback Tax Rate

The rollback tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O):** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus eight percent. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt:** The debt tax rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The rollback tax rate for a county is the sum of the rollback tax rates calculated for each type of tax the county levies. In most cases the rollback tax rate exceeds the effective tax rate, but occasionally decreases in a taxing unit's debt service will cause the effective tax rate to be higher than the rollback tax rate.

Rollback Tax Rate Activity	Amount/Rate
26. 2017 maintenance and operations (M&O) tax rate.	$0.5146/$100
27. 2017 adjusted taxable value. Enter the amount from Line 11.	$1,653,535,877
28. 2017 M&O taxes.	
A. Multiply Line 26 by Line 27 and divide by $100.	$8,509,095
B. **Cities, counties and hospital districts with additional sales tax:** Amount of additional sales tax collected and spent on M&O expenses in 2017. Enter amount from full year's sales tax revenue spent for M&O in 2017 fiscal year, if any. Other taxing units enter 0. Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent.	$3,037,316
C. **Counties:** Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other taxing units enter 0.	$0
D. **Transferring function:** If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in H below. The taxing unit receiving the function will add this amount in H below. Other taxing units enter 0.	$0
E. **Taxes refunded for years preceding tax year 2017:** Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2017. This line applies only to tax years preceding tax year 2017.	$67,590
F. **Enhanced indigent health care expenditures:** Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance.	$0
G. **Taxes in TIF:** Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2018 captured appraised value in Line 16D, enter 0.	$0
H. Adjusted M&O Taxes. Add A, B, C, E and F. For taxing unit with D, subtract if discontinuing function and add if receiving function. Subtract G.	$11,614,001

29. 2018 adjusted taxable value. Enter Line 23 from the Effective Tax Rate Worksheet.	$1,649,960,986
30. 2018 effective maintenance and operations rate. Divide Line 28H by Line 29 and multiply by $100.	$0.7039/$100
31. 2018 rollback maintenance and operation rate. Multiply Line 30 by 1.08.	$0.7602/$100
32. Total 2018 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the taxing unit's budget as M&O expenses. A. **Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount. B. Subtract **unencumbered fund amount** used to reduce total debt. C. Subtract **amount paid** from other resources. D. **Adjusted debt.** Subtract B and C from A.	$2,546,026 $0 $0 $2,546,026
33. Certified 2017 excess debt collections. Enter the amount certified by the collector.	$0
34. Adjusted 2018 debt. Subtract Line 33 from Line 32D.	$2,546,026
35. Certified 2018 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.	100.00%
36. 2018 debt adjusted for collections. Divide Line 34 by Line 35	$2,546,026
37. 2018 total taxable value. Enter the amount on Line 19.	$1,669,958,198
38. 2018 debt tax rate. Divide Line 36 by Line 37 and multiply by $100.	$0.1524/$100
39. 2018 rollback tax rate. Add Lines 31 and 38.	$0.9126/$100
40. COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2018 county rollback tax rate.	

SECTION 3: Additional Sales Tax to Reduce Property Taxes	
Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its effective and rollback tax rates to offset the expected sales tax revenue. This section should only be completed by a county, city or hospital district that is required to adjust its effective tax rate and/or rollback tax rate because it adopted the additional sales tax.	
Activity	**Amount/Rate**
41. Taxable Sales. For taxing units that adopted the sales tax in November 2017 or May 2018, enter the Comptroller's estimate of taxable sales for the previous four quarters.[20] Estimates of taxable sales may be obtained through the Comptroller's **Allocation Historical Summary** webpage. Taxing units that adopted the sales tax before November 2017, skip this line.	$0
42. Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.[21] **Taxing units that adopted the sales tax in November 2017 or in May 2018.** Multiply the amount on Line 41 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95.[22] **- or -** **Taxing units that adopted the sales tax before November 2017.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$3,037,316
43. 2018 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	$1,669,958,198
44. Sales tax adjustment rate. Divide Line 42 by Line 43 and multiply by $100.	$0.1819/$100
45. 2018 effective tax rate, unadjusted for sales tax.[23] Enter the rate from Line 24 or 25, as applicable, on the Effective Tax Rate Worksheet.	$0.6731/$100
46. 2018 effective tax rate, adjusted for sales tax. **Taxing units that adopted the sales tax in November 2017 or in May 2018.** Subtract Line 44 from Line 45. Skip to Line 47 if you adopted the additional sales tax before November 2017.	$0.6731/$100
47. 2018 rollback tax rate, unadjusted for sales tax.[24] Enter the rate from Line 39 or 40, as applicable, of the Rollback Tax Rate Worksheet.	$0.9126/$100
48. 2018 rollback tax rate, adjusted for sales tax. Subtract Line 44 from Line 47.	$0.7307/$100

[17]Tex. Tax Code Section 26.012(17)
[18]Tex. Tax Code Section 26.04(c)
[19]Tex. Tax Code Section 26.04(d)
[20]Tex. Tax Code Section 26.041(d)
[21]Tex. Tax Code Section 26.041(i)
[22]Tex. Tax Code Section 26.041(d)
[23]Tex. Tax Code Section 26.04(c)
[24]Tex. Tax Code Section 26.04(c)

SECTION 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Additional Rollback Protection for Pollution Control Activity	Amount/Rate
49. Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ.[25] The taxing unit shall provide its tax assessor-collector with a copy of the letter.[26]	$0
50. 2018 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	$1,669,958,198
51. Additional rate for pollution control. Divide Line 49 by Line 50 and multiply by $100.	$0/$100
52. 2018 rollback tax rate, adjusted for pollution control. Add Line 51 to one of the following lines (as applicable): Line 39, Line 40 (counties) or Line 48 (taxing units with the additional sales tax).	$0.7307/$100

SECTION 5: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

Effective tax rate (Line 24; line 25 for counties; or line 46 if adjusted for sales tax)	$0.6731
Rollback tax rate (Line 39; line 40 for counties; or line 48 if adjusted for sales tax)	$0.7307
Rollback tax rate adjusted for pollution control (Line 52)	$0.7307

SECTION 6: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the taxing unit.

print here

Printed Name of Taxing Unit Representative

sign here _____ _____

Taxing Unit Representative Date

[25]Tex. Tax Code Section 26.045(d)

[26]Tex. Tax Code Section 26.045(i)

2018 Governing Body Summary #1A*
Benchmark 2018 Tax Rates
City of Weslaco

Date: 08/02/2018 09:57 AM

DESCRIPTION OF TAX RATE	TAX RATE PER $100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
Effective Tax Rate	$0.6731	$11,240,489	
One Percent $100 Tax Increase***	$0.6798	$11,352,376	$111,887
One Cent per $100 Tax Increase***	$0.683100	$11,407,484	$166,995
Notice & Hearing Limit****	$0.6731	$11,240,489	$0
Rollback Tax Rate	$0.7307	$12,202,385	$961,896
Last Year's Tax Rate	$0.666700	$11,133,611	$-106,878
Proposed Tax Rate	$0	$0	$-11,240,489

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.
**Tax levies are calculated using line 19 of the Effective Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.
***Tax increase compared to effective tax rate.
****The Notice and Hearing Limit is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate.

2018 Planning Calendar
City of Weslaco

Date: 08/02/2018 10:10 AM

Date	Activity
April-May	Mailing of notices of appraised value by chief appraiser.
April 30	The chief appraiser prepares and certifies to the tax assessor for each county, municipality, and school district participating in the appraisal district an estimate of the taxable value.
May 15	Deadline for submitting appraisal records to ARB.
July 20 (Aug. 30)	Deadline for ARB to approve appraisal records.
July 25	Deadline for chief appraiser to certify rolls to taxing units.
June 28, 2018	Certification of anticipated collection rate by collector.
August 2, 2018	Calculation of effective and rollback tax rates.
August 2, 2018	Submission of effective and rollback tax rates to governing body.
August 3, 2018	72-hour notice for meeting *(Open Meetings Notice)*.
August 7, 2018	Meeting of governing body to discuss tax rate; if proposed rate tax rate will exceed the rollback rate or the effective tax rate (whichever is lower), take record vote and schedule public hearing.
August 15, 2018	Publish the Notice of Property Tax Rates by September 1 or the 30th day after the first date that the taxing unit has received each applicable certified appraisal roll. Notice must also be posted on the municipality's website.
August 17, 2018	72-hour notice for public hearing *(Open Meetings Notice)*
August 21, 2018	Public hearing.
August 24, 2018	72-hour notice for second public hearing *(Open Meetings Notice)*
August 28, 2018	Second public hearing (may not be earlier than 3 days after first public hearing); schedule and announce meeting to adopt tax rate 3-14 days from this date.
August 31, 2018	72-hour notice for meeting at which governing body will adopt tax rate *(Open Meetings Notice)*
September 4, 2018	Meeting to adopt tax rate. Meeting is 3 to 14 days after second public hearing. Taxing unit must adopt tax rate by Sept. 30* or 60 days after receiving certified appraisal roll, whichever is later.

*Tax Code Section 81.06 directs that if a date falls on a weekend, the deadline is extended to the following regular business day

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1868

From:

Subject:
Discussion and consideration to approve Resolution 2018-54 proposing an ad valorem tax rate and setting dates on which the Commission will hold public hearings, and a date to adopt the 2018-2019 ad valorem tax rate. Roll Call vote. Possible action. (Staffed by Finance.)

Background:
In order to support the proposed budget, the Commission must consider a proposed tax rate. In light of the situation regarding a possible C.O. and/or G.O. bond, I recommend that we propose a rate adding 1 1/2 cents to our current rate - or a proposed rate of **$0.6817**. This would be a "not to exceed" rate, so if circumstances change between now and when the Commission considers the adopted tax rate, we can always adopt one that is lower, if necessary.

Please see attached memo. Note: The vote should be a record vote and the dates of the public hearings must be read aloud into the record.

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:
The proposed rate will be published in the newspaper on August 15th, in accordance with the Local Government Code. The dates of the Public Hearings will also be published.

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

Mary Barrera	Created/Initiated
Mary Barrera	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Recommend a total proposed rate not to exceed $0.6817.

Attachments, if any:
8-7-18 Proposed Tax Rate, R2018-54 adopt proposed tax rate

Responsibilities upon Approval:
Publish the rate and hold two public hearings in accordance with the Local Government code.

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

Date: July 27, 2018

To: Mayor & City Commission

CC: Mike R. Perez, City Manager

From: Mary Barrera, Finance Director

Re: 2018 Proposed Tax Rate

As the Budget Officer for the City of Weslaco, Mr. Mike R. Perez has been working in conjunction with Finance Department staff to consider the requests of the City of Weslaco department directors and develop a proposal for a balanced budget for the 2018-2019 fiscal year. Taking into consideration our revenue projections, Mr. Perez has filed a proposed budget that will meet the needs of the citizens of Weslaco and address their concerns with regards to drainage issues.

In order to support the proposed budget, the Commission must also consider a proposed tax rate. I am recommending that the proposed tax rate be set not to exceed the current tax rate of $0.6667 per $100 valuation plus an anticipated possible debt rate increase of **$0.015**, for a **total proposed rate of $0.6817.**

The Property Tax Code prescribes the method that the proposed rate must be approved by the governing body. It must be a record vote, and if the rate exceeds the lower of the calculated effective and/or rollback tax rate (as presented by the Hidalgo County Tax Assessor-Collector), the City Commission must **announce two public hearings** to be held to discuss the tax rate.

I am proposing the following two dates for the Public Hearings (should they be necessary):

- First Public Hearing – August 21, 2018
- Second Public Hearing – August 28, 2018

I respectfully request that the announcement of the proposed hearing dates be made a part of the record.

Please do not hesitate to contact me if you have any questions on these matters.

RESOLUTION NO. 2018-54

RESOLUTION OF THE CITY OF WESLACO, TEXAS PROPOSING AN AD VALOREM TAX RATE; SETTING A DATE ON WHICH THE COMMISSION WILL ADOPT THE 2018-2019 AD VALOREM TAX RATE AND SETTING DATES FOR PUBLIC HEARINGS, IF NECESSARY.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO:

1) The maximum proposed ad valorem tax rate that the Commission will consider for Fiscal Year 2018-2019 is **68.17** cents per $100 taxable value; and

2) If the calculation of the effective and rollback tax rates results in a rate that is lower than the proposed rate, the City Commission will consider the proposed rate at two public hearings as follows: First Public Hearing – August 21st, 2018; and Second Public Hearing – August 28th, 2018; and

3) The City Commission will adopt the Fiscal Year 2018-2019 ad valorem tax rate at 5:30 p.m. on **September 4th, 2018**, at the Weslaco City Commission Legislative Chambers, 255 S. Kansas Avenue, Weslaco, Texas.

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

PASSED AND APPROVED on this 7th day of August, 2018

CITY OF WESLACO

_____

David Suarez, **MAYOR**

ATTEST:

_____

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, **CITY ATTORNEY**

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1858

From:
Mardoqueo Hinojosa

Subject:
Discussion and consideration to approve Ordinance 2018-21, amending Ordinance 2013-22, Section 26-34 Drainage with respect to drainage requirements on new subdivisions. First Reading of Ordinance 2018-21. Possible action. (Staffed by Planning and Code Enforcement.)

Background:
As presented on special meeting dated July 24, 2018, Subdivision Ordinance is proposing several changes as it relates to drainage. The main topics are to give City Commission the final authority on Subdivision drainage facilities and increase the detention requirement to a proposed 50-year storm.

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)**:**

Mardoqueo Hinojosa	Created/Initiated
Mardoqueo Hinojosa	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
O2018-21 Sec._26_34 Drainage

Responsibilities upon Approval:
Staff will enforce Ordinance on new subdivisions.

ORDINANCE 2018-21

AN ORDINANCE AMENDING ORDINANCE NUMBER 2013-22, THE CITY OF WESLACO SUBDIVISIONS 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 2013-22 passed and approved on October 15, 2013 as "Subdivisions" and Codified as Article I, Section 26-34 of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the amended Subdivisions ordinance sections will be adopted and codified as Appendix B, Article I, Section 26-34 of the Weslaco Code of Ordinances and said Chapter shall read as follows:

APPENDIX B
Article I

Sec.26-34 . DRAINAGE.

(a) *Easement.* Where a subdivision is traversed by a watercourse, drainageway, natural channel, stream or where there is a necessity for such as determined by the planning and zoning commission, there shall be provided an easement or right-of-way conforming substantially to the limit of such watercourse. A 75-foot drainage ditch easement shall be required from the centerline of the drainage ditch, unless the City of Weslaco Master Storm Water Drainage Plan indicates otherwise. A minimum of a ten-foot access roadway for maintenance shall be required on the perimeter of the drainage ditch.

(b) *Drainage facilities.* Drainage facilities shall be provided and constructed at the expense of the subdivider pursuant to the city drainage policy and as specified and/or recommended by the city engineer and approved by City Commission.

(c) *Drainage policy.* No subdivision will be approved unless calculations submitted by the project engineer show that the projected runoff for the proposed subdivision, based on a fifty-year flood event, will not be greater than the natural runoff. Any water in excess of natural runoff must be detained on-site and released at existing ten-year flood rate. These flows may be exceeded only if off-site improvements and/or facilities are provided which, in the opinion of the city engineer and the planning and zoning commission and city commission, serve as adequate drainage facilities. Any property must provide an amount of floodwater storage capacity after development, which is not less than the preexisting

floodwater storage capacity of such property during the 100-year flood, regardless of whether such preexisting flood storage capacity is due to natural or artificial causes. The project engineer shall provide such information as required by the city to demonstrate compliance with the city drainage policy.

Fifty-year flood detention is required for all developments except for two cases:

i. *Small projects.* The table below identifies small projects.

SMALL PROJECT EXCEPTION DESCRIPTION

1.	Construction of a building or parking lot if the proposed construction does not require a variance from a water quality regulation, does not exceed 5,000 square feet of impervious cover and the construction site does not exceed 10,000 square feet (includes construction, clearing, grading, construction equipment access, driveway reconstruction, temporary installations, landscaping and other areas planning director or city engineer determine part of construction site).
2.	Construction of a storm sewer not more than 30 inches in diameter that is entirely on public right-of-way or easement.
3.	Construction of a utility line not more than 8 inches in diameter that is entirely in public right-of-way.
4.	Construction of a left turn lane on a divided arterial street.
5.	Construction of street intersection improvements.
6.	Widening of public street to provide a deceleration lane if additional right-of-way is not required.
7.	Depositing less than two feet of earth fill, if site is not in the 100 year floodplain and the fill is not to be deposited within the dripline of a protected tree.
8.	Minor development that the planning director and/or city engineer determine similar to items described above.

ii. *Storm water quality.* In an attempt to help reduce the amount of pollutant being discharged into the Arroyo Colorado Watershed, city will consider reducing the amount of storm water detention, if low impact development techniques are used to hold storm runoff. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. City engineer must approve these techniques and quantities before storm detention requirement is reduced.

(d) *Existing facilities.* Facilities currently discharging storm water to streets without detention will be required to detain storm water run-off if a building permit is requested, if the building does not meet small project exception. The minimum detention requirements shall be based on the building being constructed or remodeled. The storm water run-off may be detained in the landscaped area.

(e) *Lot grading:* All lots shall be graded so that storm water run-off is directed to the street fronting the lot. If a lot has double frontage, the city engineer and/or planning director may allow for the drainage of the lot to be split such that a portion of the run-off is directed to the street in front of the lot with the remainder of the run-off directed to the street at the rear of the lot.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this this ____ day of _____, 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2018.

CITY OF WESLACO

_____
David Suarez, **MAYOR**

ATTEST:

_____
Elizabeth Walker**, CITY SECRETARY**

APPROVED AS TO FORM:

_____
Juan Gonzalez, **CITY ATTORNEY**

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1832

From:
Mardoqueo Hinojosa

Subject:
Discussion and consideration after public hearing on behalf of El Compadre Restaurant y Cantina to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Food and Beverage Certificate and Beverage Cartage Permit at 702 S.Texas Blvd., Original Townsite of Weslaco, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Food and Beverage Certificate. Twenty-four (24) property owners within 200 feet of the applicant's property were notified by letter on July 20, 2018.

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 the City Commission appeared in The Monitor on July 16, 2018.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
Planning and Zoning recommended approval on August 1, 2018.

Kayla Arevalo	Created/Initiated
Mardoqueo Hinojosa	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

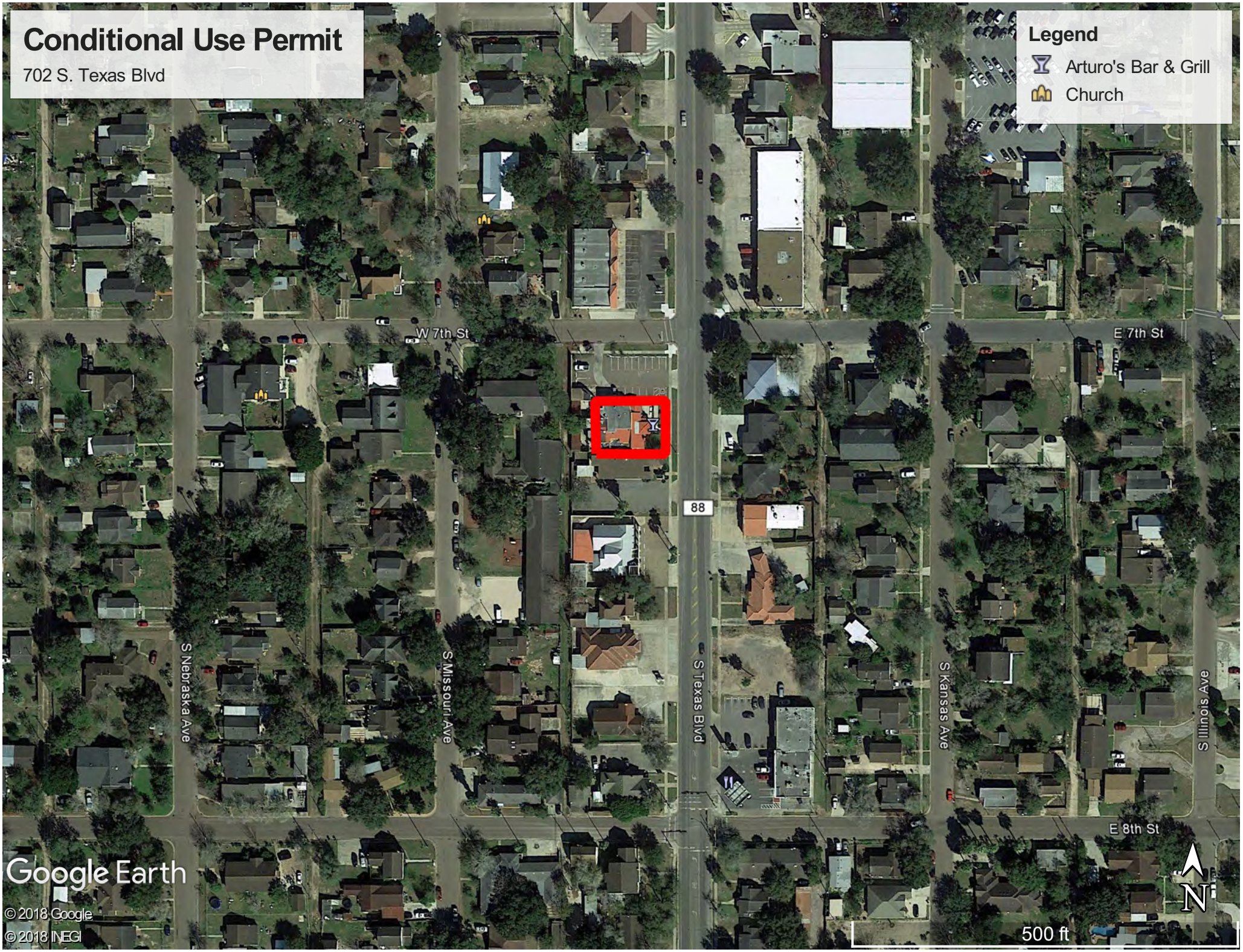
Staff Recommendation:
Staff recommends approval.

Attachments, if any:
702 S Texas red, 702 S TEXAS BLV - ATTACHMENTS

Responsibilities upon Approval:
Staff will notify applicant.

Conditional Use Permit

702 S. Texas Blvd



Tommy

APPLICATION FOR CONDITIONAL USE PERMIT

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. Deadline to submit request is 21 days prior to the meeting.

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

FILE NO. CUP18-00007

PROPOSED PROJECT

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

Lot 1 Block 57

Subdivision Name Original Townsite of Weslaco

Street Address 702 S. Texas Blvd

Existing Zoning Commercial Existing Land Use Restaurant

Purpose for the Conditional Use Permit Request Selling of Alcohol

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 El Compadre Restaurant y Cantina Phone (956) 756-8226

Address 702 S. Texas Blvd Fax:

City weslaco State Tx Zip Code 78596 E-Mail: taquerielcompadreweslaco.com

OWNER

Name Humberto Muñoz Jr Phone (956) 684-6237

Address 702 S. Texas Blvd. Fax:

City weslaco State Tx Zip Code 78596 E-Mail:

RECEIVED

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

JUL 10 2018

Revised Form February 14, 2014

Please do not alter this application.

Planning & Code Enforcement Dept.

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.

X Signature _____ Date 7/03/18
Owner

Signature _____ Date 7/03/18
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

2017 CONSOLIDATED PROPERTY TAX STATEMENT

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT ON FEBRUARY 1, 2018
PENALTY AND INTEREST WILL BE ADDED MONTHLY BEGINNING FEBRUARY 1, 2018

The jurisdictions listed below have consolidated their tax collections for 2017. Please refer questions to the **Hidalgo County Tax Office by telephone at (956) 318-2157 or by mail at PO Box 178, Edinburg, Texas 78540-0178**

Pablo (Paul) Villarreal Jr., Tax Assessor/Collector, Hidalgo County, Texas

ACCOUNT NUMBER: W2300-00-057-0000-00 **LOAN #** **FIDO #**

DATE OF NOTICE: November 1, 2017
HCAD Number: 322164
OWNER NAME AND ADDRESS:

BH GROUP LIMITED LIABILITY COMPANY
2414 E GRIFFIN PKWY
MISSION TX 78572-3302

LEGAL DESCRIPTION:

WESLACO ORIGINAL TOWNSITE N45' LOT 1
BLK 57 & ALL LOTS 1 & 2 BLK 57-A

702 S TEXAS BLVD
ACREAGE: .3493

APPRAISAL ASSESSMENT AND EXEMPTIONS	Property Class	Land	AG /Other	Improvement	Personal Property And Minerals	Total Appraised Value	100%Assessed Value	Exemptions
	Qualifying							
	Non-Qualifying	$91,296		$122,012		$213,308	$213,308	
	AG / Other							
	TOTAL	$91,296		$122,012		$213,308	$213,308	

Tax Unit	UDI	HS Cap Value	Exemption Codes	Exempt Amount	Taxable Value	Tax Rate Per $100	FRZ Flag	Tax Levy	Total Amount Due If Paid in Month-Year	
1	0			$0	$213,308	.58000000		$1,237.19	Oct-2017 +00%	$5,835.47
2	0			$0	$213,308	.09510000		$202.86	Nov-2017 +00%	$5,835.47
40	0			$0	$213,308	.66670000		$1,422.12	Dec-2017 +00%	$5,835.47
53	0			$0	$213,308	1.1597000		$2,473.73	Jan-2018 +00%	$5,835.47
54	0			$0	$213,308	.04920000		$104.95	Feb-2018 +07%	$6,243.95
55	0			$0	$213,308	.18500000		$394.62	Mar-2018 +09%	$6,360.68
									Apr-2018 +11%	$6,477.36
									May-2018 +13%	$6,594.07
									Jun-2018 +15%	$6,710.79
									Jul-2018 +33%	$7,918.73

Total Tax Due By January 31, 2018 is $5,835.47 **ISD Rate: 2016 M&O** 1.1397000 **I&S** .00000000 **TOTAL** 1.1397000
Prior Year Taxes Due on November 1, 2017: $.00 **ISD Rate: 2017 M&O** 1.1397000 **I&S** .02000000 **TOTAL** 1.1597000

- Please examine the assessed value and exemptions granted on this bill. If you believe there is an error in the value or exemptions, you may contact the Hidalgo County Appraisal District at (956) 381-8466
- If these taxes should be paid by your mortgage company, please forward this bill to them for payment.
- Please visit our website **to pay online or to inquire on your property information at** www.hidalgocountytax.org
- **Pursuant to Sec 33.11, Texas Property Tax Code, all personal property delinquent on April 1 may be subject to an additional early penalty**
- **Amount saved by additional sales tax revenue $376.06**

Paid Chk # 3418 1/22/18

JURISDICTIONS:

1	HIDALGO COUNTY	2	DRAINAGE DIST #1	40	CITY OF WESLACO
53	WESLACO ISD	54	SOUTH TEXAS ISD	55	SOUTH TEXAS COLLEGE

EXEMPTIONS:

5 YEAR HISTORY: (As per section 31.01(c-11) of the Texas Property Tax Code) NOTE: Blanks means no data is available.

YEAR		1	2	40	53	54	55		
2017	APPRAISED	$213,308	$213,308	$213,308	$213,308	$213,308	$213,308		
5th Yr	% DIFF	24.01	24.01	24.01	24.01	24.01	24.01		
	TAX VALUE	$213,308	$213,308	$213,308	$213,308	$213,308	$213,308		
5th Yr	% DIFF	24.01	24.01	24.01	24.01	24.01	24.01		
	TAX RATE	.58000000	.09510000	.66670000	1.1597000	.04920000	.18500000		
5th Yr	% DIFF	-1.690000	26.800000	-4.310000	1.7500000	.00000000	22.760000		
	LEVY	$1,237.19	$202.86	$1,422.12	$2,473.73	$104.95	$394.62		
5th Yr	% DIFF	$1,237.19	$202.86	$1,422.12	$2,473.73	$104.95	$394.62		
Prev Yr	% DIFF	21.91	57.24	18.67	26.18	24.01	52.23		
2016	TAX VALUE	$214,754	$214,754	$214,754	$214,754	$214,754	$214,754		
	TAX RATE	.59000000	.09510000	.66670000	1.1397000	.04920000	.18500000		
	LEVY	$1,267.05	$204.23	$1,431.76	$2,447.55	$105.66	$397.29		
	% DIFF	8.57	8.57	6.96	8.57	8.57	8.57		
2015	TAX VALUE	$197,806	$197,806	$197,806	$197,806	$197,806	$197,806		
	TAX RATE	.59000000	.09510000	.67670000	1.1397000	.04920000	.18500000		
	LEVY	$1,167.06	$188.11	$1,338.55	$2,254.39	$97.32	$365.94		
	% DIFF	-.48	-1.10	-.48	-.48	-.48	-.48		
2014	TAX VALUE	$198,754	$198,754	$198,754	$198,754	$198,754	$198,754		
	TAX RATE	.59000000	.09570000	.67670000	1.1397000	.04920000	.18500000		
	LEVY	$1,172.65	$190.21	$1,344.97	$2,265.20	$97.79	$367.69		
	% DIFF	15.55	15.54	13.86	15.55	15.55	42.50		
2013	TAX VALUE	$172,013	$172,013	$172,013	$172,013	$172,013	$172,013		
	TAX RATE	.59000000	.09570000	.68670000	1.1397000	.04920000	.15000000		
	LEVY	$1,014.88	$164.62	$1,181.21	$1,960.43	$84.63	$258.02		
	% DIFF	.00	27.60	-1.44	.00	.00	-.46		
2012	TAX VALUE	$172,013	$172,013	$172,013	$172,013	$172,013	$172,013		

TEXAS ALCOHOLIC BEVERAGE COMMISSION

ON-PREMISE PREQUALIFICATION PACKET

L-ON (12/2017)

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 Late Hours Only License/Permit Number

☐ Reinstatement License/Permit Number

☐ Change of Licensed Location License/Permit Number

2. Type of On-Premise License/Permit

- ☐ **BG** Wine and Beer Retailer's Permit
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BL** Retail Dealer's On-Premise Late Hours License
- ☐ **BP** Brewpub License
- ☐ **V** Wine & Beer Retailer's Permit for Excursion Boats
- ☐ **Y** Wine & Beer Retailer's Permit for Railway Dining Car
- ☑ **MB** Mixed Beverage Permit
- ☐ **O** Private Carrier's Permit – **For Brewpubs (BP) with a BG only**
- ☑ **LB** Mixed Beverage Late Hours Permit
- ☐ **MI** Minibar Permit
- ☐ **CB** Caterer's Permit
- ☑ **FB** Food and Beverage Certificate
- ☐ **PE** Beverage Cartage Permit
- ☐ **RM** Mixed Beverage Restaurant Permit with FB

3. Indicate Primary Business at this Location

☑ Restaurant ☐ Sporting Arena, Civic Center, Hotel ☐ Bar

☐ Grocery/Market ☐ Sexually Oriented ☐ Miscellaneous _____

4. Trade Name of Location

El Compadre Restaurant Y Cantina

5. Location Address

702 S Texas BLVD

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78596

6. Mailing Address

Mailing Address	City	State	Zip Code
702 S Texas BLVD	Weslaco	TX	78596

7. Business Phone No. 956-351-5507 Alternate Phone No. 956-351-5533 E-mail Address taqueriaelcompadreweslaco@gmail.com

OWNER INFORMATION

8. Type of Owner

- ☐ Individual
- ☐ Partnership
- ☐ Limited Partnership
- ☐ Limited Liability Partnership
- ☐ Corporation
- ☑ Limited Liability Company
- ☐ Joint Venture
- ☐ Trust
- ☐ City/County/University
- ☐ Other _____

9. Business Owner/Applicant

El Compadre Restaurant y Cantina LLC

10. Are you, the applicant a veteran-owned business? ◯ Yes ☑ No

11. Are you, the applicant a Historically Underutilized Business (HUB)? ◯ Yes ☑ No

12. As indicated on the chart, enter the individuals that pertain to your business type:
(For additional space, use Form L-OIC)

Individual/Individual Owner	Limited Liability Company/All Officers or Managers
Partnership/All Partners	Joint Venture/Venturers
Limited Partnership/All General Partners	Trust/Trustee(s)
Corporation/All Officers	City, County, University/Official

Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION

Section 109.31 et seq.

13. 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.*

14. Will your business be located within 300 feet of any private/public school, day care center or child care facility? ☐ Yes ☐ No

If **"YES,"** are the facilities located on different floors or stories of the building? ☐ Yes ☑ No

NOTE: *For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.*

NOTE: *For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.*

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.*

15. Will your business be located within 1,000 feet of a private school? ☐ Yes ☑ No

16. Will your business be located within 1,000 feet of a public school? ☐ Yes ☑ No

60-DAY SIGN

17. As required under Section 11.391 and 61.381, enter the exact date the 60-Day sign was posted at your location.

Exact Date (MM/DD/YYYY)

ALL APPLICANTS

18. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐
I, the applicant, have confirmed I am not located in the city limits of any city and therefore all city certificates are not required.

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:	WHO MUST SIGN:
Proprietorship	Individual Owner
Partnership	Partner
Corporation	Officer
Limited Partnership	General Partner
Limited Liability Partnership	General Partner
Limited Liability Company	Officer/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."

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT NAME Humberto Muñoz Jr **SIGN HERE** [signature]

TITLE Owner

Before me, the undersigned authority, on this 3rd day of July, 2018, 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 [signature] **NOTARY PUBLIC**

SEAL

JACLYN MUNOZ
Notary Public, State of Texas
Comm. Expires 02-16-2021
Notary ID 131007729

CERTIFICATE OF CITY SECRETARY (FOR MB, RM, V & Y)

Section 11.37

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 CITY SECRETARY (FOR BG & BE)

Section 11.37 & 61.37

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.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per Section 25.14 or Section 69.17 of the TABC Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders (applicant must apply for FB with BG or BE)

SIGN HERE _____ City Secretary/Clerk _____ City, **TEXAS**

SEAL

CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT (LB & BL)

Chapters 29 & 70 et seq.

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

☐ The governing body of this city has by ordinance authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.; or

☐ The governing body of this city has by ordinance authorized the sale of ***beer*** between midnight and _____ A.M.; or

☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or

☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN HERE _____, **TEXAS**

City Secretary/Clerk City

S E A L

CERTIFICATE OF COUNTY CLERK (FOR MB, RM, V & Y)

Section 11.37

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

S E A L

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20_____, that the location for which the license/permit is sought is in a **"wet"** area and is not prohibited by any valid order of the Commissioner's Court.

Election for given location was held for:

☐ legal sale of all alcoholic beverages

☐ legal sale of all alcoholic beverages except mixed beverages

☐ legal sale of all alcoholic beverages including mixed beverages

☐ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999

☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per 25.14 or 69.17 of the TAB Code. One for beer and wine off-premise and one for mixed beverage.

☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

☐ legal sale of mixed beverages

OR

☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders (applicant must apply for FB with BG or BE)

SIGN HERE _____ _____ **COUNTY**

County Clerk

S E A L

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT (LB & BL)

Chapters 29 & 70 et seq

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

☐ The Commissioner's Court of the county has by order authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.; or

☐ The Commissioner's Court of the county has by order authorized the sale of ***beer*** between midnight and _____ A.M.; or

☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or

☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN HERE _____ _____ **COUNTY**

County Clerk

SEAL

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____ **FIELD OFFICE** _____

SEAL

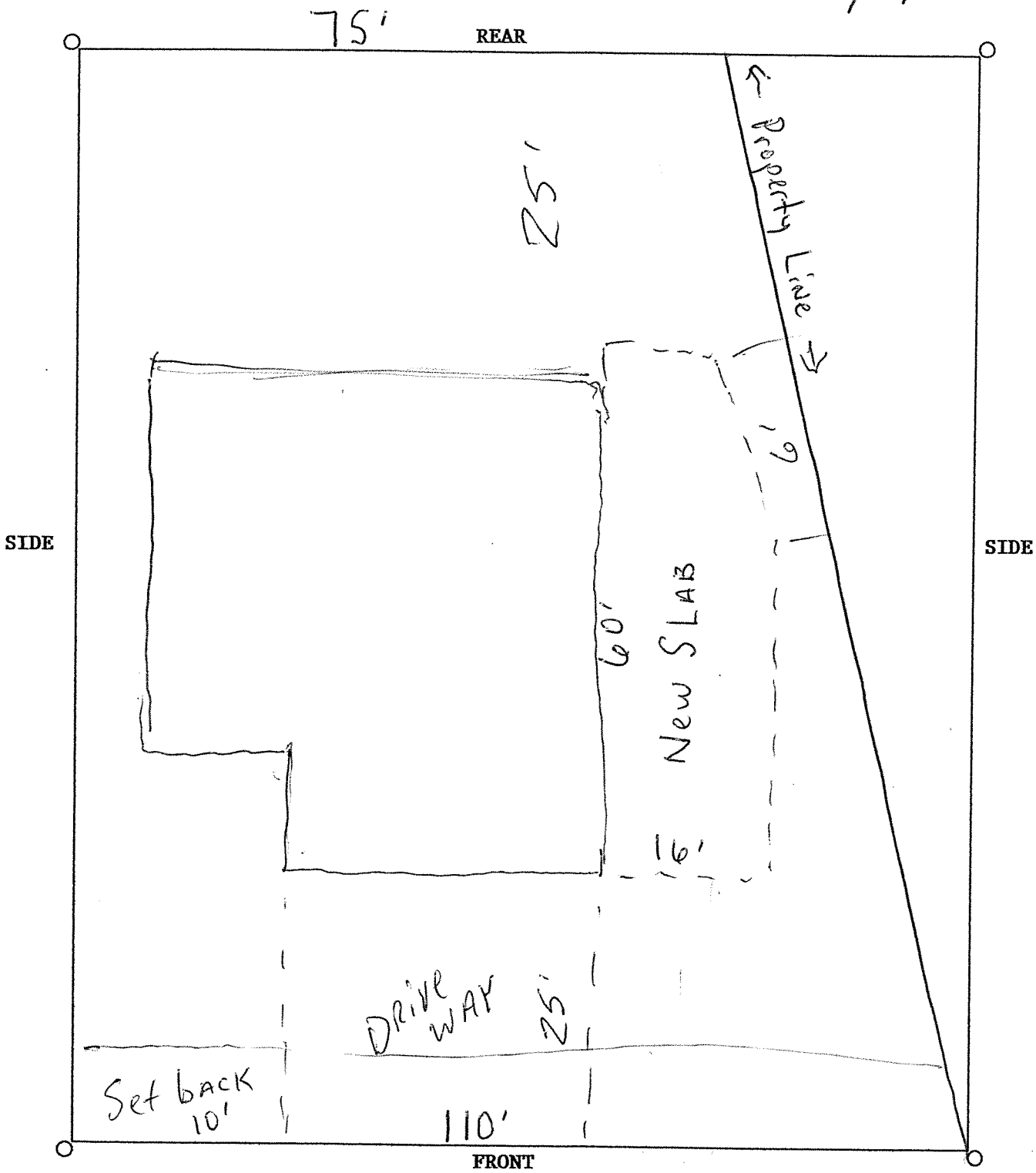
PUBLISHER'S AFFIDAVIT (FOR MB, LB, RM, BP, BG, BE, BL, V & Y)

Section 11.39 and 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE
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 (MM/DD/YYYY)	07/03/2018	
Signature of Notary Public	Jacly Munoz	
SEAL	JACLYN MUNOZ Notary Public, State of Texas Comm. Expires 02-16-2021 Notary ID 131007729	

Attach to application

Date: 7/11/18



Description of improvement: Concrete slab

Width of lot: _____

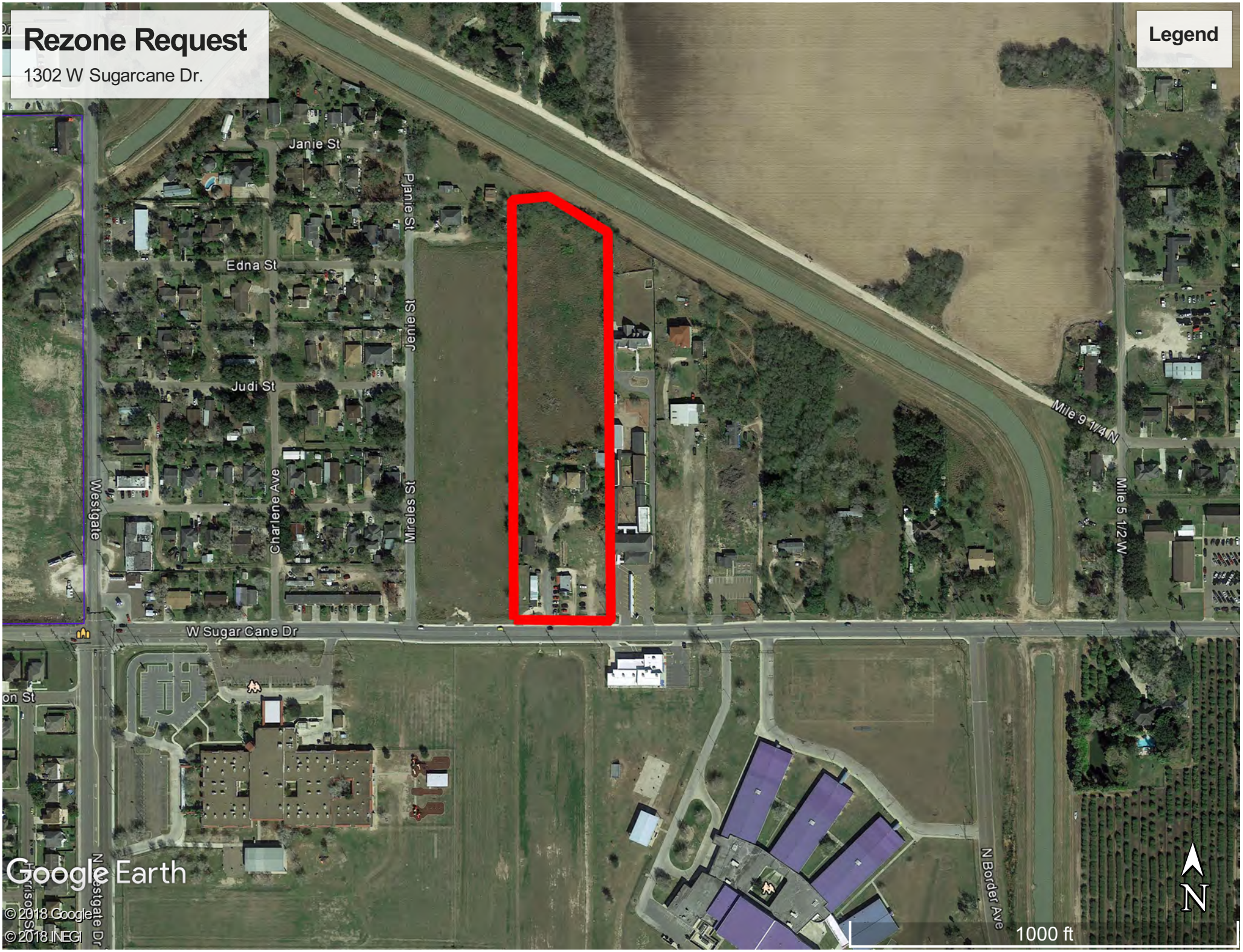
Depth of lot: _____

Also indicate the distance between structures on site plan.

For review you must indicate the front, side, and rear setbacks from property lines.

Rezone Request

1302 W Sugarcane Dr.



REZ18-00011

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. RECEIVED

JUL 11 2018

Planning & Code Enforcement Dept.

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot _____ Block _____

Subdivision Name WEST TRACT SE 6.43AC-E13.49AC FT 141

Street Address 1302 W. SUGARCANE DRIVE WESLACO TX. 78599

Existing Zoning _____ Existing Land Use _____

Proposed Zoning _____ Proposed Land Use _____

_____ $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 "The Intent of Zoning Application Instructions".

APPLICANT

Name TORRES INVESTMENTS LLC. Phone (956) 746-6260

Address 1302 W. SUGARCANE DRIVE Fax: _____

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

OWNER

Name TORRES INVESTMENTS LLC. Phone (956) 746-6260

Address 1302 W. SUGARCANE DRIVE Fax: _____

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

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

Signature _____ Date 7/11/18
Owner

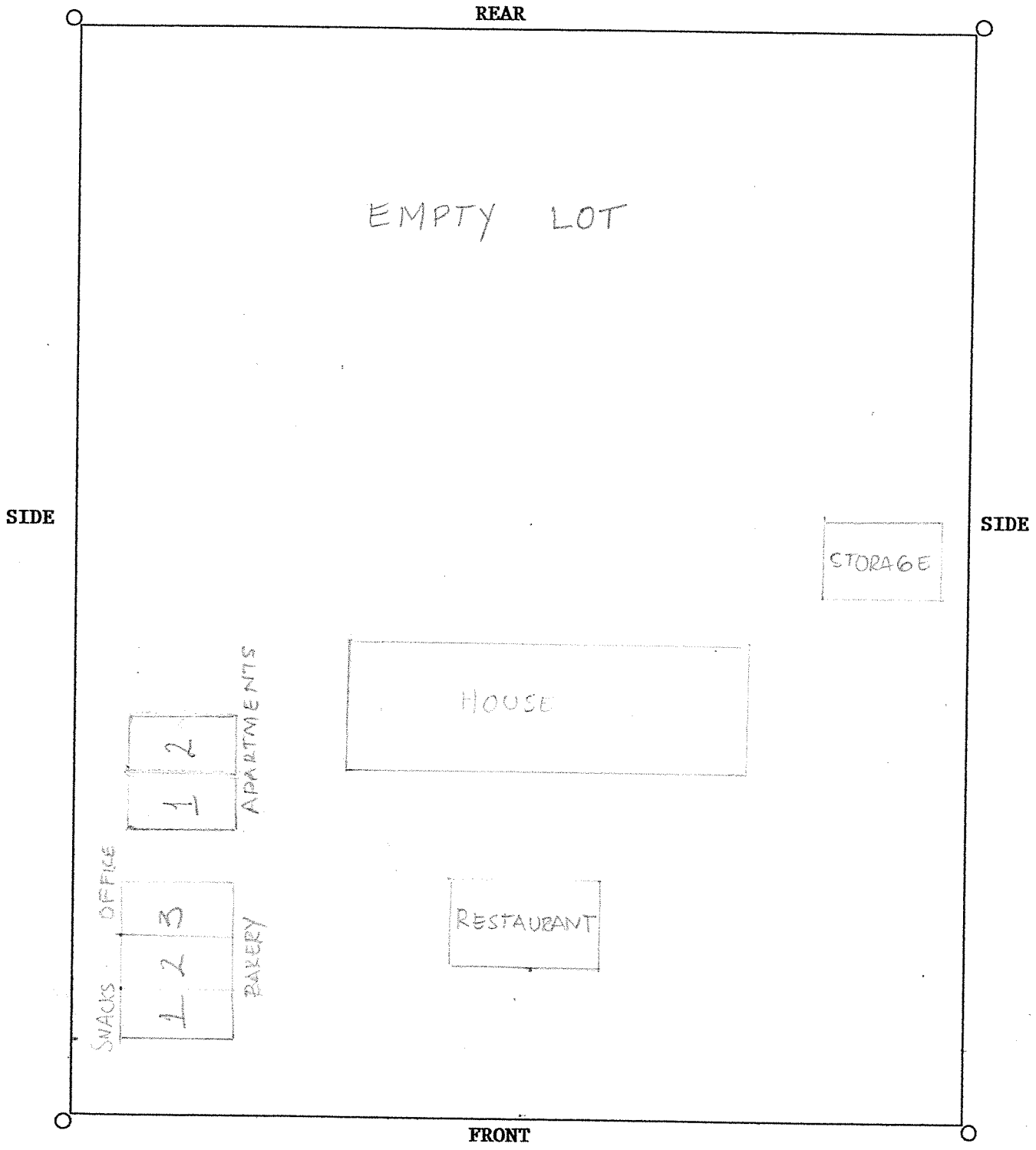
Signature _____ Date 7/11/18
Applicant

Signature _____ Date _____
Authorized Agent

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

Attach to application

Date: 7/11/18



Description of improvement:_____

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.

TAX CERTIFICATE

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

Issued To:
TORRES INVESTMENTS LLC
1302 W SUGAR DR
WESLACO , TX 78599

Legal Description
WEST TRACT SE 6.43AC-E13.49AC FT 141
BNG AN IRR TR 5.91 AC NET

Fiduciary Number: 26430219

Parcel Address: 1302 W SUGAR CANE DR
Legal Acres: 5.9100

<- - - - - - >

Account Number: W3800-00-141-0000-00

Deposit No.: ED18135107TC

Certificate No: 235131656
Certificate Fee: $10.00

Print Date: 05/15/2018
Paid Date: 05/15/2018
Issue Date: 05/15/2018
Operator ID: JESSICAD107

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2017. ALL TAXES ARE PAID IN FULL

Exemptions:
CAPPED DEFERRAL HOMESTEAD OVER 65

Certified Owner:
MONTALVO FRANCES G
1302 W SUGAR CANE DR
WESLACO , TX 78599-3886

2017 Value:	294,724
2017 Levy:	$7,074.70
2017 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 HIDALGO COUNTY
2 DRAINAGE DIST #1
40 CITY OF WESLACO
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].
THE ABOVE PROPERTY HAS RECEIVED AN OVER 65, DISABILITY OR 100% VETERAN EXEMPTION FOR THE CURRENT YEAR. ADDITIONAL TAXES MAY BECOME DUE BASED ON THE QUALIFICATIONS OF THE SELLER/BUYER OF THIS PROPERTY.
DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

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

HIDALGO COUNTY ASSESSOR & COLL. OF TEXAS

This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.

53.1.84

TAX RECEIPT

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

Certified Owner:
MONTALVO FRANCES G
1302 W SUGAR CANE DR
WESLACO, TX 78599-3886

Legal Description:
WEST TRACT SE 6.43AC-E13.49AC FT 141
BNG AN IRR TR 5.91 AC NET

Parcel Address: 1302 W SUGAR CANE DR
Legal Acres: 5.9100

Remit Seq No: 38254813
Receipt Date: 05/15/2018
Deposit Date: 05/15/2018
Print Date: 05/15/2018 02:17 PM
Printed By: JESSICAD107
Appr. Dist. No.: 324613

Deposit No: ED18135107A
Validation No: 900000053403691
Account No: W3800-00-141-0000-00
Operator Code: JESSICAD107

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2017	Hidalgo County	TL	265,224	0.580000	1,538.30	25.64	0.00	1,563.94
2017	Drainage Dist #1	TL	280,224	0.095100	266.49	4.44	0.00	270.93
2017	City Of Weslaco	TL	270,224	0.666700	1,782.67	29.71	0.00	1,812.38
2017	Weslaco Isd	TL	245,224	1.159700	2,843.86	47.40	0.00	2,891.26
2017	South Texas Isd	TL	280,224	0.049200	137.87	2.30	0.00	140.17
2017	South Texas College	TL	280,224	0.185000	505.51	8.43	0.00	513.94
2016	Hidalgo County	TL	232,017	0.590000	1,368.90	128.91	0.00	1,497.81
2016	Drainage Dist #1	TL	247,017	0.095100	234.91	22.12	0.00	257.03
2016	City Of Weslaco	TL	237,017	0.666700	1,580.19	148.80	0.00	1,728.99
2016	Weslaco Isd	TL	212,017	1.139700	2,416.36	227.54	0.00	2,643.90
2016	South Texas Isd	TL	247,017	0.049200	121.53	11.44	0.00	132.97
2016	South Texas College	TL	247,017	0.185000	453.08	42.67	0.00	495.75
2015	Hidalgo County	TL	234,382	0.590000	1,382.85	240.85	0.00	1,623.70
2015	Drainage Dist #1	TL	249,382	0.095100	237.16	41.30	0.00	278.46
2015	City Of Weslaco	TL	239,382	0.676700	1,619.90	282.13	0.00	1,902.03

> - - - - <

Check Number(s):
390431

PAYMENT TYPE:
Checks: $22,310.72

Exemptions on this property:
CAPPED
DEFERRAL
HOMESTEAD
OVER 65

Total Applied: $22,310.72
Total Tendered: $22,310.72
(for accounts paid on 05/15/2018)
Change Paid: $0.00

PAYER: 26430219
TORRES INVESTMENTS LLC
1302 W SUGAR DR
WESLACO, TX 78599

TAX RECEIPT

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

Certified Owner:
MONTALVO FRANCES G
1302 W SUGAR CANE DR
WESLACO, TX 78599-3886

Legal Description:
WEST TRACT SE 6.43AC-E13.49AC FT 141
BNG AN IRR TR 5.91 AC NET

Parcel Address: 1302 W SUGAR CANE DR
Legal Acres: 5.9100

Remit Seq No: 38254813
Receipt Date: 05/15/2018
Deposit Date: 05/15/2018
Print Date: 05/15/2018 02:17 PM
Printed By: JESSICAD107
Appr. Dist. No.: 324613

Deposit No: ED18135107A
Validation No: 900000053403691
Account No: W3800-00-141-0000-00
Operator Code: JESSICAD107

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2015	Weslaco Isd	TL	214,382	1.139700	2,443.31	425.54	0.00	2,868.85
2015	South Texas Isd	TL	249,382	0.049200	122.70	21.37	0.00	144.07
2015	South Texas College	TL	249,382	0.185000	454.82	79.22	0.00	534.04
2014	Hidalgo County	TL	242,208	0.590000	221.65	56.34	0.00	277.99
2014	Drainage Dist #1	TL	257,208	0.095700	38.18	9.71	0.00	47.89
2014	Ems Dist #1	TL	257,208	0.016500	6.58	1.68	0.00	8.26
2014	Weslaco Isd	TL	232,208	1.139700	448.81	114.07	0.00	562.88
2014	South Texas Isd	TL	257,208	0.049200	19.63	4.99	0.00	24.62
2014	South Texas College	TL	257,208	0.185000	70.85	18.01	0.00	88.86
					$20,316.11	$1,994.61	$0.00	$22,310.72

CITY OF WESLACO
LEGAL NOTICE

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 1, 2018 at 5:30 p.m. and the City Commission will also hold a Public Hearing on Tuesday, August 7, 2018 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

Si desea informacion en español, llame al departamento de Planeación de la Ciudad de Weslaco, (956) 447-3403.

El Compadre Restaurant y Cantina is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit at 702 S. Texas Blvd. also being Original Townsite of Weslaco, Hidalgo County, Texas.

Torres Investments LLC is requesting to rezone 1302 W. Sugarcane. Also being West Tract SE 6.43 AC-E 13.49 AC FT 141, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling to B-1 Neighborhood Business.

AEC Engineering C/O Carlos Garza, P.E. is requesting to rezone 720 N. International Blvd. Also being SEC FM 1015 and Mile 8 North, West and Adams subdivision, tract 1030, TDB-Brito Apartments, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling to B-1 Neighborhood Business.

The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before August 1, 2018, for the Planning and Zoning Commission and on or before August 7, 2018, for the City Commission. For additional information, contact the Planning Department at (956) 447-3403

/S/ MARDOQUEO HINOJOSA, P.E., CFM
Planning Director/City Engineer

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 20, 2018

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 1, 2018 at 8:00 a.m. and the City Commission will also hold a public hearing on Tuesday, August 7, 2018 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

REZONE REQUEST:

Torres Investments LLC. is requesting to rezone 1302 W. Sugarcane Dr. Also being West Tract SE 6.43 AC – E 13.49 AC Ft 141, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling to B-1 Neighborhood Business.

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

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

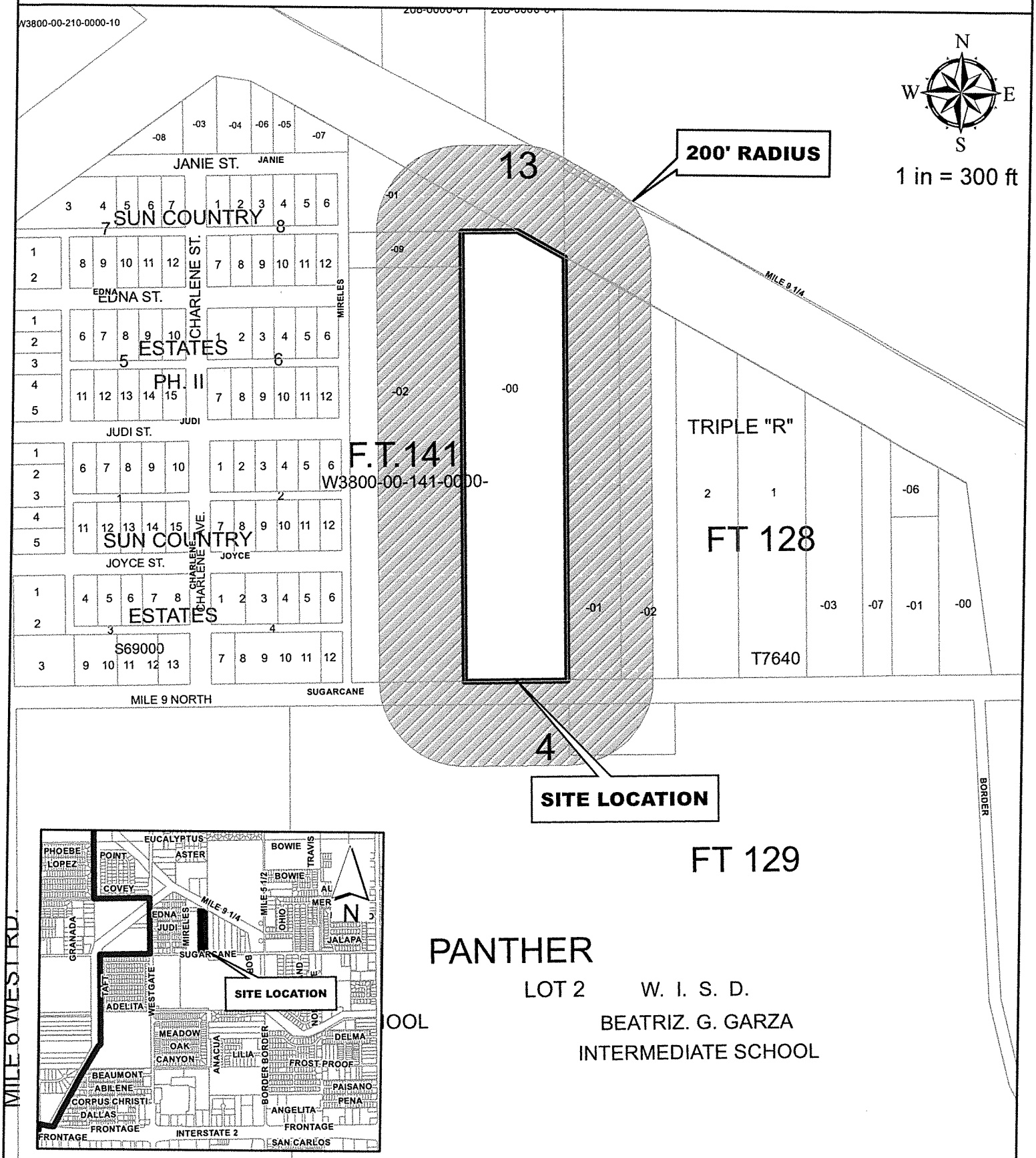
Sincerely,

Mardoqueo Hinojosa, P.E., CFM
Planning Director/City Engineer

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Torres Investments LLC
1302 W. Sugarcane Drive
West Tract SE 6.43 AC-E
13.49 AC FT 141

Purpose for the rezone request

Existing zoning: R-1
Existing land use: Business and Apartments
Prop zone: Neighbor Business

City of Weslaco Code Enforcement Dept.

JUL 17, 2018

SOUTH TEXAS EDUCATIONAL TECHNOLOGIES INC 519 S TEXAS BLVD WESLACO TX 78596	F7040-00-000-0001-00 L. L. FRERKING LOT 1 1223 W SUGAR CANE DR	L: 95095 B: 948866
BARRERA, MARK A & EUNICE F 884 QUAIL HOLLOW DR WESLACO TX 78596-7832	Q0950-00-001-0002-00 QUAIL HOLLOW LOT 2 BLK 1 884 QUAIL HOLLOW DR	L: 34560 B: 97290
ANSARI ALIM U 1222 W SUGAR CANE DR WESLACO TX 78599	W3800-00-128-0000-01 WEST TRACT W2.847AC-16.912AC FT 128 2.847AC NET 0	L: 239671 B: 531636
GALLEGOS DARIO 1224 W SUGAR CANE DR WESLACO TX 78599	W3800-00-128-0000-02 WEST TRACT E2.75AC-W5.597AC-16.9 12AC FT 128 2.75AC NET 0	L: 104016 B: 95246
MONTALVO FRANCES G 1302 W SUGAR CANE DR WESLACO TX 78599	W3800-00-141-0000-00 WEST TRACT SE 6.43AC-E13.49AC FT 141 BNG AN IRR TR 5.91 AC NET 0	L: 121155 B: 173569
CONTRERAS AIDA & LINA OLVERA 3624 MAY ST FORT WORTH TX 76110	W3800-00-141-0000-01 WEST TRACT NE1.01AC-E13.49AC FT 141 0	L: 46177 B: 9763
RIVAS ISRAEL LEE 813 LARRY TWAYNE WAY EDINBURG TX 78541-1088	W3800-00-141-0000-02 WEST TRACT W264'-E504.25'-S1000' FT 141 6.06AC 1402 W SUGAR CANE DR	L: 0 B: 0
MONTES JUAN 2828 MIRELES ST WESLACO TX 78599	W3800-00-141-0000-09 WEST TRACT 0.515AC-E13.49AC FT 1 41 0.52AC NET 0	L: 37711 B: 46503
REYES ONESIMO JR 811 REBECCA ST WESLACO TX 78596	W3800-00-208-0000-04 WEST TRACT AN IRR TR S523.82'-E1 83.34'-FT 208 2.00 AC NET 0	L: 51834 B: 16155
PAYNE E M 2401 E EXPRESSWAY 83 WESLACO TX 78599	W3800-00-209-0000-00 WEST TRACT 53.13AC OF FT 209 51. 84AC NET 0	L: 0 B: 0

ORDINANCE NO. 2018-22

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 1302 W. SUGARCANE DR. ALSO BEING WEST TRACT SE 6.43 AC – E 13.49 AC FT 141, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING TO B-1 NEIGHBORHOOD BUSINESS DISTRICT.

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

SECTION I: R-1 One Family Dwelling District to B-1 Neighborhood Business District being 1302 W. Sugarcane Dr. also being West Tract SE 6.43 AC – E 13.49 AC FT141, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 7th day of August, 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2018.

CITY OF WESLACO

_____
David Suarez, **MAYOR**

ATTEST:

_____
Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

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

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1834

From:
Mardoqueo Hinojosa

Subject:
Discussion and consideration after public hearing on behalf of AEC Engineering C/O Carlos Garza, P.E. to approve Ordinance 2018-23 rezoning 720 International Blvd. Also being SEC FM 1015 and Mile 8 North, West and Adams subdivision, tract 1030, TDB-Brito Apartments, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling to R-2 Duplex and Apartments District. First reading of Ordinance 2018-23. Possible action. (Staffed by Planning and Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One Family Dwelling to R-2 Duplex and Apartments District. Seventeen (17) property owners within 200 feet of the applicant's property were notified by letter on July 20, 2018.

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 appeared in The Monitor on July 16, 2018.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
Planning and Zoning recommended approval on August 1, 2018.

Kayla Arevalo	Created/Initiated
Mardoqueo Hinojosa	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval.

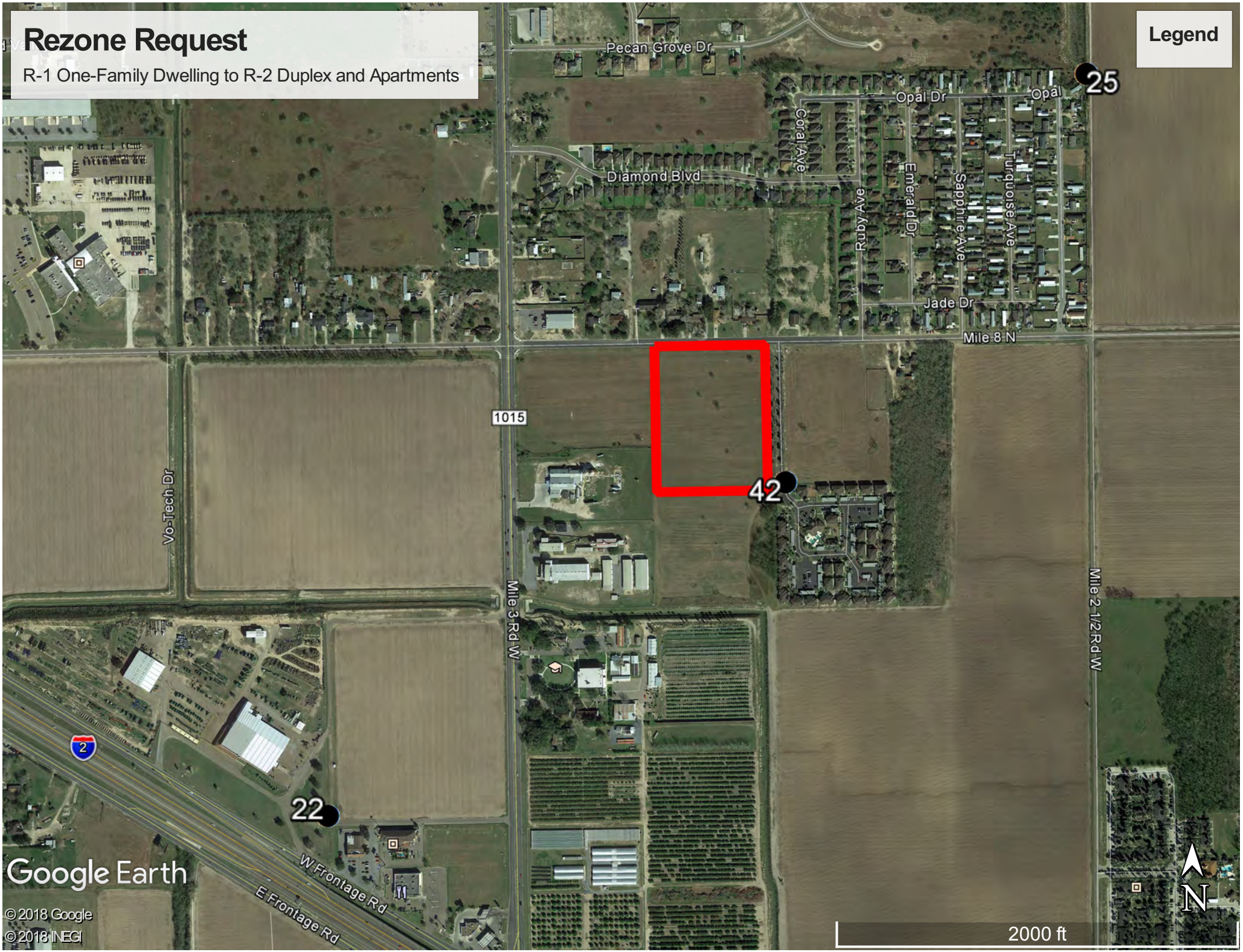
Attachments, if any:
720 N. international red, TBD-BRITO APARTMENTS - ATTACHMENTS, O2018-23 rezone 720 International Blvd

Responsibilities upon Approval:

Staff will notify applicant.

Rezone Request

R-1 One-Family Dwelling to R-2 Duplex and Apartments



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. Rez18-00012

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot West and Adams Subdivision Block TRACT 1030

Subdivision Name TBD - BRITO APARTMENTS

Street Address SEC FM 1015 AND MILE 8 NORTH

Existing Zoning R1 Existing Land Use AGRICULTURE

Proposed Zoning R2 Proposed Land Use APARTMENTS

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

APPLICANT

Name AEC ENGINEERING C/O CARLOS GARZA, P.E. Phone 956.380.6558

Address P.O. BOX 480 Fax: 956.380.6110

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

OWNER

Name MJVM, LLC Phone 956.380.6558

Address 3511 Los Indios Parkway Fax:

City Mission State TX Zip Code 78572 E-Mail:

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

Signature _____ Date _____
Owner

Signature _____ Date 07/11/18
Applicant

Signature _____ Date _____
Authorized Agent

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.

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid_____

Notice of Public Hearing Sent to Property Owners within 200' of Proposed Site — Date _____

P & Z Notice of Public Hearing Published in Newspaper — Date _____

City Commission Notice of Public Hearing Published — Date _____

Presented to P & Z Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

Presented to City Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

Ordinance No._____

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

THE INTENT OF ZONING

Zoning is defined as the division of a municipality into districts for the purpose of regulating the use of private land. A city's police powers enable the municipality to regulate various land welfare of the entire public. They have been designed to lessen the congestion in the streets; to secure safety from, fire, panic, or other dangers; to provide adequate light and air, to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewage, schools, parks and other public requirements. Zoning must be done in accordance with a comprehensive master plan. Such a plan will be a pattern for future development and prohibits the arbitrary and capricious control of land.

HOW AM I AFFECTED

A city's unique character, just like Weslaco is preserved through the various arrangements of land uses permitted in an area. If incomplete land uses are placed together then the safety and character of Weslaco will be placed in danger. Zoning is used as a tool to establish and maintain the character of a neighborhood, if improper land uses are permitted; in the future they became non-conforming uses and spoil the character of an area. Zoning intent is to prevent this and cannot deny the continued use of a site if the site in non-conforming to the rest of the area. The intent of zoning is to provide guidelines for creating compatible land uses and provide the character Weslaco wishes to preserve.

A STATEMENT ON WESLACO'S ZONING ORDINANCE

Weslaco's Zoning Ordinance consists of the description of uses permitted in each district. It defines the different types of uses permitted in each zone. The Zoning Ordinance specifies height regulations, accessory building regulations parking and loading regulations and area, and density regulations.

WHAT IF A BUILDING OR SITE DOES NOT COMPLY WITH ITS ZONING

If a building infringes upon the required building setbacks requirements; the Weslaco Board of Adjustments and Appeals of Zoning must consider the granting of an exception and may permit modifications to various building and lot requirements when necessitated. This may be due to the unusual size or shape of a parcel of land. Board of Adjustments and Appeals of Zoning Petition Packages are available at the Planning Department.

REZONING APPLICATIONS INSTRUCTIONS

1. Application form must be completed in full with applicant's signature.
2. Statement must be attached to the application stating why the rezoning is requested and the type of operation to be conducted on the property.
3. A three-hundred dollar ($300.00) application fee must also be submitted along with the application.
4. Once the application is submitted in completed form, the Planning Department is required by State Law to notify by mail all property owners within the 200 foot radius of the affected proposed zone change and advertise in a newspaper fifteen (15) days prior to the public hearing to be held by both the Planning and Zoning and City Commissions on the zone change request.
5. After the Planning and Zoning Commission meeting, the request will be placed on the next available City Commission agenda for final consideration.
6. Should the Planning and Zoning Commission or the owners of 20% of the property within the 200 foot radius of the proposed zone change request, oppose the request, a ¾th vote will be required by the City Commission to receive approval.
7. Only after the second and final reading by the City Commission of the rezoning ordinance, may the activity proposed on the property begin operation after all appropriate permits have been issued.

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

RIO-DELTA SURVEYING
24593 F.M. 88
Monte Alto, Texas 78538
956-380-5154 956-380-5156 fax

METES AND BOUNDS DESCRIPTION
12.31 ACRE (536,223.6 S.F.)

A 12.31 GROSS ACRE TRACT OF LAND (536,223.6 S.F.), MORE OR LESS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 2, PAGE 34-37, H.C.M.R. MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 2, PAGE 34-37, H.C.M.R., FOR THE NORTH EAST CORNER OF THIS TRACT OF LAND;

THENCE, S 01° 11' 08" E, PASS A FOUND IRON ROD AT THE SOUTH RIGHT-OF-WAY LINE OF MILE 8 NORTH ROAD (VOL.2, PG. 34-37 H.C.M.R. & DOC. #537567, H.C.O.R.) AT 30 FEET, PASS THE SOUTH EASEMENT LINE FOR NORTH ALAMO WATER SUPPLY CORPORATION (VOL.1984, PG.288, H.C.O.R.) AT 45 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 879.00 FEET TO A FOUND IRON ROD ALONG THE EAST LINE OF SAID FARM TRACT 1030, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, S 88° 48' 52" W, A DISTANCE OF 610 FEET TO A FOUND IRON ROD FOR THE SOUTH WEST CORNER OF THIS TRACT OF LAND;

THENCE, N 01° 11' 08" W, PASS A FOUND IRON ROD AT 361.00 FEET, PASS THE SOUTH EASEMENT LINE FOR NORTH ALAMO WATER SUPPLY CORPORATION (VOL.1984, PG.288, H.C.O.R.) AT 849.00 FEET, PASS THE SOUTH RIGHT-OF-WAY LINE OF MILE 8 NORTH ROAD (VOL.2, PG. 34-37 H.C.M.R. & DOC. #537567, H.C.O.R.) AT 864.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 879.00 FEET TO A POINT ALONG THE CENTERLINE OF MILE 8 NORTH ROAD, AND NORTH LINE FARM TRACT 1030, FOR THE NORTH WEST CORNER OF THIS TRACT OF LAND;

THENCE, N 88° 48' 52" E, ALONG THE SAID CENTERLINE OF MILE 8 NORTH ROAD, AND NORTH LINE FARM TRACT 1030, A DISTANCE OF 610.00 FEET TO THE NORTH EAST CORNER OF SAID FARM TRACT 1030 AND THE POINT OF BEGINNING AND CONTAINING A 12.31 GROSS ACRE TRACT OF LAND (536,223.6 S.F.) OF LAND MORE OR LESS.

7/1/18

STATE OF TEXAS
REGISTERED
JOSE MARIO GONZALEZ
5571
PROFESSIONAL
LAND SURVEYOR

BEARING BASIS BASED ON NAD83
TEXAS STATE PLANES
SOUTH ZONE, US FOOT

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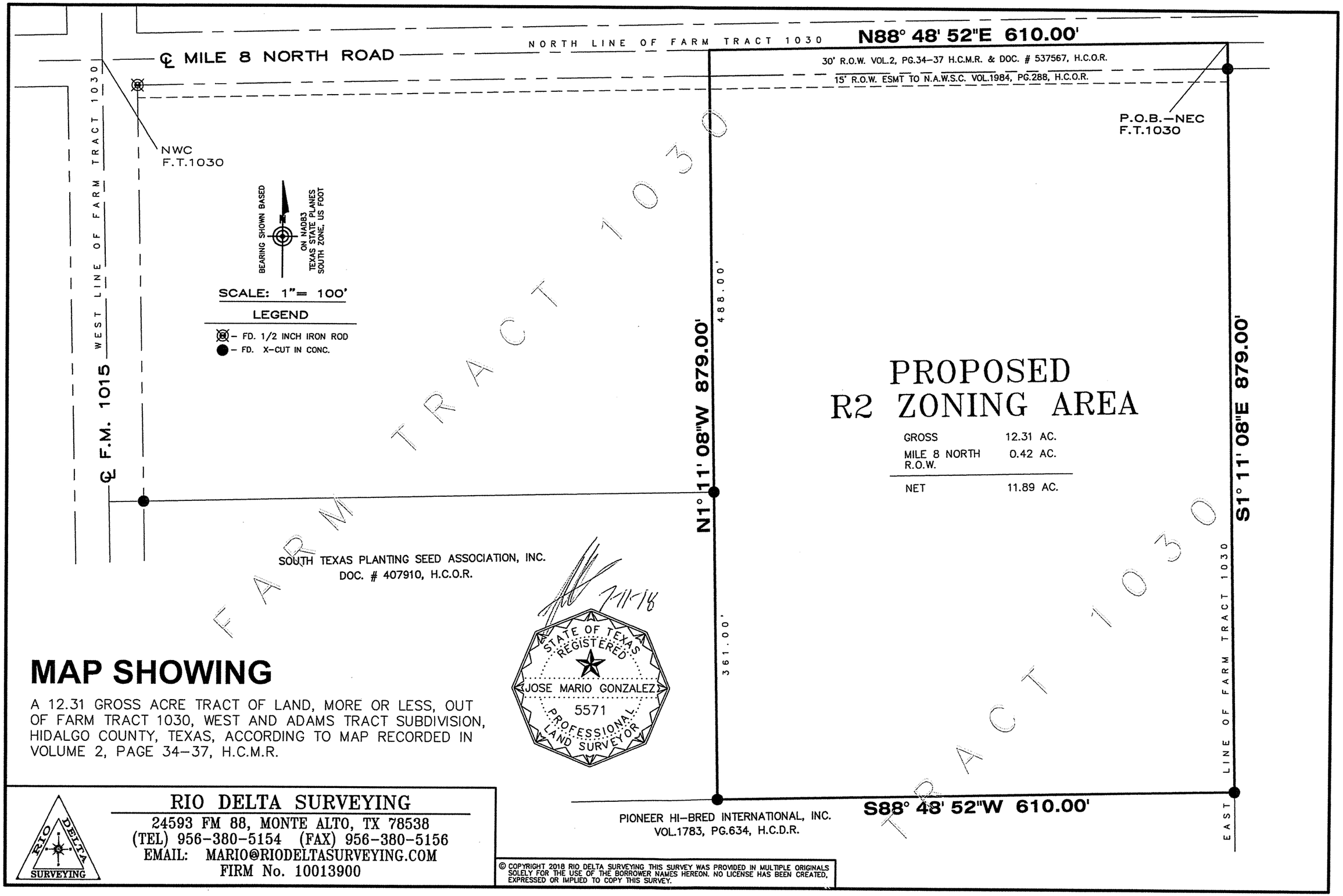
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
FIRM No. 10013900



MAP SHOWING

A 12.31 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 2, PAGE 34-37, H.C.M.R.

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City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 20, 2018

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 1, 2018 at 8:00 a.m. and the City Commission will also hold a public hearing on Tuesday, August 7, 2018 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

REZONE REQUEST:

AEC Engineering C/O Carlos Garza, P.E.is requesting to rezone 720 N. International Blvd. Also being SEC FM 1015 and Mile 8 North, West and Adams subdivision, tract 1030, TDB-Brito Apartments, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling to R-2 Duplex and Apartments District.

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

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

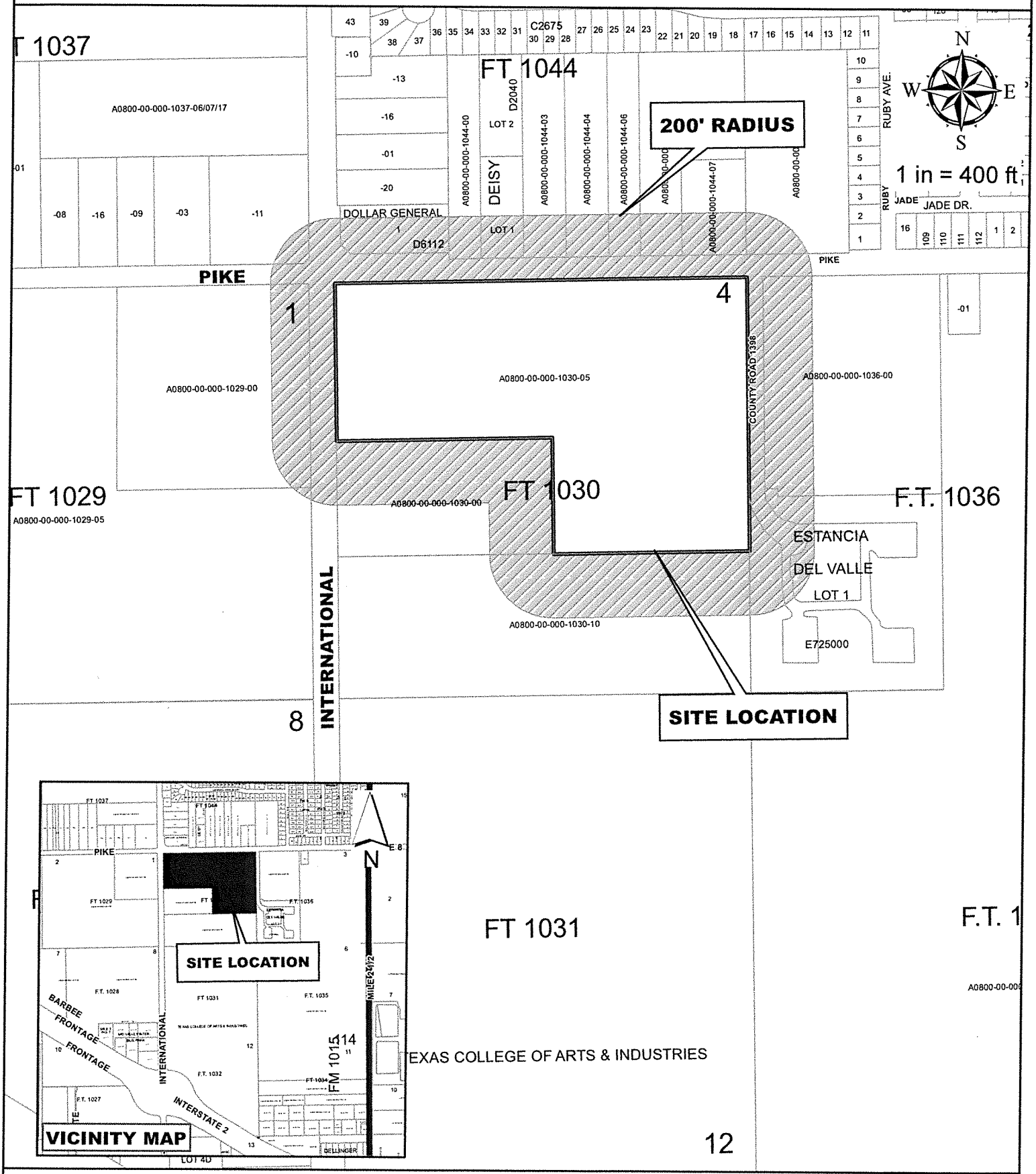
Sincerely,

Mardoqueo Hinojosa, P.E., CFM
Planning Director/City Engineer

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



MJVM,LLC
SEC FM 1015 and Mile 8 North
TBD- Brito Apartments
Lot West and Adams Subdivision
Block Tract 1030

Purpose for the rezone request
Existing zoning: R-1
Existing land use: Agriculture
Prop zone: R-2 Apartments

City of Weslaco Code Enforcement Dept.

JUL 17, 2018

KRISHNAN S GOPAL MD THE KRISHNAN REAL PROP LMTD PR 2213 S VICTORIA RD DONNA TX 78537	A0800-00-000-1029-00 ADAMS TRACT FT 1029 E636.24'-N66 0' 9.63AC GR 8.73AC NET 0 N FM 1015	L: B:	0 0
1015 RAINBOW LTD 2006 SAHARA DR WESLACO TX 78596	A0800-00-000-1029-05 ADAMS TRACT FT 1029 EXC E636.24' -N660' 40.00AC GR 38.93AC NET 0 N FM 1015	L: B:	0 0
TRIPLE J LEASING LLC 201 NE 21ST ST FORT WORTH TX 76164	A0800-00-000-1030-00 ADAMS TRACT W710'-S361'-N879' FT 1030 5.88AC GR 5.55AC NET 0	L: B:	179820 208229
RANCHO BRITO LLC 3511 LOS INDIOS PARKWAY MISSION, TX 78572	A0800-00-000-1030-05 ADAMS TRACT N518' & E610'-S361'- N879'-FT 1030 20.76AC GR 19.39AC 820 N INTERNATIONAL BLVD	L: B:	0 0
PIONEER HI-BRED INT'L INC DU PONT ATTN: SHANNON CHIOVARI PO BOX 1039 WILMINGTON DE 19899	A0800-00-000-1030-10 ADAMS TRACT S 441' - FT 1030 13. 36 AC GROSS 12.08 AC NET 0	L: B:	391392 1239172
SMITH P ROWAN JR TRUST 17336 W LITTLE YORK RD HOUSTON TX 77084	A0800-00-000-1036-00 ADAMS TRACT E551.26'-W601.26'-N7 11.18' FT 1036 9.03AC NET 0	L: B:	243810 0
SAENZ ERNESTO R & ELENA Z 3223 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-11 ADAMS TRACT E345.5'-S367.6' FT 1 037 2.92AC GR 2.59AC NET 3223 E PIKE BLVD	L: B:	87646 15236
ARIAS RUBEN & ROSALINDA 991 FOOTHILL RD HOLLISTER CA 95023	A0800-00-000-1044-00 ADAMS TRACT W99'-E924'-S660' FT 1044 1.50AC GR 1.45AC NET 3401 E PIKE BLVD	L: B:	56783 56553
ALVARADO AURORA CARDOZA 305 LAUREL TRAIL DR TERRELL TX 75160	A0800-00-000-1044-02 ADAMS TRACT E 330'-S 660' FT 104 4 EXC E200'-S326.5'& N10'-S30'-W 3611 E PIKE BLVD	L: B:	90102 95886
GONZALEZ DAVID E 3421 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1044-03 ADAMS TRACT W132'-E693'-S660' FT 1044 2AC GR 1.94AC NET 3421 E PIKE BLVD	L: B:	75972 101732
ESCAMILLA AMBROSIO & 3431 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1044-04 ADAMS TRACT W132'-E561'-S660' FT 1044 2AC GR 1.94AC NET 3713 E PIKE BLVD	L: B:	75972 151240
CANTU DANIEL ET UX 3549 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1044-06 ADAMS TRACT W99'-E429'-S660' FT 1044 EXC N10'-S30'-W99'-E429' 1. 3549	L: B:	56000 76959

City of Weslaco Code Enforcement Dept.

JUL 17, 2018

VALLES MARTHA 3535 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1044-07 ADAMS TRACT E200'-S326.5' FT 104 4 1.50AC GR 1.41AC NET 3535	L: 55217 B: 83269
MARTINEZ ANTONIO JR 7245 DUNNS POINT DR CORPUS CHRISTI TX 78414	A0800-00-000-1045-00 ADAMS TRACT W319'-S660' FT 1045 4.83 AC NET 3641 E PIKE BLVD	L: 10314 B: 43033
ALMAGUER CESAREO E & CELIA PO BOX 321 WESLACO TX 78599	D2040-00-000-0001-00 DEISY LOT 1 3405 E PIKE BLVD	L: 43659 B: 117205
NATIONWIDE DG WESLACO INC 100 N LA SALLE ST STE 1111 CHICAGO IL 60602	D6112-00-000-0001-00 DOLLAR GENERAL (SWL) LOT 1 1015	L: 215073 B: 420957
LA ESTANCIA APARTMENTS ATTN: ACCOUNTING DEPARTMENT 175 POWDER FOREST DRIVE WEATOGUE CT 6089	E7250-00-000-0001-00 ESTANCIA DEL VALLE LOT 1 3601 E MILE 8 NORTH	L: 378661 B: 6330163

ORDINANCE NO. 2018-23

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 720 INTERNATIONAL BLVD. ALSO BEING THE S.E.C. OF FM 1015 and Mile 8 North, WEST AND ADAMS SUBDIVISION, TRACT 1030, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING TO R-2 DUPLEX AND APARTMENTS DISTRICT.

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

SECTION I: R-1 One Family Dwelling District to R-2 Duplex and Apartments District being 720 International Blvd. also being S.E.C. FM 1015 and Mile 8 North, West and Adams Subdivision, Tract 1030, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 7th day of August, 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2018.

CITY OF WESLACO

_____
David Suarez, **MAYOR**

ATTEST:

_____
Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

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

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1791

From:
Mardoqueo Hinojosa

Subject:
Discussion and consideration to approve the Final Plat for Ranchitos El Arroyo, 46.46 acres land out of Farm Tract 823, 824, 825 and 827, West Tract Subdivision, Hidalgo County, Texas located on the Southeast Corner of Mile 5 North Road & Mile 4 West Road. Possible action. (Staffed by Planning and Code Enforcement.)

Background:
The proposed twenty-one (21) lot subdivision is outside city limits. This subdivision is being serviced with water by the City of Weslaco through an existing 8" waterline and sewer services through an existing 8" sewer line. The property is within a Flood Zone "B" and "AH".

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:
Planning and Zoning recommended approval on August 1, 2018.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
Staff will notify applicant.

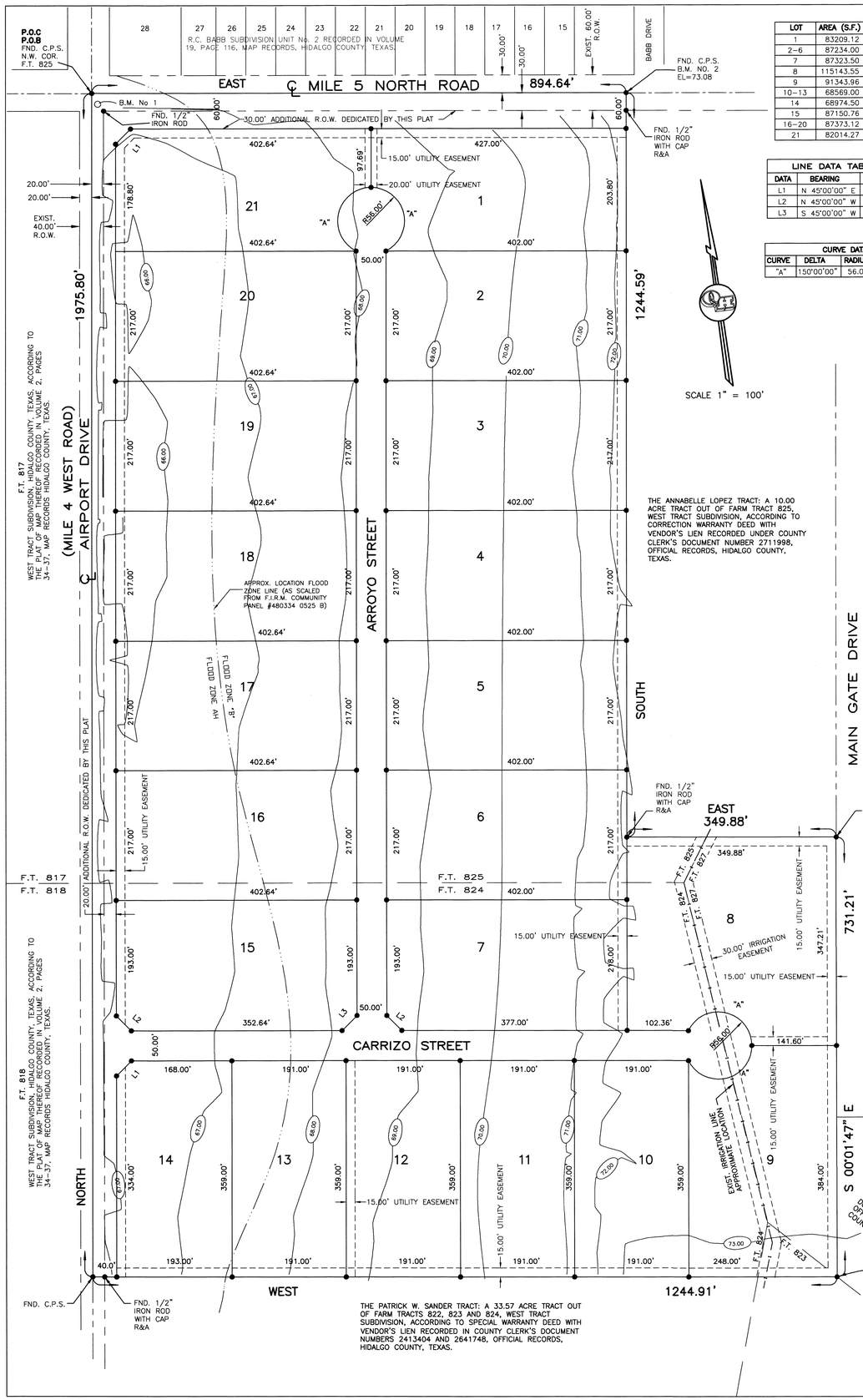
Kayla Arevalo	Created/Initiated
Mardoqueo Hinojosa	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
Ranchitos, Ranchitos El Arroyo - attachments

Responsibilities upon Approval:
Staff will notify applicant and proceed with requesting construction plans for review.



THE PATRICK W. SANDER TRACT: A 33.57 ACRE TRACT OUT OF FARM TRACTS 822, 823 AND 824, WEST TRACT SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN COUNTY CLERK'S DOCUMENT NUMBERS 2413404 AND 2641748, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT	AREA (S.F.)	AREA (AC.)
1	83209.12	1.91
2–6	87234.00	2.00
7	87323.50	2.00
8	115143.55	2.64
9	91343.96	2.10
10–13	68569.00	1.57
14	68974.50	1.58
15	87150.76	2.00
16–20	87373.12	2.01
21	82014.27	1.91

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 45°00'00" E	35.36'
L2	N 45°00'00" W	35.36'
L3	S 45°00'00" W	35.36'

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	150°00'00"	56.00'	150.01'

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100–YEAR AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAIN–AGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
AND
FLOOD ZONE DESIGNATION: ZONE "AH" AREAS OF 100–YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO HAZARD FACTORS ARE DETERMINED. (ELEV. 68)
COMMUNITY–PANEL NUMBER 480334 0525 B
EFECTIVE DATE: JANUARY 2, 1981
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100–YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127)

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

3.– SETBACKS:
FRONT ..... 25.00 FEET
REAR ..... 25.00 FEET
SIDE ..... 5.00 FEET
SIDE CORNER ABUTTING STREET..... 10.00 FEET
CORNER SIDE WITH GARAGE..... 20.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

4.– MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION OR 68.50 FEET, OR WHICHEVER IS GREATER.

5.– BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1= 67.83 TOP OF SANITARY SEWER MANHOLE LOCATED 18.4 FEET SOUTH AND 10 FEET EAST FROM THE NORTHWEST CORNER OF PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM
B.M. No. 2= 73.08 COTTON PICKLER SPINDLE FOUND LOCATED AT THE NORTHEAST CORNER PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM

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 127,921.32 CUBIC–FEET (2.94 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.3.

7.– LEGEND ● – DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

8.– 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.

9.– GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.

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

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

12.– THE DEVELOPER WILL BE RESPONSIBLE FOR THE STREET LIGHT INSTALLATION EVERY 300 FEET AS REQUIRED BY THE CITY OF WESLACO.

13.– 4.0' SIDEWALKS ALONG INTERIOR STREETS ARE REQUIRED AT TIME OF BUILDING PERMIT.

14.– ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

15.– RANCHITOS EL ARROYO , THE OWNER & SUBDIVIDER OF A.C. CUELLAR, JR. RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSED OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

16.– ESCROW 5.0' SIDEWALK ALONG MILE 5 NORTH ROAD. AND MILE 4 WEST ROAD (AIRPORT DRIVE)

17.– NO ACCESS TO MILE 5 NORTH AND MILE 4 WEST

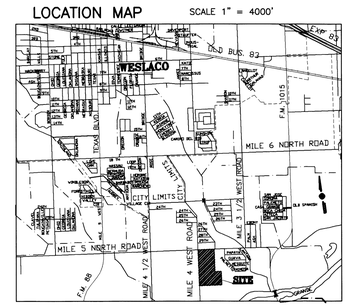
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

RANCHITOS EL ARROYO, IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE EAST SIDE OF MILE 4 WEST ROAD AND SOUTH OF MILE 5 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 35,670), VIDA DULCE RANCHITOS, LIES WITHIN THE 1/2 MILE ETJ. IT LIES IN PCT. 1.

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER:	A.C. CUELLAR, JR.	1700 EAST 28TH ST.	WESLACO, TX 78596	(956)696–1578	
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381–6480	381–0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381–6480	381–0527

LOCATION MAP SCALE 1" = 4000'



SUBDIVISION PLAT OF:

RANCHITOS EL ARROYO

A 46.46 ACRE TRACT OF LAND OUT OF FARM TRACTS 823, 824, 825 AND 827, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1668126, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 46.46 ACRE TRACT OF LAND OUT OF FARM TRACTS 823, 824, 825 AND 827, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1668126, 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 FOUND IN THE CENTERLINE OF MILE 5 NORTH ROAD FOR THE NORTHWEST CORNER OF FARM TRACT 825, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF FARM TRACT 825, AND THE CENTERLINE OF MILE 5 NORTH ROAD, A DISTANCE OF 894.64 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF THE ANNABELLE LOPEZ TRACT (A 10.00 ACRE TRACT OUT OF FARM TRACT 825, WEST TRACT SUBDIVISION, ACCORDING TO CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2711998, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE WEST LINE OF THE ANNABELLE LOPEZ TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED R&A FOUND AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 5 NORTH ROAD, A TOTAL DISTANCE OF 1,244.59 FEET TO A 1/2" IRON ROD WITH CAP STAMPED R&A FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE SOUTH LINE OF THE ANNABELLE LOPEZ TRACT, A DISTANCE OF 349.88 FEET TO A 1/2" IRON ROD WITH CAP STAMPED R&A FOUND ON THE WEST LINE OF GREENER PASTURES MOBILE HOME SUBDIVISION (RECORDED IN VOLUME 35, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 00°01'47" E, ALONG THE EAST LINE OF GREENER PASTURES MOBILE HOME SUBDIVISION, AND THE WEST LINE OF THE JOHN PHILLIPS TRACT (A 31.17 ACRE TRACT OUT OF FARM TRACTS 827, 1000, 1001, AND LOT 7, BLOCK 138, WEST TRACT SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2541393, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 731.21 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF FARM TRACT 823 FOR THE NORTHEAST CORNER OF THE PATRICK W. SANDER TRACT (A 33.57 ACRE TRACT OUT OF FARM TRACTS 822, 823 AND 824, WEST TRACT SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN COUNTY CLERK'S DOCUMENT NUMBERS 2413404 AND 2641748, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE NORTH LINE OF THE PATRICK W. SANDER TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED R&A FOUND AT 1,224.91 FEET FOR THE EAST RIGHT OF WAY LINE OF MILE 4 WEST ROAD (AIRPORT DRIVE), A TOTAL DISTANCE OF 1,244.91 FEET TO A COTTON PICKER SPINLDE FOUND ON THE WEST LINE OF FARM TRACT 824 AND IN THE CENTERLINE OF MILE 4 WEST ROAD (AIRPORT DRIVE) FOR THE NORTHWEST CORNER OF SAID TRACT, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF FARM TRACTS 824 AND 825, AND THE CENTERLINE OF MILE 4 WEST ROAD (AIRPORT DRIVE), A DISTANCE OF 1,975.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.46 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH GREENER PASTURES MOBILE HOME SUBDIVISION, RECORDED IN VOLUME 35, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS REGISTERED ALFONSO QUINTANILLA 4856 PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

5-22-18
DATE

INDEX OF SHEETS

SHEET 1
HEADING INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT: DESCRIPTION (METES AND BOUNDS): ENGINEER'S & SURVEYOR'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, ATTESTATION: CITY MAYOR'S APPROVAL CERTIFICATE: CITY PLANNING CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY JUDGE'S CERTIFICATION: H.C.D.D. No. 1 CERTIFICATION: HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATE: HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE: REVISION NOTES.

SHEET 2
WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT

SHEET 3
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION: REVISION NOTES.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RANCHITOS EL ARROYO WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ , _____.

_____ _____
ENVIRONMENTAL HEALTH DIVISION MANAGER 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

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

I, A.C. CUELLAR, JR. _____, AS OWNER OF THE 46.46 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VIDA RANCHITOS EL ARROYO, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ _____
A.C. CUELLAR, JR. DATE
1700 EAST 28TH STREET
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared

A.C. CUELLAR, JR. _____ proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20___.

CLARISSA ANNETTE QUINTANILLA
Notary Public, State of Texas
My Commission Expires
November 04, 2021
NOTARY ID 129615255

_____
CLARISSA ANNETTE QUINTANILLA – NOTARY PUBLIC

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.0115(b)

WE THE UNDERSIGNED CERTIFY that this plat of the RANCHITOS EL ARROYO, was reviewed and approved by the City Council of the City of Weslaco on _____ , _____ .

_____ _____
Mayor of the City of Weslaco Date

ATTEST:
_____ _____
Secretary of the City of Weslaco 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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the RANCHITOS EL ARROYO, was reviewed and approved by the Hidalgo County Commissioners Court on _____ , _____.

_____ _____
Hidalgo County Judge Date

ATTEST:
_____ _____
Hidalgo County Clerk Date

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 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 ALFONSO QUINTANILLA 95534 LICENSED PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA P.E. 7-20-18
P.E. No. 95534 DATE

COUNTY COURT COUNTY OF HIDALGO, TEXAS

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

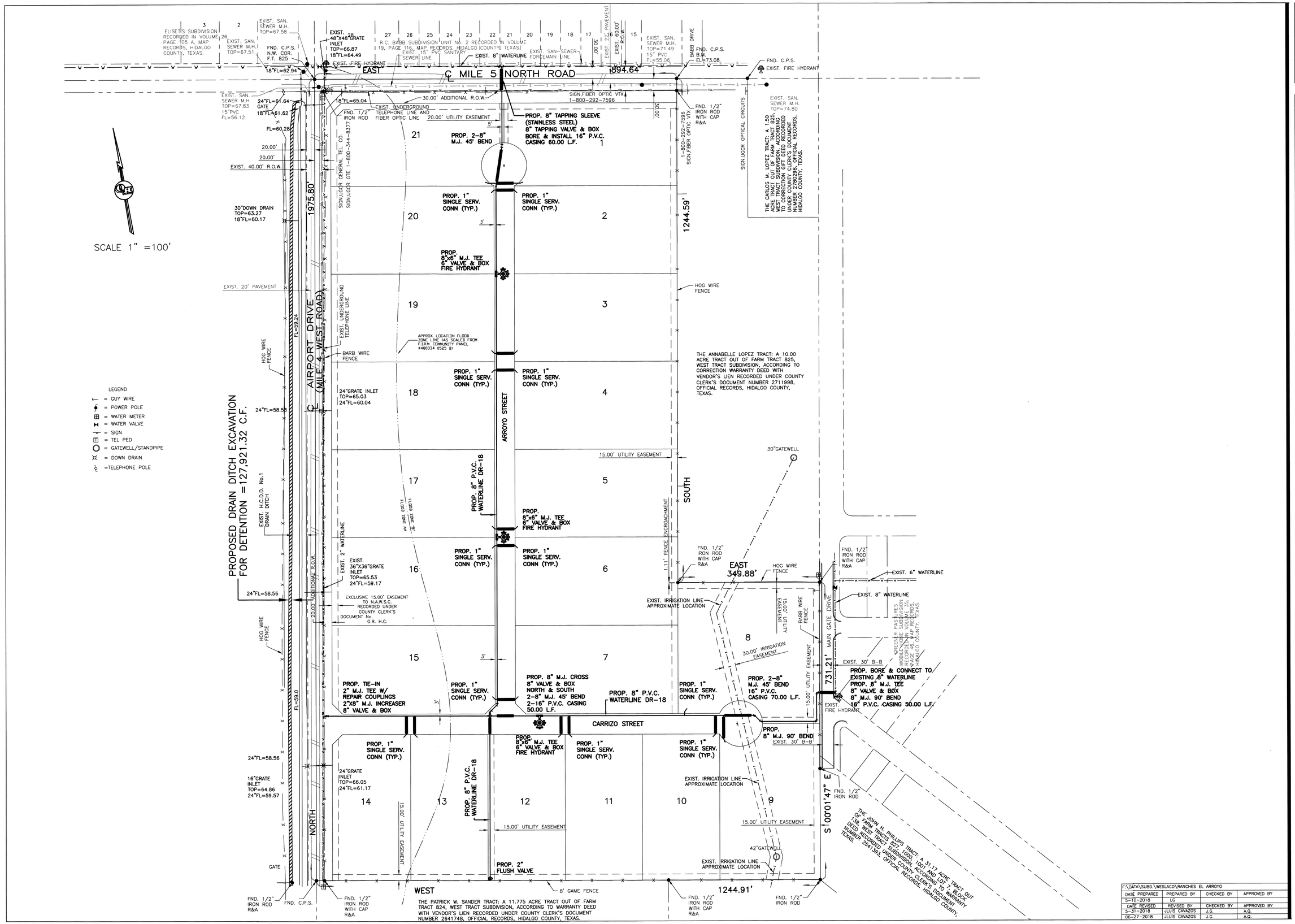
ON: _____ AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

DATE OF PREPARATION: MAY 22, 2018

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST. PHONE 956–381–6480
EDINBURG, TEXAS 78539 FAX 956–381–0527
REGISTRATION NUMBER F–1513 OFFICE@QHAENGINEERING.COM

SHEET No. 1 OF 3 SHEETS	FILENAME : F:\DATA\SUBDIVIS\WESLACO\RANCHITOS EL ARROYO\PLAT			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	MAY 14, 2018	LG		
	DATE REVISED	REVISED BY	J.G.	A.Q.
	JUNE 27, 2018	JLUIS CVZS	J.G.	A.Q.



F:\DATA\SUBD.\WESLACO\RANCHES EL ARROYO			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
5-10-2018	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
5-31-2018	JLUIS CAVAZOS	J.G.	A.Q.
06-27-2018	JLUIS CAVAZOS	J.G.	A.Q.

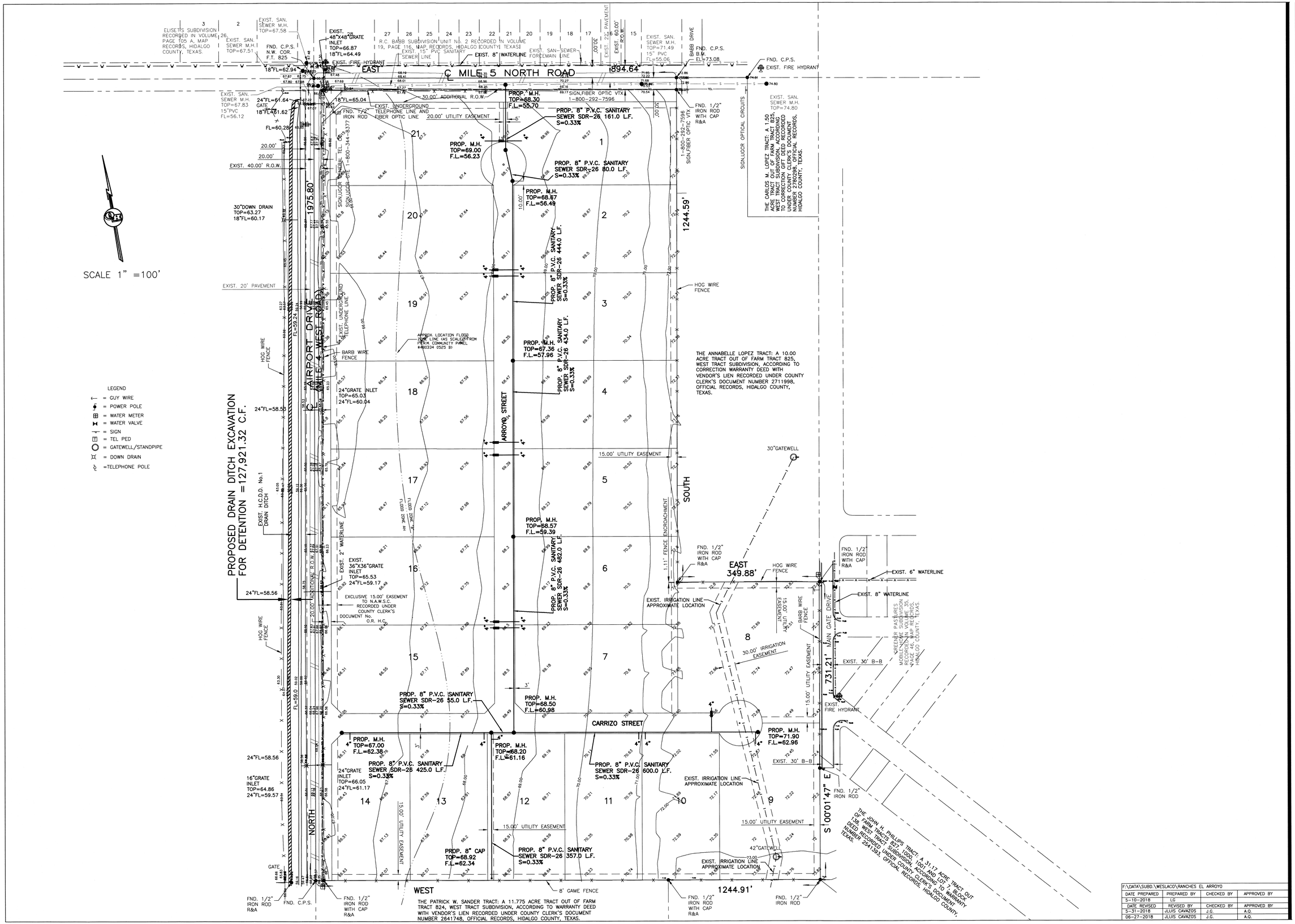
JOB NO.	
DATE	5-10-2018
REVISION	
SCALE	1"=100'
DRAWN BY	LG
SHEET	

RANCHITOS EL ARROYO WATER DISTRIBUTION SYSTEM LAYOUT

STATE OF TEXAS — ALFONSO QUINTANILLA — 95534 — LICENSED PROFESSIONAL ENGINEER

06-27-18

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM



JOB NO.	
DATE	5-10-2018
REVISION	
SCALE	1"=100'
DRAWN BY	LG
SHEET	

RANCHITOS EL ARROYO SANITARY SEWER COLLECTION SYSTEM

STATE OF TEXAS
ALFONSO QUINTANILLA
98634
REGISTERED PROFESSIONAL ENGINEER

7-20-18

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM

F:\DATA\SUBD.\WESLACO\RANCHES EL ARROYO

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
5-10-2018	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
5-31-2018	JLUIS CAVAZOS	J.G.	A.Q.
06-27-2018	JLUIS CAVAZOS	J.G.	A.Q.

JOB NO.	
DATE	5-10-2018
REVISION	
SCALE	1"=100'
DRAWN BY	LG
SHEET	

RANCHITOS EL ARROYO PAVING AND DRAINAGE LAYOUT

ALFONSO QUINTANILLA 96534 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

7-20-18

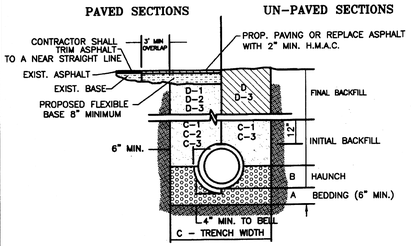
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM

F:\DATA\SUBD.\WESLACO\RANCHITOS EL ARROYO

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
5-10-2018	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
5-31-2018	JLUIS CAVAZOS	J.G.	A.Q.
06-27-2018	JLUIS CAVAZOS	J.G.	A.Q.



STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") – PIT RUN GRAVEL 3/4" MAX. SIZE.

B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C. TRENCH WIDTH – SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.

C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS – SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICALLY COMPACTION.

C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

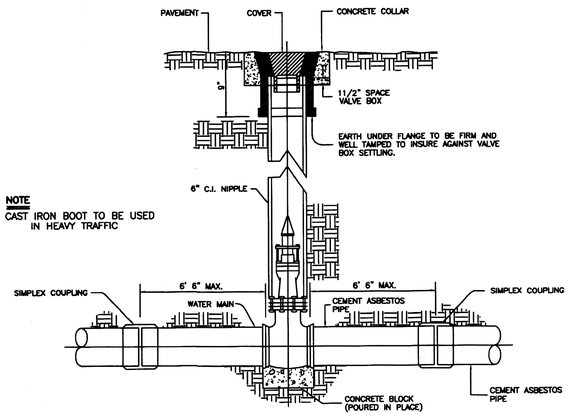
D FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS – SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).

D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD – SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% SPD. 8" LOOSE LIFTS. MECHANICAL COMPACTION.

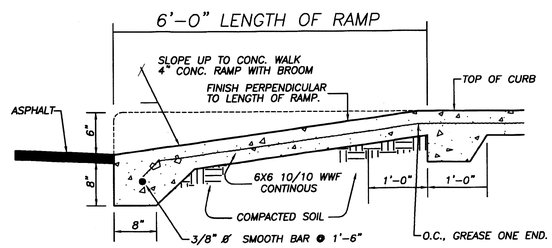
D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPATCION.

D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) – STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

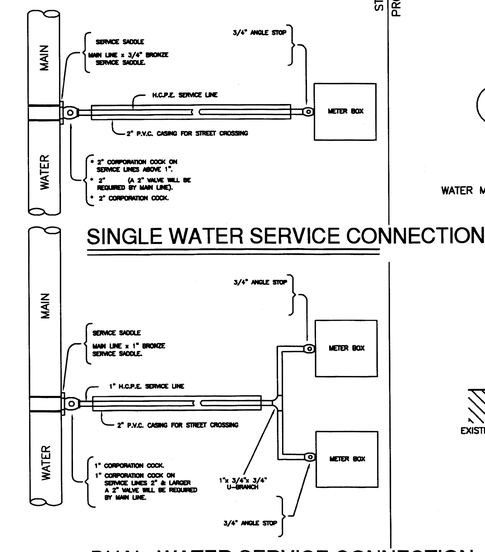
NOTES: 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



TYPICAL VALVE & BOX INSTALLATION
(NOT TO SCALE)



RAMP SECTION
N.T.S.



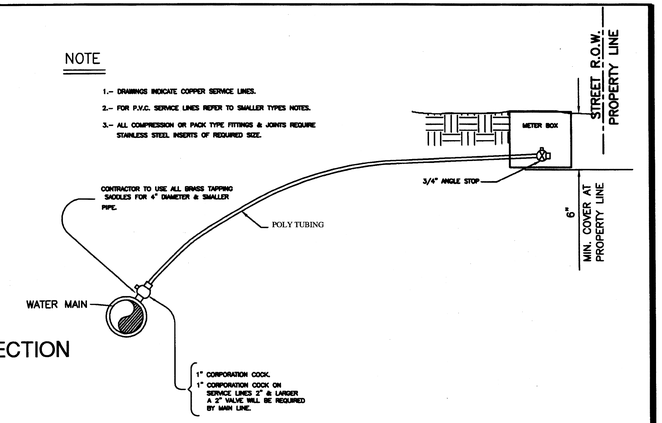
(NOT TO SCALE)

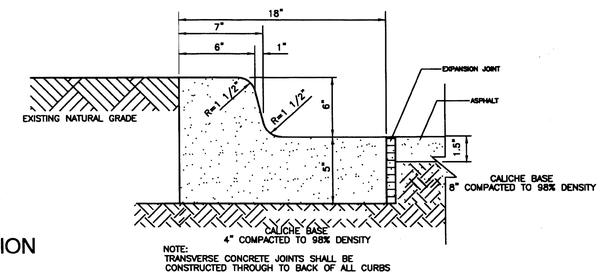
NOTE

1.– DRAWINGS INDICATE COPPER SERVICE LINES.

2.– FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPES NOTES.

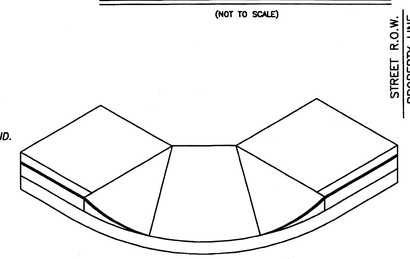
3.– ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.



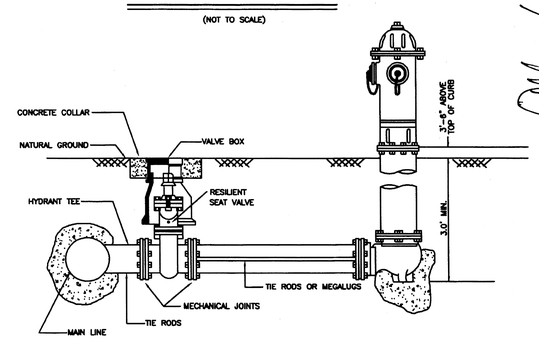


NOTE:
TRANSVERSE CONCRETE JOINTS SHALL BE CONSTRUCTED THROUGH TO BACK OF ALL CURBS

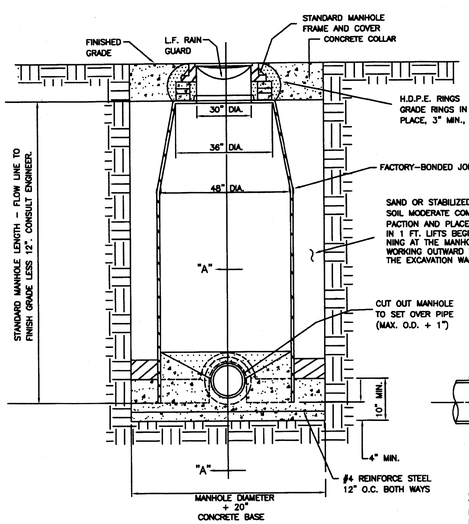
INTEGRAL CURB & GUTTER
(NOT TO SCALE)

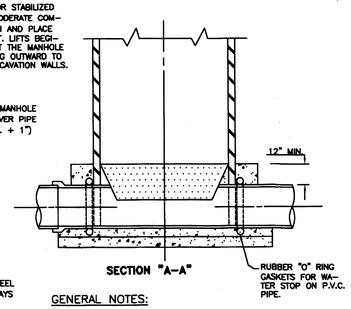


WHEELCHAIR CORNER RAMP
FOR ALL INTERSECTIONS N.T.S.



FIRE HYDRANT
(NOT TO SCALE)

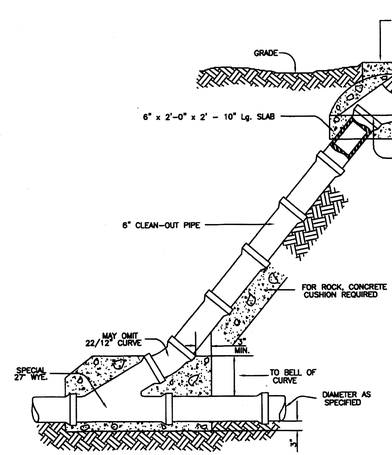




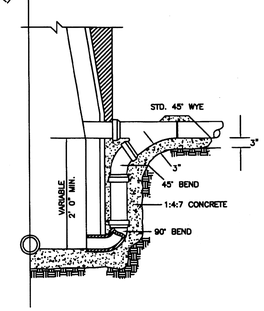
GENERAL NOTES:

BEFORE ATTEMPTING TO INSTALL ANY MANHOLE BE SURE EXCAVATION HAS BEEN SHORED PROPERLY.
CONCRETE BASE TO BE POURED IN PLACE IN TRENCH.
MANHOLE CUT-OUT TO BE MADE AT TIME OF INSTALLATION.
MANHOLE TO BE INSTALLED BY INSERTING INTO WET CONCRETE BASE
FUTURE CONNECTIONS. IF A SEALANT BETWEEN PIPE AND MANHOLE IS NEEDED USE STAUFFER CHEMICAL "SWS940RTV" SILICONE SEALANT OR EQUAL.

TYP. FIBERGLASS MANHOLE INSTALLATION
(NOT TO SCALE)



STANDARD CLEAN-OUT
(NOT TO SCALE)

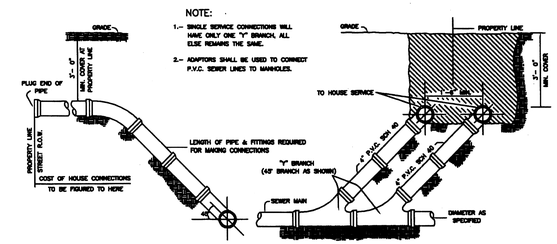


STANDARD
DROP CONNECTION TO MANHOLE
(NOT TO SCALE) TO BE USED WITH NEW OR EXISTING MANHOLES

NOTE:

1.– SINGLE SERVICE CONNECTIONS WILL HAVE ONLY ONE "Y" BRANCH. ALL ELSE REMAINS THE SAME.

2.– ADAPTORS SHALL BE USED TO CONNECT P.V.C. SEWER LINES TO MANHOLES.



DUAL SEWER SERVICE CONNECTION
(NOT TO SCALE)

FILENAME : P:\DATA\DETAILS\ DETAIL SHEET			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
APRIL 04, 2003	D. IZAGUIRRE		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO.
DATE APRIL 04, 2003
REVISION
SCALE
DRAWN BY D. IZAGUIRRE
SHEET

STANDARD DETAIL SHEET

8-9-17

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
LAREDO, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

RECEIVED

JUN 01 2018

Planning & Code Enforcement Dept.

SUBDIVISION REVIEW APPLICATION

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

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

FILE NO. SRV18-00016

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.

GENERAL INFORMATION

Name of Subdivision: Vida Dulce Ranchitos

Location: Southeast corner of Mile 5 North Road & Mile 4 West Road

Legal Description: 46.46 acres out of Farm Tracts 823, 824, 825, and 827, West Tracts 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: N/A

Existing Land Use: Open Land Proposed Land Use: Proposed Single Family Subdivision

Number of Lots Proposed: _____ Gross Acreage: 46.46

Title Report Submitted: ☑ YES ☐ NO

OWNER INFORMATION

Owner's Name: A.C. Cuellar Telephone: (956) 969-1578

Address: 1700 E. 28th Street Fax: (956) 968-1841

City: Weslaco State: TX Zip: 78596 E-mail: accuellar@msn.com

ENGINEER INFORMATION

Name: Quintanilla, Headley & Associates, Inc. Telephone: (956) 381-6480

Address: 124 E. Stubbs Fax: (956) 381-0527

City: Edinburg State: TX Zip: 78539 E-mail: alfonsoq@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_____	☐ YES ☐ NO Gas Utility	☑ YES ☐ NO Cable Utility

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 SUBDIVISION REVIEW

_____**Seven (7)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**

_____**$50.00** Subdivision 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 & 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

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: A.C. Cuellar, Jr

Owner Signature: _____ Date: 5-23-18

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

Preliminary Subdivision Review Date: _____

General Comments: _____

_____

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: June 4, 2018

TO: Rebekah de la Fuente, Senior Planner
Efrain Tafolla, Construction Insp./CADD Supervisor
Zenaida Guerrero, Engineer I
Pete Garcia, Public Works Director/ Olga Garza
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department

FROM: Mardoqueo Hinojosa, P.E., Planning Director/ City Engine~~er~~ H

SUBJECT: Subdivision Review Meeting

A **subdivision review meeting** will be held on **Thursday, June 14, 2018** in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

- **Vida Dulce Ranchitos – 9:00 a.m.**

Please make every effort to attend or send a representative, if you or a representative is unable to attend, submit your comments in writing. **Be advised that all comments must be received before the scheduled meeting in order to avoid delays of construction.**

Should you have any questions, please call 447-3401.

Recorded On-2006-Sep-27 As-1668126

CHARGE SIERRA TITLE
STC/CN GF# 320627

Sorry

1668126

Special Warranty Deed with Vendor's Lien

Date: **September 13, 2006**

Grantor: **RGV RIVER FARM, LTD,** a Texas Limited Partnership

Grantor's Mailing Address: **4503 South Bridge**
Weslaco, Texas 78596
Hidlago County

Grantee: **A.C. CUELLAR JR., d/b/a J-III INVESTMENTS**

Grantee's Mailing Address: **1700 East 28th Street**
Weslaco, Texas 78596
Hidalgo County

Consideration:

Cash and three notes of even date executed by Grantee and payable to the order of Grantor in the principal amounts of TWO HUNDRED SIXTY-SIX THOUSAND SIX HUNDRED SIXTY-SIX AND 67/100THS DOLLARS ($266,666.67) ("Note 1") TWO HUNDRED SIXTY-SIX THOUSAND SIX HUNDRED SIXTY-SIX AND 67/100THS DOLLARS ($266,666.67) ("Note 2") AND TWO HUNDRED SIXTY-SIX THOUSAND SIX HUNDRED SIXTY-SIX AND 66/100THS DOLLARS ($266,666.66) ("Note 3") (collectively the "Notes"). The Notes are secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to TERRY D. KEY, Trustee.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof for all purposes

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Exceptions to Conveyance and Warranty:

1. **Easements and conditions as shown on the Map recorded in Volume 2, Page 34 through 37, Map Records of Hidalgo County, Texas.**

2. **Easements, rights, rules and regulations in favor of Hidalgo and Cameron County Water and Improvement District No. 9.**

3. **Easements, or claims of easements, which are not of public records.**

4. **Terms, conditions and stipulations of all unrecorded Farm Leases, if any.**

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each Notes are fully paid according to their terms, at which time this deed will become absolute.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

When the context requires, singular nouns and pronouns include the plural.

RGV RIVER FARM, LTD,
a Texas Limited Partnership

By: **AMERICAN ADVISORY GROUP, L.L.C.**
a Texas Limited Liability Company,
General Partner

By: John Lackey
JOHN L. LACKEY, President

STATE OF TEXAS)

COUNTY OF HIDLAGO)

This instrument was acknowledged before me on September 13, 2006, by **JOHN L. LACKEY,** acting in his capacity as President of AMERICAN ADVISORY GROUP, L.L.C., a Texas Limited Liability Company, General Partner of RGV RIVER FARM, LTD, a Texas Limited Partnership, on behalf of said partnership.

MATTHEW L. JONES
Notary Public, State of Texas
My Commission Expires
January 26, 2008

Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:

Matthew L. Jones
Jones, Galligan, Key & Lozano, L.L.P.
2300 West Pike Boulevard, Suite 300
Post Office Drawer 1247
Weslaco, Texas 78599-1247

EXHIBIT "A"

Being 90.03 acres of land situated in Hidalgo County, Texas, and being all of Farm Tract 824 and parts of Farm Tracts 822,823,825 and 827, West Tract Subdivision as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 90.03 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set for the Northwest corner of said Farm Tract 825 and the Northwest corner of said tract herein described;

THENCE, East, 1,245.00 feet, with the North line of said Farm Tract 825 and with the centerline of Mile 5 North Road to a cotton picker spindle set for the Northeast corner of said tract herein described;

THENCE, South, at a distance of 30.00 feet pass a ½ inch iron rod found for reference on the South right of way line of said Mile 5 North Road and continuing for a total distance of 1,975.45 feet to a ½ inch iron rod found for an angle point;

THENCE, South 52 Degrees 03 Minutes East, 1, 013.13 feet, with the Northeast line of said Farm Tract 823 to a ½ inch iron rod with a plastic cap stamped "RRA" set for the Southeast corner of said tract herein described;

THENCE, South 57 Degrees 36 Minutes West, 789.48 feet, with the North line of a levee right of way to a ½ inch iron rod with a plastic cap stamped "RRA" set for an angle point;

THENCE, South 69 Degrees 14 Minutes 50 Seconds West, 414.20 feet, continuing with said levee right of way line to a ½ inch iron rod with a plastic cap stamped "RRA" set for an angle point;

THENCE, West, 120.00 feet, continuing with said levee right of way line to a ½ inch iron rod with a plastic cap stamped "RRA" set for corner;

THENCE, North, 528.30 feet to a ½ inch iron rod with a plastic cap stamped "RRA" set for an inner corner of said tract herein described;

THENCE, West, with the South line of said Farm Tract 824, at a distance of 850.00 feet pass a ½ inch iron rod found for reference on the East right of way line of Mile 4 West Road and continuing for a total distance of 870.00 feet to a cotton picker spindle found for the Southwest corner of said Farm Tract 824 and the Southwest corner of said tract herein described;

THENCE, North 2,640.00 feet, with the West line of said Farm Tract 824 and 825, and with the centerline of said Mile 4 West Road to the POINT OF BEGINNING and containing 90.03 acres of land more or less.

Recorded On-2006-Sep-27 As-1668126

Hidalgo County
Eddy Trevino
County Clerk
Edinburg,TX 78540

70 2006 01668126

Instrument Number: 2006-1668126
As
Recording

Recorded On: September 27, 2006

Parties:

To

Billable Pages: 4

Number of Pages: 5

Comment: SPWDWVNLN GF# 3120627

**** Examined and Charged as Follows: ****

Recording	28.00
Total Recording:	**28.00**

************** THIS PAGE IS PART OF THE INSTRUMENT **************

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2006-1668126
Receipt Number: 800442
Recorded Date/Time: September 27, 2006 03:36P

User / Station: R Perez - Cash Superstation 08

Record and Return To:

JONES GALLIGAN KEY & LOZANO LLP
2300 WEST PIKE BOULEVARD SUITE 300
P.O.DRAWER 1247
WESLACO TX 78599-1247

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed heron, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Eddy Trevino
County Clerk
Hidalgo County, TX

2017 TAX STATEMENT

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

Certified Owner:
CUELLAR AC JR
1900 E 28TH ST
WESLACO, TX 78596-8333

Legal Description:
WEST TRACT AN IRR TR N655.46' 16.115 AC
GR 15.815 AC NET BLK FT 824

Legal Acres: 15.8150
Parcel Address: MI 4 WEST RD

Account No: W3800-00-824-0000-00 **Appr. Dist. No.:327214**
As of Date: 05/31/2018
Print Date: 05/31/2018

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$113,868	$0	$113,868	$113,868	$0	$0	$113,868	$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	$113,868	OSP	$109,203.00	$4,665	0.5800000	$27.06
DRAINAGE DIST #1	$113,868	OSP	$109,203.00	$4,665	0.0951000	$4.44
EMS DIST #1	$113,868	OSP	$109,203.00	$4,665	0.0176000	$0.82
WESLACO ISD	$113,868	OSP	$109,203.00	$4,665	1.1597000	$54.10
SOUTH TEXAS ISD	$113,868	OSP	$109,203.00	$4,665	0.0492000	$2.30
SOUTH TEXAS COLLEGE	$113,868	OSP	$109,203.00	$4,665	0.1850000	$8.63

Total Tax: $97.35
Total Tax Paid to date: $97.35
Total Tax Remaining: $0.00

Exemptions:
OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

05/31/2018 13%	07/02/2018 15%	07/31/2018 18 + up to 15%	08/31/2018 19 + up to 15%	10/01/2018 20 + up to 15%	10/31/2018 21 + up to 15%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
11/30/2018 22 + up to 15%	**12/31/2018 23 + up to 15%**	**01/31/2019 24 + up to 15%**	**02/28/2019 25 + up to 15%**	**04/01/2019 26 + up to 15%**	**04/30/2019 27 + up to 15%**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

School Information:
WESLACO ISD **2017 M&O 1.1397000 I&S .02000000 Total 1.1597000 2016 M&O 1.1397000 I&S .00000000 Total 1.1397000**

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 4.1.68

Print Date: 05/31/2018

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:
PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157

W380000824000000

W3800-00-824-0000-00

CUELLAR AC JR
1900 E 28TH ST
WESLACO, TX 78596-8333

AMOUNT PAID:
$_____.____

0000327214000000000

2017 TAX STATEMENT

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

Certified Owner:
CUELLAR AC JR
1900 E 28TH ST
WESLACO, TX 78596-8333

Legal Description:
WEST TRACT W895' FT 825 27.31 AC GR
25.56 AC NET

Legal Acres: 25.5600
Parcel Address: MI 5 NORTH RD
Print Date: 05/31/2018

Account No: W3800-00-825-0000-02 **Appr. Dist. No.: 327215**
As of Date: 05/31/2018

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$184,032	$0	$184,032	$184,032	$0	$0	$184,032	$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	$184,032	OSP	$176,492.00	$7,540	0.5800000	$43.73
DRAINAGE DIST #1	$184,032	OSP	$176,492.00	$7,540	0.0951000	$7.17
EMS DIST #1	$184,032	OSP	$176,492.00	$7,540	0.0176000	$1.33
WESLACO ISD	$184,032	OSP	$176,492.00	$7,540	1.1597000	$87.44
SOUTH TEXAS ISD	$184,032	OSP	$176,492.00	$7,540	0.0492000	$3.71
SOUTH TEXAS COLLEGE	$184,032	OSP	$176,492.00	$7,540	0.1850000	$13.95

Total Tax: $157.33
Total Tax Paid to date: $157.33
Total Tax Remaining: $0.00

Exemptions:
OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

05/31/2018 13%	07/02/2018 15%	07/31/2018 18 + up to 15%	08/31/2018 19 + up to 15%	10/01/2018 20 + up to 15%	10/31/2018 21 + up to 15%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
11/30/2018 22 + up to 15%	**12/31/2018 23 + up to 15%**	**01/31/2019 24 + up to 15%**	**02/28/2019 25 + up to 15%**	**04/01/2019 26 + up to 15%**	**04/30/2019 27 + up to 15%**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

School Information:
WESLACO ISD **2017 M&O 1.1397000 I&S .02000000 Total 1.1597000 2016 M&O 1.1397000 I&S .00000000 Total 1.1397000**

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 4.1.68

Print Date: 05/31/2018

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:
PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157

W380000825000002

W3800-00-825-0000-02

CUELLAR AC JR
1900 E 28TH ST
WESLACO, TX 78596-8333

AMOUNT PAID:
$_____.____

0000327215000000000

2017 TAX STATEMENT

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

Certified Owner:
CUELLAR AC JR
1900 E 28TH ST
WESLACO, TX 78596-8333

Legal Description:
WEST TRACT AN IR TR SE880.87' EXC N79.61' -E652.39' D/D & EXC 48.65AC IRR TRACT FT 827 2.55 AC NET

Legal Acres: 2.5500
Parcel Address: E 34TH ST
Print Date: 05/31/2018

Account No: W3800-00-827-0000-00 **Appr. Dist. No.:327217**
As of Date: 05/31/2018

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$18,360	$0	$18,360	$18,360	$0	$0	$18,360	$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	$18,360	OSP	$17,608.00	$752	0.5800000	$4.36
DRAINAGE DIST #1	$18,360	OSP	$17,608.00	$752	0.0951000	$0.72
EMS DIST #1	$18,360	OSP	$17,608.00	$752	0.0176000	$0.13
WESLACO ISD	$18,360	OSP	$17,608.00	$752	1.1597000	$8.72
SOUTH TEXAS ISD	$18,360	OSP	$17,608.00	$752	0.0492000	$0.37
SOUTH TEXAS COLLEGE	$18,360	OSP	$17,608.00	$752	0.1850000	$1.39

Total Tax: $15.69
Total Tax Paid to date: $15.69
Total Tax Remaining: $0.00

Exemptions:
OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

05/31/2018 13%	07/02/2018 15%	07/31/2018 18 + up to 15%	08/31/2018 19 + up to 15%	10/01/2018 20 + up to 15%	10/31/2018 21 + up to 15%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
11/30/2018 22 + up to 15%	**12/31/2018 23 + up to 15%**	**01/31/2019 24 + up to 15%**	**02/28/2019 25 + up to 15%**	**04/01/2019 26 + up to 15%**	**04/30/2019 27 + up to 15%**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

School Information:
WESLACO ISD 2017 M&O 1.1397000 I&S .02000000 Total 1.1597000 2016 M&O 1.1397000 I&S .00000000 Total 1.1397000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 4.1.68

Print Date: 05/31/2018

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

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

W380000827000000

W3800-00-827-0000-00

CUELLAR AC JR
1900 E 28TH ST
WESLACO, TX 78596-8333

AMOUNT PAID:
$_____.____

0000327217000000000

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: June 4, 2018

TO: Rebekah de la Fuente, Senior Planner
Efrain Tafolla, Construction Insp./CADD Supervisor
Zenaida Guerrero, Engineer I
Pete Garcia, Public Works Director/ Olga Garza
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department

FROM: Mardoqueo Hinojosa, P.E., Planning Director/ City Engineer

SUBJECT: Subdivision Review Meeting

A **subdivision review meeting** will be held on **Thursday, June 14, 2018** in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

- **Vida Dulce Ranchitos – 9:00 a.m.**

Please make every effort to attend or send a representative, if you or a representative is unable to attend, submit your comments in writing. **Be advised that all comments must be received before the scheduled meeting in order to avoid delays of construction.**

Should you have any questions, please call 447-3401.

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

Letter of Transmittal

To: City of Weslaco
255 S. Kansas
Weslaco, TX 78596

Date: May 31, 2018
Attention: Rebekah De La Fuente
Re: Vida Dulce Ranchitos

Description:

- Subdivision Review Application
- Check No. 5052 in the Amount of $400.00 for Review Fees
- Special Warranty Deed with Vendor's Lien Document No. 1668126
- Copy of Tax Statements
- Drainage Report
- (1) 11" X 17" Copy of Plat
- (7) Full Size Copies of Plat

Remarks: For review. Thank you.

Sent By: Clarissa for Alfonso Quintanilla, P.E. Delivered By: _____

Received By: _____ Time: _____
Printed Name

124 E. Stubbs, Edinburg, TX 78539 ★ Phone 956/381-6480 ★ Fax 956/381-0527 ★ Email: alfonsoq@qha-eng.com

CITY OF WESLACO

PLANNING AND CODE ENFORCEMENT DEPARTMENT

SUBDIVISION REVIEW MEETING

NAME OF SUBDIVISION:___VIDA DULCE RANCHITOS __06/14/2018_____

SIGN IN FORM

1	Name	Company	Phone #
2	Rebekah de la Fuente	COW	447-3401
3	Charles Warren	PD etc	463-1180
4	Eric Hernandez	PD	778-3417
5	ALFONSO QUINTANILLA	QHA	381-6488
6	Zenaida Guerrero	city of Weslaco	447-3403.
7	Marcelo Cosme	City of Weslaco	532-8342
8	Mike Swinnea	Weslaco FMO	447-3415
9	Efrain Tafolla	City of Weslaco	447-3403
10	Rolando Garza	City of Weslaco	447-3403
11	Mardoqueo Hinojosa	City of Weslaco	447-3403
12			
13			
14			
15			
16			
17			

WESLACO FIRE MARSHAL'S OFFICE
255 S. Kansas
Weslaco, Texas 78596
(956) 447-3415 Fax (956) 969-4921

DATE: 06/04/18 OCCUPANCY CLASS: Subdivision

FACILITY NAME: Vida Dulce

PHYSICAL & MAILING ADDRESS: Mile 5 North by Airport

PHONE #: OWNER/MANAGER:

PLAN REVIEW – CHECK OFF LIST

X		Approved as submitted	X	with notes
	A	Illuminated exit signs and emergency lighting shall be combination with 90 minute battery pack back-up.		
	B	All restrooms shall have emergency lighting with 90 minute battery pack back-up.		
	C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 50' intervals for non-sprinklered building, 75' intervals for sprinklered building, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 Edition, Section 906.		
	D	Shall have fire alarm company submit plans for proposed fire alarm.		
	E	Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2015 Edition		
	F	Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2015 Edition.		
	G	Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2015 Edition, Section 903 & 912 and latest edition of NFPA 13. **No ceiling shall be in place until aboveground hydrostatic test has been approved.**		
	H	If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2015 Edition, Section 904.		
	I	Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2015 Edition, Section 904.11.5		
X	J	Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc. **Plans comply**		
	K	Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5 inch storz with a 30 to 40 degree downward deflection angle adapter. Tamper protection for backflow preventer shall be of an approved type and approved by Authority Having Jurisdiction.		
X	L	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).		
X	M	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead) **Plans do not comply.**		
	N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 Edition, Section 404.		
	O	Shall maintain a clear path for means of egress in the following areas:		
	P	Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.		
	Q	Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.		
	R	Shall maintain 44" clearance between aisles.		
X	S	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.		
	T	Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.		
	U	Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com		
	V	Shall have Knox FDC 5 inch Storz Caps in place. www.KnoxBox.com		
	W	Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¾" stroke red letters.		
	X	Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read "**No Parking Fire Lane**" spaced every 10 to 12 feet.		
	Y	Shall submit a complete set of plans for construction to my office for further requirements.		
	Z	Shall pay appropriate fees for the following:		Plan review		Fire alarm plan review		Fire alarm trip test
		Sprinkler system plan review		Aboveground hydro test		Underground hydro test		Suppression system trip test

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

June 7, 2018

A C Cuellar
1700 East 28th Street
Weslaco, Texas 78596

Re: Vida Dulce Ranchitos Review

Dear Applicant:

As per the plan set received, please find below general comments that need to be addressed for the above mentioned subdivision:

1. Identify the point of commencement
2. Identify the point of beginning
3. Minor correction to direction on metes and bounds
4. Add Plat Note: Streetlight must be located every 300 feet
5. Remove attest signature for P&Z Commission
6. Remove Plat Note 9: Zoning should not be noted on plat
7. Minimum Building Setback lines shall be as follows:
   Rear: 25
   Side Corner for Garage- 20ft
   Apply for Variance for Setbacks (R-1 Setbacks)
8. All subdivisions located within the city's extraterritorial jurisdiction and connected to one or more of the city utilities, must request annexation to the city prior to the approval of the final subdivision plat.
9. If development is intended for ranch/livestock use it must be rezoned to an R-3:
   R-3 setbacks: Front: 40 ft.
   Rear: 40ft
   Side: 20ft
   Side Corner 30ft

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3401.

Sincerely,

Rebekah de la Fuente, CFM
Senior Planner

CC: Quintanilla, Headley & Associates, Inc.
124 E Stubbs
Edinburg, Texas 78539

City of Weslaco

"The City on the Grow"

David Suarez, Mayo
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District
Leo Muñoz, Commissioner, District
Greg Kerr, Commissioner, District
Jose "J.P." Rodriguez, Commissioner, District
Letty Lopez, Commissioner, District
Josh Pedraza, Commissioner, District

Mike R. Perez, City Manager

June 14, 2018

Quintanilla Headley & Associates Inc.
124 E Stubbs
Edinburg, Texas 78539
Engineering Firm No. F-1513

Re: Subdivision Review for Vida Dulce Ranchitos

Mr. Alfonso Quintanilla

Please find below comments to the above-mentioned project:

Plat

1. Must meet drainage requirements.
2. How is drainage detention met?
3. Need utility layout.
4. Setbacks must be in compliance with ordinance.
5. Must connect to existing sewer line on Mile 5 North Road at flow line.
6. Easement needed between lots 12 and 13.

Sincerely,

Mardoqueo Hinojosa, P.E., CFM
Planning Director/City Engineer

SUBDIVISION PLATTING APPLICATION

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

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

FILE NO._____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Ranchitos El Arroyo (previously submitted as Vida Dulce Ranchitos)

Location: Southeast corner of Mile 5 North Road & Mile 4 West Road

Legal Description: 46.46 acres out of Farm Tracts 823, 824, 825, and 827, West Tracts 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: N/A

Existing Land Use: Open Land Proposed Land Use: Proposed Single Family Subdivision

Number of Lots Proposed: _____ Gross Acreage: 46.46

Title Report Submitted: ☑ YES ☐ NO

OWNER INFORMATION

Owner's Name: A.C. Cuellar Telephone: (956) 969-1578

Address: 1700 E. 28th Street Fax: (956) 968-1841

City: Weslaco State: TX Zip: 78596 E-mail: accuellar@msn.com

ENGINEER INFORMATION

Name: Quintanilla, Headley & Associates, Inc. Telephone: (956) 381-6480

Address: 124 E. Stubbs Fax: (956) 381-6480

City: Edinburg State: TX Zip: 78539 E-mail: alfonsoq@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_____	☐ YES ☐ NO Gas Utility	☑ YES ☐ NO Cable Utility

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 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: A.C. Cuellar, Jr

Owner Signature: _____ Date: 5-23-18

_____ 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 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
RANCHITOS EL ARROYO

A 46.46 acre tract of land out of Farm Tracts 823, 824, 825, and 827, West Tract Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Pages 34-37, map records Hidalgo County, Texas, and according to special Warranty Deed with Vendor's lien recorded under County Clerk's Document Number 16688126, official records, Hidalgo County, Texas. This subdivision is located on the southeast corner of the intersection of Mile 5 North Road and Mile 4 West Road, and is located within the city of Weslaco's extra-territorial jurisdiction. The site is currently open land and used for agriculture. The proposed subdivision will consist of 21 residential lots.

The tract is Zone "B" area between limits of the 100-year flood and 500-year flood; or certain area 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) and Zone "AH" area of 100-year shallow flooding where depths are between one (1) and (3) feet; base flood elevations are shown, but no flood hazard factors are determined. The BFE for this area is 68.00 as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0525 C, dated on January 2, 1981.

The soil is Hidalgo (28) soil group "B", Mercedes (39), Raymondville (52), and Runn (64), all three in soil group "D". It is a mixture of sandy clay loam, clay loam, clay, silty clay, and silty clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-49. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has in a westerly direction with an approximate 0.48% slope. The existing runoff for the proposed subdivision is Q= 16.56 cubic feet per second based on a 10-year storm.

After development the runoff will be Q= 57.20 cubic feet per second for an increase of Q= 40.64 cubic feet per second based on a 25-year storm. Detention will be 127,921.32 cubic feet (2.94 acre feet) and will be accomplished by excavating the existing Hidalgo County Drainage District #1 Lateral 36. The street runoff will be collected by a storm sewer system consisting of 18", 24", and 30" pipes and Type "A" Inlets that will discharge into the existing Lateral 36 owned by H.C.D.D. No. 1.

The drainage calculations are attached.

STATE OF TEXAS
ALFONSO QUINTANILLA
95534
LICENSED
PROFESSIONAL ENGINEER

Alfonso Quintanilla, P.E.
June 27, 2018

Ranchitos El Arroyo

EXISTING:

Area = 46.460 acres
V = 0.15
D = 1250.00 Ft
c = 0.20

t = D / V(3600)
t = 2.31 Hrs = 138.89 min

From Rainfall Intensity Curve: i = 1.78

Q = ciA
Q = 16.56 cfs

FUTURE:

Area = 46.460 Acres
V = 0.40
D = 1250.00 Ft
c = 0.30

t = D / V(3600)
t = 0.87 Hrs = 52.08 min

From Rainfall Intensity Curve: i = 4.10

Q = ciA
Q = 57.20 cfs

STATE OF TEXAS
ALFONSO QUINTANILLA
95534
LICENSED
PROFESSIONAL ENGINEER

P.E.
6-27-18

t (min)	t (hr)	i (in/hr)	Qfut (cfs)	Vfut (cf)	Qext (cfs)	Vext (cf)	Vfut - Vext (cf)
15	0.25	8.40	117.09	105377.38	16.56	14900.62	90476.76
25	0.42	6.43	89.68	134519.01	16.56	24834.37	109684.64
35	0.58	5.28	73.59	154534.43	16.56	34768.12	119766.31
45	0.75	4.51	62.88	169776.22	16.56	44701.87	125074.34
55	0.92	3.96	55.18	182108.82	16.56	54635.62	127473.19
65	1.08	3.54	49.36	192490.69	16.56	64569.37	127921.32
75	1.25	3.21	44.77	201476.05	16.56	74503.12	126972.93
85	1.42	2.95	41.06	209412.92	16.56	84436.87	124976.04
95	1.58	2.73	37.99	216533.64	16.56	94370.62	122163.02
105	1.75	2.54	35.40	223000.85	16.56	104304.37	118696.48

PEAK VOLUME = 127921.32 cf
Peak Volume = 2.94 Ac-ft

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

RANCHITOS EL ARROYO

RAINFALL INTENSITY FOR HIDALGO COUNTY								
TIME	10 YEAR	25 YEAR	TIME	10 YEAR	25 YEAR	TIME	10 YEAR	25 YEAR
(Min)	(In / Hr)	(In / Hr)	(Min)	(In / Hr)	(In / Hr)	(Min)	(In / Hr)	(In / Hr)
1	14.283	16.352	31	4.913	5.680	61	3.184	3.695
2	13.28	15.215	32	4.820	5.573	62	3.149	3.655
3	12.425	14.244	33	4.731	5.471	63	3.115	3.616
4	11.687	13.404	34	4.646	5.373	64	3.082	3.578
5	11.041	12.671	35	4.584	5.279	65	3.050	3.541
6	10.472	12.023	36	4.485	5.189	66	3.018	3.504
7	9.965	11.446	37	4.409	5.102	67	2.987	3.469
8	9.512	10.930	38	4.337	5.018	68	2.957	3.434
9	9.102	10.464	39	4.266	4.938	69	2.928	3.400
10	8.731	10.041	40	4.199	4.860	70	2.890	3.367
11	8.393	9.658	41	4.134	4.786	71	2.871	3.335
12	8.084	9.302	42	4.071	4.713	72	2.843	3.303
13	7.799	8.978	43	4.010	4.644	73	2.818	3.272
14	7.536	8.676	44	3.951	4.576	74	2.700	3.241
15	7.293	8.400	45	3.894	4.511	75	2.784	3.212
16	7.068	8.142	46	3.839	4.448	76	2.730	3.183
17	6.856	7.901	47	3.786	4.387	77	2.714	3.154
18	6.659	7.676	48	3.734	4.327	78	2.890	3.126
19	6.474	7.465	49	7.684	4.270	79	2.666	3.099
20	8.301	7.268	50	3.636	4.214	80	2.643	3.072
21	8.138	7.081	51	3.589	4.160	81	2.620	3.046
22	5.985	6.906	52	3.543	4.106	82	2.598	3.020
23	5.839	6.740	53	3.499	4.057	83	2.576	2.995
24	5.702	6.583	54	3.455	4.007	84	2.554	2.970
25	5.572	6.434	55	3.413	3.959	85	2.533	2.946
26	5.448	6.292	56	3.373	3.912	90	2.434	2.831
27	5.331	6.158	57	3.333	3.866	120	1.981	2.309
28	5.219	6.030	58	3.294	3.822	138	1.790	2.088
29	5.112	5.908	59	3.257	3.779	139	1.781	2.077
30	5.011	5.791	60	3.220	3.736	180	1.473	1.721

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

ZONE "AH" & ZONE "B"

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

federal emergency management agency
federal insurance administration

KEY TO MAP

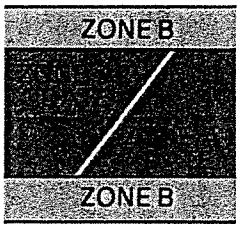
500-Year Flood Boundary

100-Year Flood Boundary

Zone Designations* With Date of Identification e.g., 12/2/74

100-Year Flood Boundary

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

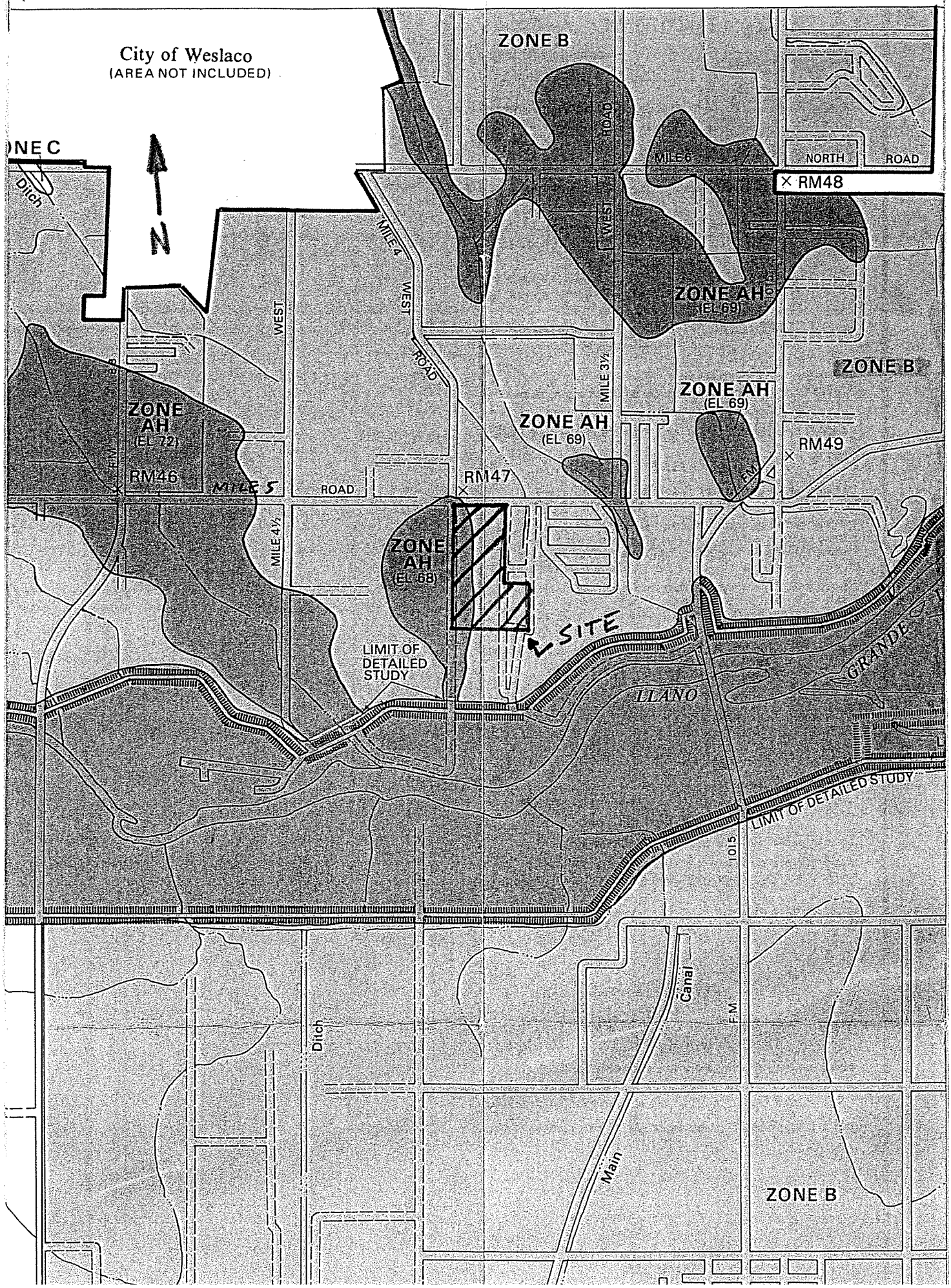
Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:
MAY 23, 1978

FEMA MAP


City of Weslaco
(AREA NOT INCLUDED)
N
ZONE C
ZONE B
ZONE AH
(EL 69)
ZONE AH
(EL 72)
ZONE AH
(EL 68)
RM46
RM47
RM48
RM49
MILE 6
MILE 5
MILE 4
MILE 3½
MILE 4½
NORTH
ROAD
WEST
ROAD
F.M.
SITE
LIMIT OF DETAILED STUDY
LLANO
GRANDE
Ditch
Canal
Main
1015

SOIL MAP HIDALGO COUNTY, TEXAS — SHEET NUMBER 112

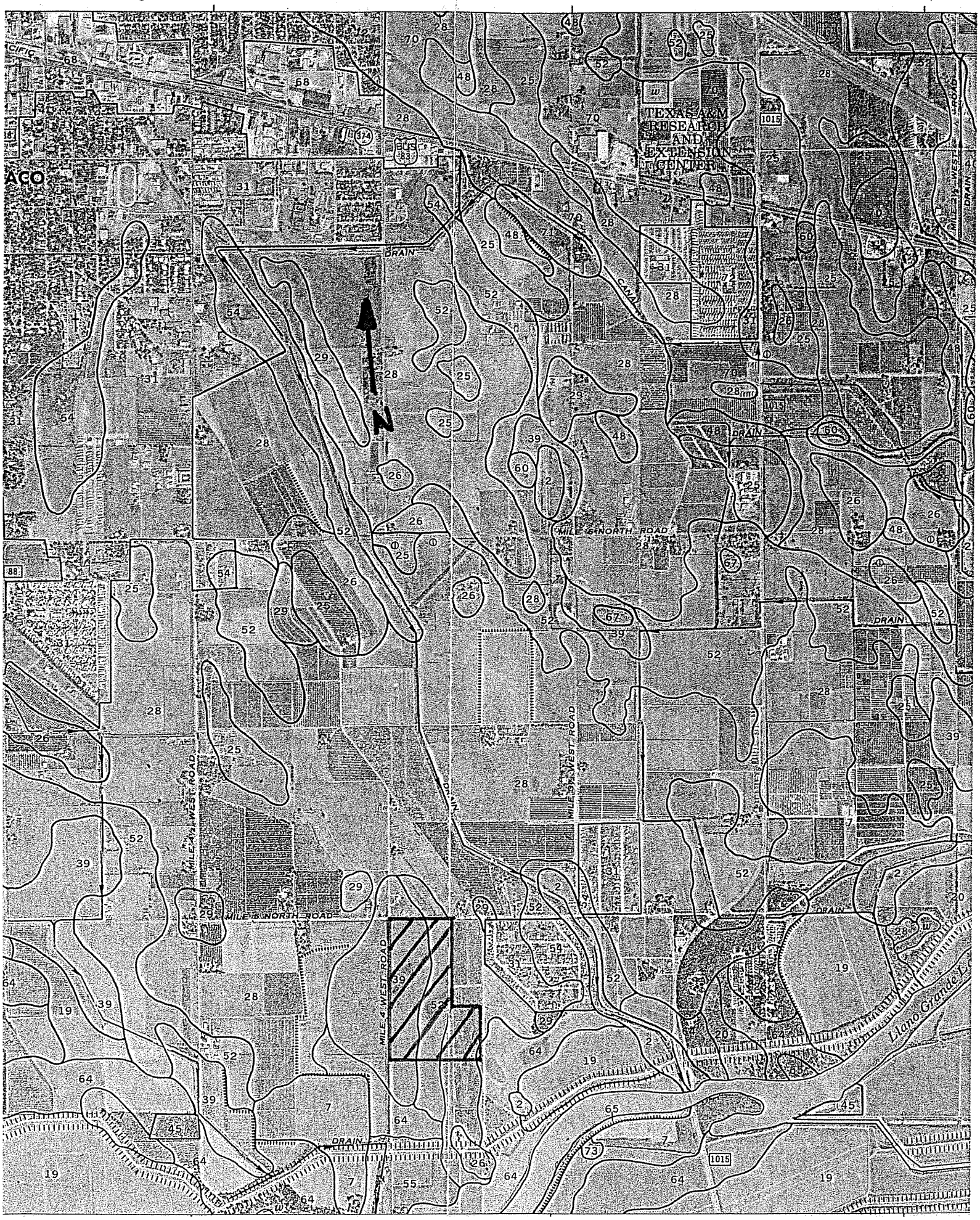


TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification: Unified	Classification: AASHTO	Percentage passing sieve number--: 4	10	40	200	Liquid limit	Plasticity index
	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 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification: Unified	Classification: AASHTO	Percentage passing sieve number--: 4	10	40	200	Liquid limit	Plasticity index
	In								Pct	
32:*										
Jimenez---------	0-8	Very gravelly loam.	GC, GM-GC	A-1, A-2-4, A-2-6	30-58	15-40	15-35	15-30	22-35	5-15
	8-10	Cemented---------	---	---	---	---	---	---	---	---
	10-60	Variable---------	---	---	---	---	---	---	---	---
Quemado---------	0-6	Very gravelly sandy loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	<25	NP-10
	6-12	Very gravelly sandy loam, very gravelly loam, very gravelly sandy clay loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	18-28	2-10
	12-18	Cemented---------	---	---	---	---	---	---	---	---
	18-60	Variable---------	---	---	---	---	---	---	---	---
33---------- Laredo	0-14	Silty clay loam	CL	A-6, A-7-6, A-4	100	100	90-100	85-100	28-44	9-22
	14-65	Silty clay loam, silt loam, very fine sandy loam.	CL	A-6, A-7-6, A-4	100	95-100	90-100	70-95	28-43	9-21
34---------- Matamoros	0-65	Silty clay, stratified silt loam to clay.	CH	A-7-6	100	100	100	95-100	51-65	30-41
35, 36, 37------- McAllen	0-14	Fine sandy loam	CL, SC, CL-ML, SM-SC	A-4, A-6	100	100	95-100	36-55	21-30	4-11
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
38---------- McAllen	0-14	Sandy clay loam	CL, SC,	A-6	100	100	95-100	36-55	29-40	11-20
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
39, 40, 41------- Mercedes	0-19	Clay----------	CH	A-7-6	85-100	80-100	80-100	75-95	55-76	32-49
	19-57	Clay----------	CH, CL-CH	A-7-6	85-100	80-100	80-100	75-95	50-76	32-49
	57-65	Clay----------	CH, CL	A-7-6	85-100	80-100	80-100	75-95	48-76	32-49
42---------- Nueces	0-29	Fine sand--------	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
43:*										
Nueces----------	0-29	Fine sand--------	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
Sarita----------	0-48	Fine sand--------	SM-SC, SP-SM, SM	A-2-4, A-3	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam.	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
44---------- Olmito	0-47	Silty clay-------	CH	A-7-6	100	100	100	90-100	51-70	28-44
	47-65	Silty clay, silty clay loam.	CH	A-7-6	95-100	90-100	85-100	85-100	51-70	28-44

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification: Unified	Classification: AASHTO	Percentage passing sieve number--: 4	10	40	200	Liquid limit	Plasticity index
	In								Pct	
45,* 46,* 47.* Pits										
48, 49---------- Racombes	0-13	Sandy clay loam	CL, SC	A-4, A-6	100	100	95-100	45-65	27-35	8-15
	13-49	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	34-43	15-22
	49-72	Sandy clay loam, clay loam.	CL, SC	A-6	90-100	80-100	80-95	40-65	30-40	11-20
50---------- Ramadero	0-21	Sandy clay loam	CL, SC	A-6, A-4	100	100	95-100	45-65	27-39	9-18
	21-65	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	32-42	13-21
51:*										
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---------	---	---	---	---	---	---	---	---
Cuevitas--------	0-8	Fine sandy loam	SM, SM-SC, SC	A-2-4	80-100	80-100	80-100	20-35	<28	NP-9
	8-60	Cemented---------	---	---	---	---	---	---	---	---
52, 53---------- Raymondville	0-15	Clay loam--------	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
54:*										
Raymondville----	0-15	Clay loam--------	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
Urban land.										
55, 56---------- Reynosa	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
57:*										
Reynosa---------	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
Urban land.										
58, 59---------- Rio	0-12	Fine sandy loam	SC, SM-SC	A-2-4, A-4	95-100	95-100	95-100	30-48	<30	5-10
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification: Unified	Classification: AASHTO	Percentage passing sieve number--: 4	10	40	200	Liquid limit	Plasticity index
	In								Pct	
60, 61---------- Rio	0-12	Clay loam--------	CL	A-6, A-7	95-100	95-100	95-100	70-80	35-45	15-22
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27
62---------- Rio Grande	0-8	Silt loam--------	CL, CL-ML	A-4, A-6	100	100	95-100	70-95	20-30	4-12
	8-65	Stratified silt loam to loamy very fine sand.	CL, CL-ML	A-4, A-6	100	100	95-100	70-100	20-33	4-12
63---------- Rio Grande	0-8	Silty clay loam	CL	A-6, A-7	100	100	95-100	80-100	30-43	11-18
	8-65	Stratified silt loam to loamy very fine sand.	CL, CL-ML	A-4, A-6	100	100	95-100	70-100	20-33	4-12
64, 65---------- Runn	0-55	Silty clay--------	CH, CL	A-7-6	100	100	95-100	85-98	43-62	21-36
	55-65	Silty clay, silty clay loam, silt loam.	CH, CL, CL-ML	A-6, A-7-6, A-4	100	95-100	90-100	70-98	21-62	4-36
66---------- Sarita	0-48	Fine sand--------	SM-SC, SP-SM, SM	A-2-4, A-3	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam.	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
67---------- Tiocano	0-65	Clay----------	CH	A-7-6	100	100	95-100	85-100	56-76	33-49
68.* Urban land										
69.* Ustorthents										
70, 71---------- Willacy	0-14	Fine sandy loam	SC, SM-SC	A-2-4, A-4	100	100	95-100	30-45	20-30	5-10
	14-80	Sandy clay loam, fine sandy loam.	SC, CL	A-4, A-6	95-100	90-100	90-100	36-65	28-40	9-20
72:* Willacy---------	0-14	Fine sandy loam	SC, SM-SC	A-2-4, A-4	100	100	95-100	30-45	20-30	5-10
	14-80	Sandy clay loam, fine sandy loam.	SC, CL	A-4, A-6	95-100	90-100	90-100	36-65	28-40	9-20
Urban land.										
73---------- Zalla	0-9	Loamy fine sand	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7
	9-65	Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7
74---------- Zalla	0-9	Silt loam--------	CL, CL-ML, ML	A-4, A-6	100	100	90-100	70-80	<30	NP-11
	9-65	Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7

* See description of the map unit for composition and behavior characteristics of the map unit.

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 K	Erosion factors T	Organic matter
	In	Pct	In/hr	In/in	pH	Mmhos/cm				Pct
22, 23, 24-------- Hebbronville	0-17	8-15	2.0-6.0	0.07-0.14	6.6-7.8	<2	Low----------	0.20	5	<1
	17-58	12-18	2.0-6.0	0.11-0.17	6.6-8.4	<2	Low----------	0.24		
	58-65	10-17	2.0-6.0	0.11-0.17	7.9-8.4	<2	Low----------	0.24		
25, 26, 27-------- Hidalgo	0-17	15-20	0.6-2.0	0.08-0.15	7.9-8.4	<4	Low----------	0.24	5	1-3
	17-28	23-35	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate------	0.32		
	28-80	23-35	0.6-2.0	0.08-0.20	7.9-8.4	<4	Moderate------	0.32		
28, 29---------- Hidalgo	0-17	20-30	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate------	0.32	5	1-3
	17-28	23-35	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate------	0.32		
	28-80	23-35	0.6-2.0	0.08-0.20	7.9-8.4	<4	Moderate------	0.32		
30---------- Hidalgo	0-17	20-30	0.6-2.0	0.01-0.13	7.9-8.4	4-16	Moderate------	0.32	5	1-3
	17-28	23-35	0.6-2.0	0.01-0.13	7.9-8.4	4-16	Moderate------	0.32		
	28-80	23-35	0.6-2.0	0.01-0.15	7.9-9.0	4-16	Moderate------	0.32		
31:* Hidalgo---------	0-17	20-30	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate------	0.32	5	1-3
	17-28	23-35	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate------	0.32		
	28-80	23-35	0.6-2.0	0.08-0.20	7.9-8.4	<4	Moderate------	0.32		
Urban land.										
32:* Jimenez---------	0-8	12-24	0.6-2.0	0.05-0.10	7.9-8.4	<2	Low----------	0.10	1	1-3
	8-10	---	---	---	---	---	----------	----		
	10-60	---	---	---	---	---	----------	----		
Quemado---------	0-6	10-18	0.6-2.0	0.09-0.13	6.1-7.8	<2	Low----------	0.10	1	<1
	6-12	18-27	0.6-2.0	0.05-0.10	6.6-7.8	<2	Low----------	0.10		
	12-18	---	---	---	---	---	----------	----		
	18-60	---	---	---	---	---	----------	----		
33---------- Laredo	0-14	12-35	0.6-2.0	0.15-0.22	7.9-8.4	<2	Moderate------	0.37	5	1-3
	14-65	18-35	0.6-2.0	0.13-0.20	7.9-8.4	<4	Moderate------	0.43		
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	14-25	0.6-2.0	0.11-0.16	7.9-8.4	<2	Low----------	0.24	5	0.5-1
	14-72	20-31	0.6-2.0	0.09-0.18	7.9-8.4	<4	Low----------	0.28		
39---------- Mercedes	0-19	40-60	<0.06	0.12-0.18	7.9-8.4	<4	Very high----	0.32	5	1-3
	19-57	45-60	<0.06	0.09-0.15	7.9-9.0	<8	Very high----	0.32		
	57-65	45-60	<0.06	0.06-0.20	7.9-9.0	>4	Very high----	0.32		
40---------- Mercedes	0-19	40-60	<0.06	0.02-0.12	7.9-9.0	>4	Very high----	0.32	5	1-3
	19-57	45-60	<0.06	0.02-0.09	7.9-9.0	>8	Very high----	0.32		
	57-65	45-60	<0.06	0.02-0.07	7.9-9.0	>8	Very high----	0.32		
41---------- Mercedes	0-19	40-60	<0.06	0.12-0.18	7.9-8.4	<4	Very high----	0.32	5	1-3
	19-57	45-60	<0.06	0.09-0.15	7.9-9.0	<8	Very high----	0.32		
	57-65	45-60	<0.06	0.06-0.20	7.9-9.0	>4	Very high----	0.32		
42---------- Nueces	0-29	2-12	2.0-6.0	0.05-0.10	6.1-7.3	<2	Low----------	0.17	5	<1
	29-72	18-34	0.2-0.6	0.12-0.17	6.6-8.4	<2	Moderate------	0.24		
43:* Nueces----------	0-29	2-12	2.0-6.0	0.05-0.10	6.1-7.3	<2	Low----------	0.17	5	<1
	29-72	18-34	0.2-0.6	0.12-0.17	6.6-8.4	<2	Moderate------	0.24		
Sarita----------	0-48	1-10	6.0-20	0.05-0.10	6.1-7.3	<2	Low----------	0.17	5	0.5-1
	48-80	18-35	2.0-6.0	0.13-0.19	5.6-8.4	<2	Moderate------	0.24		
44---------- Olmito	0-47	35-55	0.2-0.6	0.13-0.18	7.9-8.4	<4	Very high----	0.32	5	1-3
	47-65	35-55	0.06-0.2	0.06-0.18	7.9-8.4	>4	Very high----	0.32		
45,* 46,* 47.* Pits										

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 K	Erosion factors T	Organic matter
	In	Pct	In/hr	In/in	pH	Mmhos/cm				Pct
48---------- Racombes	0-13	16-28	0.6-2.0	0.14-0.19	6.6-7.8	<2	Low----------	0.28	5	1-3
	13-49	25-34	0.6-2.0	0.15-0.20	6.6-8.4	<4	Moderate------	0.32		
	49-72	26-34	0.6-2.0	0.15-0.20	7.9-8.4	<4	Low----------	0.32		
49---------- Racombes	0-13	16-28	0.6-2.0	0.04-0.12	6.6-7.8	4-16	Low----------	0.28	5	1-3
	13-49	26-34	0.6-2.0	0.04-0.13	6.6-8.4	4-16	Moderate------	0.32		
	49-72	25-34	0.6-2.0	0.04-0.13	7.9-8.4	>4	Moderate------	0.32		
50---------- Ramadero	0-21	16-34	0.6-2.0	0.14-0.19	6.6-8.4	<2	Moderate------	0.28	5	1-3
	21-65	25-34	0.6-2.0	0.15-0.20	6.6-8.4	<4	Moderate------	0.32		
51:*										
Randado----------	0-9	8-18	0.6-2.0	0.10-0.14	6.6-7.8	<2	Low----------	0.24	1	<1
	9-16	15-25	0.6-2.0	0.12-0.16	6.6-7.8	<2	Low----------	0.28		
	16-60	---	---	---	---	---	----------	----		
Cuevitas---------	0-8	7-18	0.6-2.0	0.10-0.14	6.6-7.8	<2	Low----------	0.20	1	0.5-1
	8-60	---	---	---	---	---	----------	----		
52---------- Raymondville	0-15	32-42	0.2-0.6	0.12-0.18	7.9-8.4	<4	High---------	0.32	5	1-3
	15-43	35-50	0.06-0.2	0.10-0.18	7.9-8.4	<4	High---------	0.32		
	43-65	35-45	0.06-0.2	0.10-0.18	7.9-8.4	<4	High---------	0.32		
53---------- Raymondville	0-15	32-42	0.2-0.6	0.04-0.11	7.9-8.4	4-16	High---------	0.28	5	1-3
	15-43	35-50	0.06-0.2	0.04-0.11	7.9-8.4	4-16	High---------	0.28		
	43-65	35-45	0.06-0.2	0.04-0.11	7.9-8.4	>4	High---------	0.32		
54:*										
Raymondville----	0-15	32-42	0.2-0.6	0.12-0.18	7.9-8.4	<4	High---------	0.32	5	1-3
	15-43	35-50	0.06-0.2	0.10-0.18	7.9-8.4	<4	High---------	0.32		
	43-65	35-45	0.06-0.2	0.10-0.18	7.9-8.4	<4	High---------	0.32		
Urban land.										
55---------- Reynosa	0-15	15-30	0.6-2.0	0.18-0.24	7.9-8.4	<2	Moderate------	0.37	5	0.5-1
	15-48	18-35	0.6-2.0	0.15-0.24	7.9-8.4	<4	Moderate------	0.43		
	48-65	18-35	0.6-2.0	0.12-0.22	7.9-8.4	<4	Low----------	0.43		
56---------- Reynosa	0-15	15-30	0.6-2.0	0.05-0.15	7.9-8.4	4-16	Moderate------	0.37	5	0.5-1
	15-48	18-35	0.6-2.0	0.04-0.14	7.9-8.4	4-16	Moderate------	0.43		
	48-65	18-35	0.6-2.0	0.04-0.14	7.9-8.4	4-16	Low----------	0.43		
57:*										
Reynosa----------	0-15	15-30	0.6-2.0	0.18-0.24	7.9-8.4	<2	Moderate------	0.37	5	0.5-1
	15-48	18-35	0.6-2.0	0.15-0.24	7.9-8.4	<4	Moderate------	0.43		
	48-65	18-35	0.6-2.0	0.12-0.22	7.9-8.4	<4	Low----------	0.43		
Urban land.										
58---------- Rio	0-12	12-20	2.0-6.0	0.14-0.18	6.6-7.8	<4	Low----------	0.24	5	1-3
	12-38	35-50	0.06-0.2	0.13-0.18	7.4-8.4	<4	Moderate------	0.32		
	38-63	30-40	0.2-0.6	0.12-0.17	7.9-8.4	<4	Moderate------	0.32		
59---------- Rio	0-12	12-20	2.0-6.0	0.04-0.12	6.6-7.8	4-16	Low----------	0.24	5	1-3
	12-38	35-50	0.06-0.2	0.04-0.11	7.4-8.4	4-16	Moderate------	0.32		
	38-63	30-40	0.2-0.6	0.04-0.10	7.9-8.4	>4	Moderate------	0.32		
60---------- Rio	0-12	20-35	0.6-2.0	0.15-0.20	6.6-7.8	<4	Moderate------	0.32	5	1-3
	12-38	35-50	0.06-0.2	0.13-0.18	7.4-8.4	<4	Moderate------	0.32		
	38-63	30-40	0.2-0.6	0.12-0.17	7.9-8.4	<4	Moderate------	0.32		
61---------- Rio	0-12	20-35	0.6-2.0	0.04-0.12	6.6-7.8	4-16	Moderate------	0.32	5	1-3
	12-38	35-50	0.06-0.2	0.04-0.11	7.4-8.4	4-16	Moderate------	0.32		
	38-63	30-40	0.2-0.6	0.04-0.10	7.9-8.4	>4	Moderate------	0.32		
62---------- Rio Grande	0-8	9-18	2.0-6.0	0.13-0.24	7.9-8.4	<4	Low----------	0.49	5	0.5-1
	8-65	9-18	2.0-6.0	0.13-0.24	7.9-8.4	<4	Low----------	0.49		

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 K	Erosion factors T	Organic matter
	In	Pct	In/hr	In/in	pH	Mmhos/cm				Pct
63---------- Rio Grande	0-8	28-35	0.6-2.0	0.18-0.24	7.9-8.4	<4	Moderate-----	0.49	5	0.5-1
	8-65	9-18	2.0-6.0	0.13-0.24	7.9-8.4	<4	Low----------	0.49		
64---------- Runn	0-55	36-55	0.06-0.2	0.13-0.20	7.9-8.4	<4	High----------	0.32	5	0.5-1
	55-65	24-55	0.2-0.6	0.09-0.20	7.9-8.4	<8	Moderate-----	0.37		
65---------- Runn	0-55	36-55	0.06-0.2	0.03-0.15	7.9-8.4	4-16	High----------	0.32	5	0.5-1
	55-65	24-55	0.2-0.6	0.03-0.15	7.9-8.4	4-16	Moderate-----	0.37		
66---------- Sarita	0-48	1-13	6.0-20	0.05-0.10	6.1-7.3	<2	Low----------	0.17	5	0.5-1
	48-80	18-35	2.0-6.0	0.13-0.19	5.6-8.4	<2	Moderate-----	0.24		
67---------- Tiocano	0-65	40-60	<0.06	0.12-0.18	7.4-8.4	<4	Very high----	0.32	5	1-3
68.* Urban land										
69.* Ustorthents										
70, 71---------- Willacy	0-14	12-22	2.0-6.0	0.14-0.18	6.6-7.8	<4	Low----------	0.24	5	1-3
	14-80	18-27	0.6-2.0	0.14-0.18	7.4-8.4	<4	Low----------	0.32		
72:*										
Willacy---------	0-14	12-22	2.0-6.0	0.14-0.18	6.6-7.8	<4	Low----------	0.24	5	1-3
	14-80	18-27	0.6-2.0	0.14-0.18	7.4-8.4	<4	Low----------	0.32		
Urban land.										
73---------- Zalla	0-9	2-14	6.0-20	0.05-0.09	7.8-8.4	<2	Low----------	0.17	5	<.5
	9-65	2-14	6.0-20	0.05-0.09	7.8-8.4	<2	Low----------	0.17		
74---------- Zalla	0-9	8-18	2.0-6.0	0.13-0.20	7.8-8.4	<2	Low----------	0.17	5	<.5
	9-65	2-14	6.0-20	0.05-0.09	7.8-8.4	<2	Low----------	0.17		

* See description of the map unit for composition and behavior characteristics of the map unit.

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.

TABLE 18.--SOIL AND WATER FEATURES--Continued

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			
32:*											
Quemado	C	None	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33 Laredo	B	None	---	---	>6.0	---	---	---	---	High	Low.
34 Matamoros	C	Occasional	Long	Sep-May	>6.0	---	---	---	---	High	Low.
35, 36, 37, 38 McAllen	C	None	---	---	>6.0	---	---	---	---	High	Low.
39, 40, 41 Mercedes	D	None	---	---	>6.0	---	---	---	---	High	Low.
42 Nueces	C	None	---	---	>6.0	---	---	---	---	Moderate	Low.
43:*											
Nueces	C	None	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita	A	None	---	---	>6.0	---	---	---	---	Low	Low.
44, 44 Olmito	D	None	---	---	>6.0	---	---	---	---	High	Low.
45,* 46,* 47.* Pits											
48 Racombes	B	Rare	---	---	>6.0	---	---	---	---	High	Low.
49 Racombes	B	Rare	---	---	1.5-4.5	Apparent	Sep-May	---	---	High	Low.
50 Ramadero	B	Common	Brief	Sep-May	>6.0	---	---	---	---	High	Low.
51:*											
Randado	C	None	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas	D	None	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52 Raymondville	D	None	---	---	>6.0	---	---	---	---	High	Low.
53 Raymondville	D	None	---	---	2.5-4.5	Apparent	Sep-May	---	---	High	Low.
54:*											
Raymondville	D	None	---	---	>6.0	---	---	---	---	High	Low.
Urban land.											
55 Reynosa	B	None	---	---	>6.0	---	---	---	---	High	Low.
56 Reynosa	B	None	---	---	1.5-4.5	Apparent	Sep-May	---	---	High	Low.
57:*											
Reynosa	B	None	---	---	>6.0	---	---	---	---	High	Low.
Urban land.											
58** Rio	D	Frequent	Long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High	Low.
59** Rio	D	Frequent	Long	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High	Low.

See footnotes at end of table.

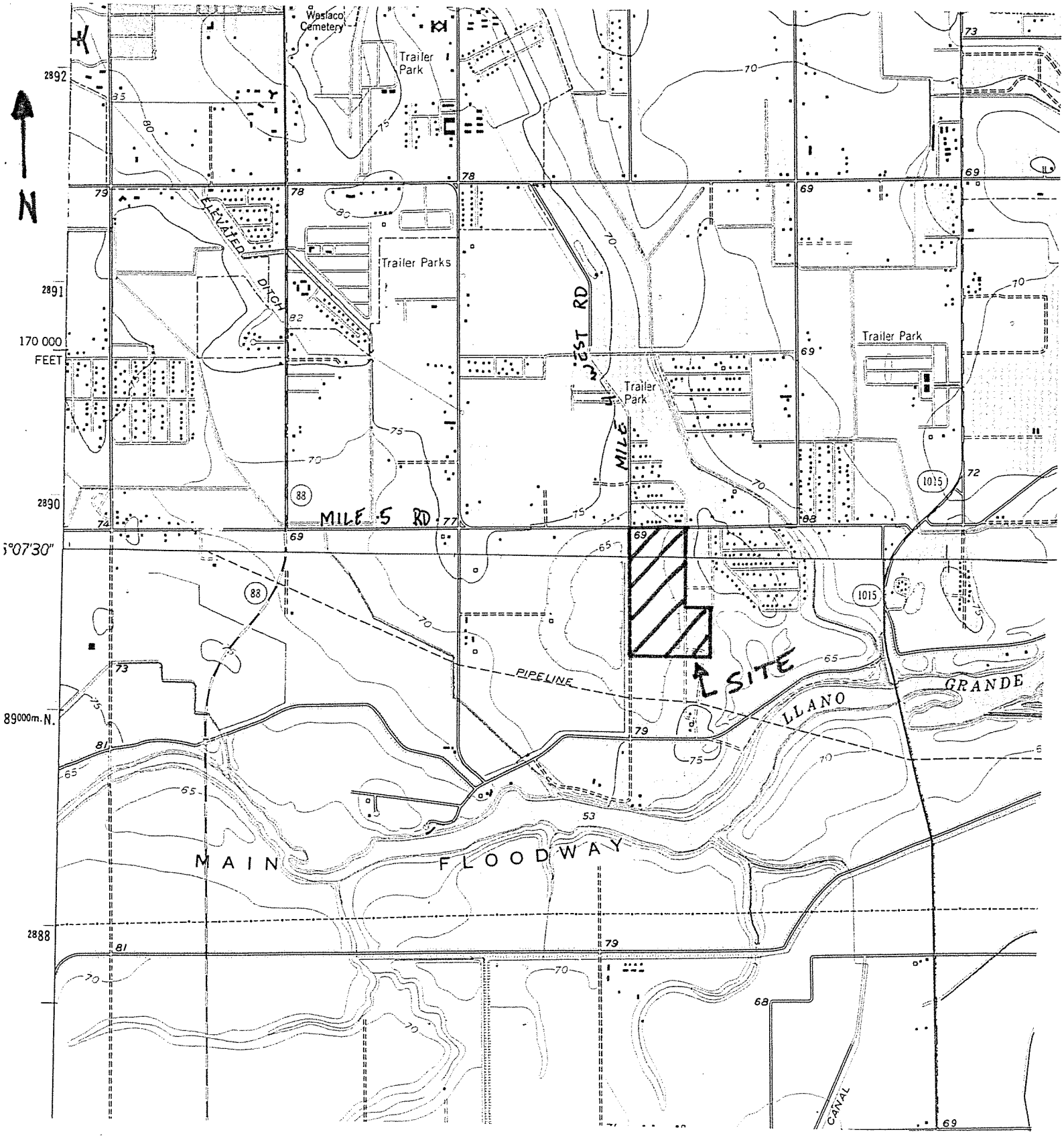
TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soi name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
					Ft			In			
60**---------- Rio	D	Frequent----	Long------	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
61**---------- Rio	D	Frequent----	Long------	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.
62, 63---------- Rio Grande	B	Rare--------	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
64---------- Runn	D	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
65---------- Runn	D	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
66---------- Sarita	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
67**---------- Tiocano	D	Frequent----	Long------	Sep-May	+3-6.0	Perched	Sep-May	---	---	High-----	Low.
68.* Urban land											
69.* Ustorthents											
70, 71---------- Willacy	B	None--------	---	---	>6.0	---	---	---	---	Moderate	Low.
72:* Willacy----------	B	None--------	---	---	>6.0	---	---	---	---	Moderate	Low.
Urban land.											
73---------- Zalla	A	Occasional	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
74---------- Zalla	A	Rare--------	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.

* See description of the map unit for composition and behavior characteristics of the map unit.

** In the "High water table--Depth" column, a plus sign preceding the range in depth indicates that the water table is above the surface of the soil. The first numeral in the range indicates how high the water rises above the surface. The second numeral indicates the depth below the surface.

QUAD MAP


N
Weslaco Cemetery
Trailer Park
Trailer Parks
ELEVATED DITCH
WEST RD
MILE
Trailer Park
Trailer Park
MILE 5 RD
88
1015
PIPELINE
SITE
LLANO
GRANDE
MAIN FLOODWAY
CANAL
170 000 FEET
2892
2891
2890
2888
89000m. N.
6°07'30"

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1792

From:
Mardoqueo Hinojosa

Subject:
Discussion and consideration to approve the Final Plat for Plaza Diez Quince, being a 9.24 acres land out of Plaza Diez Quince Subdivision, Weslaco, Hidalgo County, Texas located approximately 400 feet east of FM 1015. Possible action. (Staffed by Planning and Code Enforcement.)

Background:
The proposed thirty-two (32) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through an existing 8" waterline and sewer services through an existing 8" sewer line. The property is within a Flood Zone "B". Owner is requesting variance for drainage dedication requirements reducing dedication to 50-ft. Letters of concurrence have been provided by Hidalgo County Drainage District No. 1 and Hidalgo and Cameron Counties Irrigation District No. 9.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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)**:**
Planning and Zoning recommended approval on July 25, 2018.

Kayla Arevalo	Created/Initiated
Mardoqueo Hinojosa	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval with compliance with the ordinance for the variance requests.

Attachments, if any:
ENG18_005 PLAT (1), plaza diez quince -attchments, Plaza Diez Quince Sub , FW_ plaza 1015

Responsibilities upon Approval:
Staff will notify applicant.

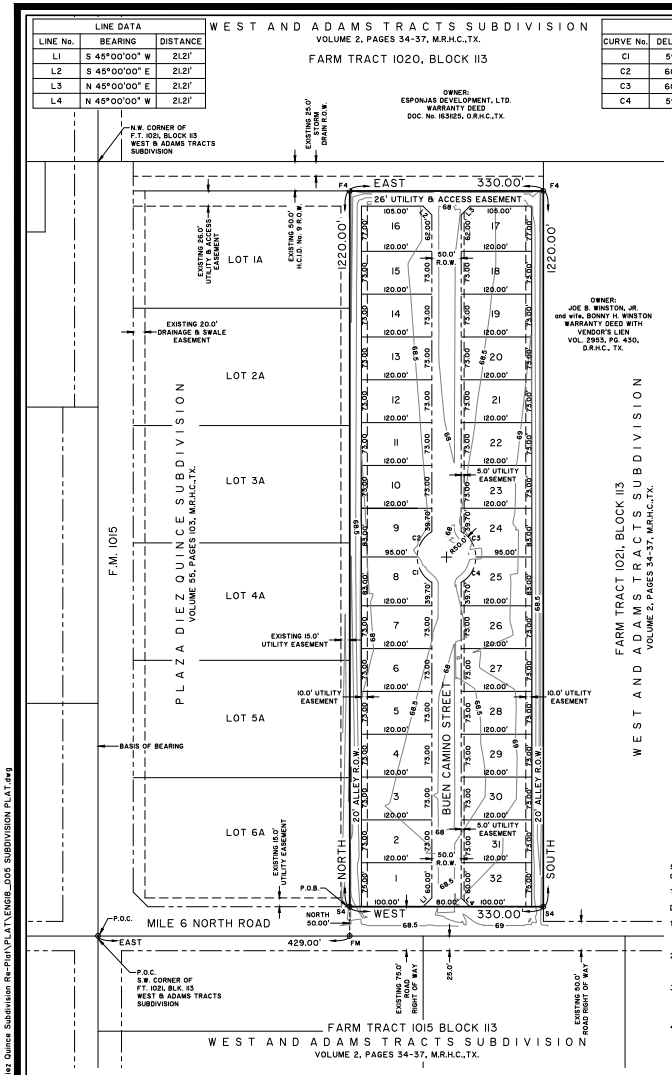
AMENDED PLAT OF LOT 1 - LOT 32
PLAZA DIEZ QUINCE SUBDIVISION

BEING A 9.24 ACRES OF LAND OUT OF PLAZA DIEZ QUINCE SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNYT, TEXAS, AS PER MAP RECORDED IN VOLUME 55, PAGE 103, M.R.H.C., TEXAS.

LINE DATA		
LINE No.	BEARING	DISTANCE
L1	S 45°00'00" W	21.21'
L2	S 45°00'00" E	21.21'
L3	N 45°00'00" E	21.21'
L4	N 45°00'00" W	21.21'

CURVEY DATA					
CURVE No.	DELTA ANGLE	RADIUS	ARC LEN.	TANGENT	CHORD LEN.	CHORD BEARING
C1	59°59'55"	50.00'	52.36'	28.87'	50.00'	S 30°00'03" E
C2	60°00'05"	50.00'	52.36'	28.87'	50.00'	S 29°59'57" W
C3	60°00'05"	50.00'	52.36'	28.87'	50.00'	N 29°59'57" W
C4	59°59'55"	50.00'	52.36'	28.87'	50.00'	N 30°00'03" E

LOT DATA		
LOT No.	ACRES	Sq. Ft.
1 & 32	0.20	8,887.50
2-7, 10-15,18-23, 26-31	0.20	8,760.00
16 & 17	0.21	9,127.50
8 & 25	0.21	9,192.30
9 & 24	0.21	9,192.24



100' 0 100'
SCALE: 1" = 100'

S4- SET No. 4 REBAR WITH PLASTIC CAP STAMPED RGEC
FM- FOUND MAGNETIC NAIL
F4- FOUND No. 4 REBAR

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINE ARE AS FOLLOWS:
   A. FRONT: 20.0'
   B. REAR: 20.0'
   C. SIDE: 5.0'
   C. CORNER: 10.0'
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF LOT
3. FLOOD ZONE "B" - AREAS BETWEEN LIMITS OF A 100-YEAR 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. COMMUNITY-PANEL No.: 480334 0525 B: MAP REVISED: JANUARY 02, 1981
4. BENCH MARK: SQUARE CUT ON TOP OF CURB INLET LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION.
   ELEVATION: (NAVD88)
   NORTHING:
   EASTING:
5. NO BUILDING/STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED AN AREA OF APPROXIMATELY 9.24 ACRES AND A VOLUME OF APPROXIMATELY 47,027 CUBIC FEET (1.08 ACRE FEET) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
7. A DETAILED DRAINAGE PLAN SHALL BE APPROVED BY THE CITY ENGINEER AT THE BUILDING PERMIT STAGE.
8. A 4.0' SIDEWALK ALONG INTERNAL STREET SHALL BE REQUIRED AT THE BUILDING PERMIT STAGE.
9. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF WESLACO FOR THIS DEVELOPMENT.

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS: _____ DAY OF _____, 2018

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 (H.C.C.I.D. No. 9) RIGHT OF WAY AND/OR EASEMENTS WITHOUT EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 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 LAND WAS IN AGRICULTURAL USE.
3. H.C.C.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR THE STORM / DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, H.C.D.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. H.C.C.I.D. No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

_____
GENERAL MANAGER,
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

METES AND BOUNDS DESCRIPTION

BEING 9.24 ACRES OF LAND OUT OF PLAZA DIEZ QUINCE SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 55, PAGE 103, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 9.24 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

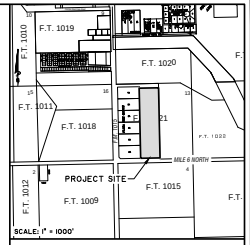
COMMENCING AT THE SOUTHWEST CORNER OF FARM TRACT 1021, BLOCK 113, WEST AND ADAMS TRACT SUBDIVISION ALSO BEING THE SOUTHWEST CORNER OF PLAZA DIEZ QUINCE SUBDIVISION; THENCE, EAST, WITH THE SOUTH LINE OF FARM TRACT 1021, BLOCK 113, WEST AND ADAMS TRACT SUBDIVISION, DISTANCE OF 429.00 FEET TO A MAGNETIC NAIL FOUND; THENCE, NORTH 50.00 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE EXISTING NORTH RIGHT OF WAY LINE OF MILE 6 NORTH ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, NORTH, WITH THE A OF 1220.00 FEET TO A No. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, EAST, A DISTANCE OF 330.00 FEET TO A No. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH, A DISTANCE OF 1220.00 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE EXISTING NORTH RIGHT OF WAY OF SAID MILE 6 NORTH ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, WEST, WITH THE EXISTING NORTH RIGHT OF WAY LINE OF SAID MILE 6 NORTH ROAD, A DISTANCE OF 330.00 FEET TO A POINT OF BEGINNING AND CONTAINING 9.24 ACRES OF LAND, MORE OR LESS.



LOCATION MAP

PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577

DATE PREPARED: JUNE 2018
DATE SURVEYED: MAY 2018

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AMENDED PLAT OF LOT 1 - LOT 32 PLAZA DIEZ QUINCE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

_____
MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ DATE

_____
SECRETARY OF THE CITY OF WESLACO: ELIZABETH WALKER DATE

STATE OF TEXAS §
COUNTY OF HIDALGO §

THIS PLAT OF AMENDED PLAT OF LOT 1 - LOT 32 PLAZA DIEZ QUINCE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2018.

_____
DIRECTOR: DAVID HERNANDEZ, CHAIRMAN

STATE OF TEXAS §
COUNTY OF HIDALGO §

APPROVED BY DRAINAGE DISTRICT:

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

HIDAGLO COUNTY DRAINAGE DISTRICT No. 1

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

THE COUNTY OF HIDALGO TEXAS

ON: _____ AT _____
AM/PM INSTRUMENT
No. _____ OF
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____
DEPUTY

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS AMENDED PLAT OF LOT 1 - LOT 32 PLAZA DIEZ QUINCE SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

STATE OF TEXAS
RAMIRO GUTIERREZ
65948
REGISTERED
PROFESSIONAL ENGINEER

PRELIMINARY-SUBJECT TO REVISION
RAMIRO GUTIERREZ., P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, PABLO SOTO, Jr., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE 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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUES GOVERNING SURVEYS.

PRELIMINARY-SUBJECT TO REVISION
PABLO SOTO, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541
R.GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: _____

NO.	SHEET	REVISION	DATE	APPROVED

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	E-MAIL
OWNER:	EZEQUIEL REYNA	702 W. EXPWY. 83	WESLACO,TEXAS 78596	(956) 477-3962	
ENGINEER:	RAMIRO GUTIERREZ	130 E. PARK AVE.	PHARR, TEXAS 78577	(956) 782-2557	rgutierrez@rgec.net
SURVEYOR:	PABLO SOTO, JR.	130 E. PARK AVE.	PHARR, TEXAS 78577	(956) 782-2557	office@rgec.net

File Path:F:\2018\ENG\005 - Plaza Diez Quince Subdivision Re-Plat\PLAT\ENG18_005 SUBDIVISION PLAT.dwg

RECEIVED

JUL 17 2018

Planning & Code Enforcement Dept.

SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. SUB18-00014

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: Amended Plat of Lot 1 - Lot 32 Plaza Diez Quince Subdivision

Location: NEC of intersection of Mile 6 North and FM1015

Legal Description: BEING 9.24 ACRES OUT OF PLAZA DIEZ QUINCE SUBDIVISION, AN ADDTITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 55, PAGE 103, M.R.H.C., 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: R-2 Duplex & Apartments District

Existing Land Use: Vacant Proposed Land Use: Single Family Residential

Number of Lots Proposed: 32 Gross Acreage: 9.24 Acres

Title Report Submitted: ☐ YES ■ NO

OWNER INFORMATION

Owner's Name: Reyna Family Development Telephone: (956)477-3962

Address: 702 W. Expressway 83 Fax:

City: Weslaco State: TX Zip: 78596 E-mail:

ENGINEER INFORMATION

Name: R. Gutierrez Engineering Corp Telephone: (956)782-2557

Address: 130 E. Park Ave Fax:

City: Pharr State: TX Zip: 78577 E-mail: rgutierrez@rgec.net

UTILITY PROVISIONS

Will proposed subdivision connect to:

■ YES ☐ NO Water Provision: City of Weslaco

■ YES ☐ NO Wastewater Provision: City of Weslaco

■ YES ☐ NO Electric Company: AEP

■ YES ☐ NO Phone Utility_____	■ YES ☐ NO Gas Utility	■ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

■ YES ☐ NO Drainage District HCDD1	■ YES ☐ NO Irrigation District HC&CCID9

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)

x_____**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**

$355.00_____**$350.00** (one time fee for preliminary and final plat) (plus $5.00 Admin Fee = $355.00)

x_____One 11" X 17" reduced copy of plat

x_____Plat Layout

- x_____Existing & Proposed Easements
- x_____Existing & Proposed ROW
- x_____Existing & Proposed Drainage Easements

x_____Contours
x_____Flood Zones
x_____Adjoiners
x_____Existing & Proposed street names
x_____Utility Layout
x_____Existing & Proposed Utilities
x_____Proposed Fire Hydrants
x_____Adjoiners
x_____Street names
x_____Drainage plans and calculations with engineer's seal
x_____Elevations
x_____Flood directional arrows
x_____Detention areas
x_____Street names
x_____Proof of ownership of the property
N/A_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
x_____Tax Receipt for all taxing entities showing that taxes are paid in full
N/A_____Number of fire hydrants proposed for subdivision
N/A_____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: Reyna Family Development

Owner Signature: _____ Date: July 17, 2018

R. Gutierrez Engineering Corp / Ramiro Gutierrez, P.E. is the authorized agent

Authorized Agent Signature: _____ Date: July 17, 2018

Authorized Agent Printed Name: Ramiro Gutierrez

****

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. _____

CITY OF WESLACO
956-968-3181

REC#: 02405113 7/17/2018 4:26 PM
OPER: LVALD TERM: 036
REF#: 5529
PAID BY:

TRAN: 235.1000 PROCESSING FEE
9161
101-400-3200
PROCESSING FEE-ONLI 5.00CR

TRAN: 203.0000 SUBDIVISION INSPECT
9161
101-400-1025
SUBDIVISION INSPECT 350.00CR

TENDERED: 355.00 CHECK
APPLIED: 355.00-

CHANGE: 0.00

DRAINAGE STATEMENT
FOR AMENDED PLAT OF LOT 1 – LOT 32
PLAZA DIEZ QUINCE SUBDIVISION
(9.24-ACRE RESIDENTIAL DEVELOPMENT)
HIDALGO COUNTY, TEXAS

Prepared by

R. Gutierrez Engineering Corporation

130 East Park
Pharr, Texas 78577
Tel: 956-782-2557
Fax: 956-782-2558

STATE OF TEXAS
HERNAN A. LUGO
108728
LICENSED
PROFESSIONAL ENGINEER

04/25/2018

Prepared
April 25, 2018

R. Gutierrez Engineering Corporation
T.B.P.E. FIRM: F486

I. PROJECT LOCATION 1

II. FLOOD PLAIN 1

III. SOIL CONDITIONS 1

IV. PREDEVELOPMENT CONDITIONS 2

V. DEVELOPED CONDITIONS 2

EXHIBITS

A. Subdivision Plat

B. FEMA Flood Insurance Map

C. Soil Survey of Hidalgo County

D. Storm Water Calculations

DRAINAGE STATEMENT

FOR

Amended Plat of Lot 1 – Lot 32, Plaza Diez Quince Subdivision

I. PROJECT LOCATION

Amended Plat of Lot 1 – Lot 32 of Plaza Diez Quince Subdivision is a 9.24 acres of land out of Plaza Diez Quince Subdivision, Hidalgo County, Texas, as per map recorded in Volume 55, Page 103, Map Records of Hidalgo County, Texas. The subject property is located in the northeast intersection of FM-1015 (International Blvd) and Mile 6 North Road, approximately 429-ft east of FM 1015. Said property is currently located in the within the city limits of the City of Weslaco. The proposed subdivision will consist of thirty-two (32) residential lots. (Refer to Exhibit A)

II. FLOOD PLAIN

In accordance with F.E.M.A.-F.I.R.M. Map No. 480334 0525 B, Effective Date January 2, 1981, the subject tract lays in "Zone B", defined by FEMA as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths of less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from base. (Refer to Exhibit B).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to Exhibit C) indicates that about 68% of the tract lies in Hidalgo sandy clay loam (Map Unit #28) with a Plasticity Index between 11 and 22, the soil is well drained, permeability is at a moderate high to high, and it is within Hydrological Group "B". This area is also known to have a depth to water table of more than 80-inches. The rest of the tract lies in Racombes sandy clay loam (Map Unit #48) with a Plasticity Index between 8 and 22, the soil is moderately well drained, permeability is at a moderate high to high, and it is within Hydrological Group "B". This area is also known to have a depth to water table of about 42 to 72 inches (Refer to Exhibit C)

IV. PREDEVELOPMENT CONDITIONS

The runoff of the subject tract at the predevelopment conditions consisted of overland flow in a northerly direction with a terrain has a grade of approximately 0.15%. The excess runoff leaving the property was captured by Hidalgo County Irrigation District No. 9 drain ditch located north and adjacent of the subject tract of land. The total contributing 10-year existing storm water runoff from this site is approximately **9.57-cfs.** (Refer to Exhibit D).

V. DEVELOPED CONDITIONS

The developed conditions for this subject tract will consist of thirty-two (32) lots residential lots subdivision. Development in the form of impervious pavement and buildings will increase the ultimate storm water runoff. The additional runoff will be conveyed by an existing storm drainage conveyance system consisting of curb and gutter roadway section, curb inlets and storm drainage pipes which will capture and convey the storm water runoff offsite and into the Hidalgo County Irrigation District No. 9 drain ditch. In accordance with the City of Weslaco and Hidalgo County Drainage District No. 1 (HCDD1), the peak runoff shall be maintained at the predevelopment conditions rate of **9.57-cfs.** The total developed 10-year runoff will be approximately **41.51-cfs** with an increase of 31.94-cfs. All of the excess runoff volume for the entire development is approximately **1.080 acre-feet (47.027 c.f.)** or 0.034 acre-feet (1,470 cf) per lot. Said volume will be detained offsite in the Hidalgo County Irrigation District No. 9 drain ditch which was widened to provide approximately 47,000 cf of storage volume for this development (Refer to Exhibit D).

04/25/2018

EXHIBIT A
Subdivision Plat
&
Existing Improvements

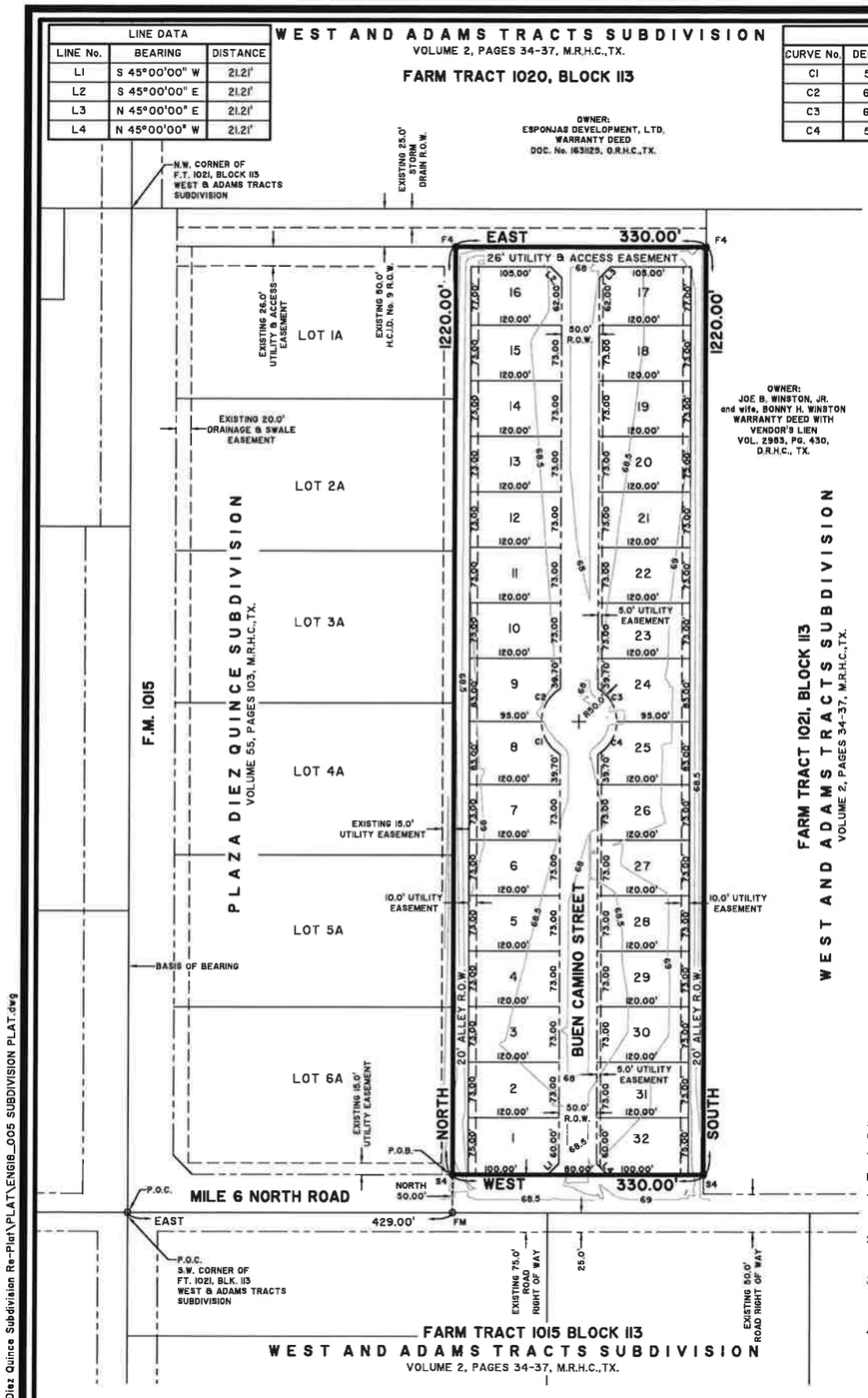
AMENDED PLAT OF LOT 1 - LOT 32
PLAZA DIEZ QUINCE SUBDIVISION

BEING A 9.24 ACRES OF LAND OUT OF PLAZA DIEZ QUINCE SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNYT, TEXAS, AS PER MAP RECORDED IN VOLUME 55, PAGE 103, M.R.H.C., TEXAS.

LINE DATA		
LINE No.	BEARING	DISTANCE
L1	S 45°00'00" W	21.21'
L2	S 45°00'00" E	21.21'
L3	N 45°00'00" E	21.21'
L4	N 45°00'00" W	21.21'

CURVEY DATA						
CURVE No.	DELTA ANGLE	RADIUS	ARC LEN.	TANGENT	CHORD LEN.	CHORD BEARING
C1	59°59'55"	50.00'	52.36'	28.87'	50.00'	S 30°00'03" E
C2	60°00'05"	50.00'	52.36'	28.87'	50.00'	S 29°59'57" W
C3	60°00'05"	50.00'	52.36'	28.87'	50.00'	N 29°59'57" W
C4	59°59'55"	50.00'	52.36'	28.87'	50.00'	N 30°00'03" E

LOT DATA		
LOT No.	ACRES	Sq. Ft.
1 & 32	0.20	8,887.50
2-7, 10-15,18-23, 26-31	0.20	8,760.00
16 & 17	0.21	9,127.50
8 & 25	0.21	9,192.30
9 & 24	0.21	9,192.24



100' 0 100'
SCALE: 1" = 100'

S4- SET No. 4 REBAR WITH PLASTIC CAP STAMPED RGEC
FM- FOUND MAGNETIC NAIL
F4- FOUND No. 4 REBAR

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINE ARE AS FOLLOWS:
   A. FRONT: 20.0'
   B. REAR: 20.0'
   C. SIDE: 5.0'
   C. CORNER: 10.0'
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF LOT
3. FLOOD ZONE "B" - AREAS BETWEEN LIMITS OF A 100-YEAR 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. COMMUNITY-PANEL No.: 480334 0525 B: MAP REVISED: JANUARY 02, 1981
4. BENCH MARK: SQUARE CUT ON TOP OF CURB INLET LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION.
   ELEVATION: (NAVD88)
   NORTHING:
   EASTING:
5. NO BUILDING/STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED AN AREA OF APPROXIMATELY 9.24 ACRES AND A VOLUME OF APPROXIMATELY 47,027 CUBIC FEET (1.08 ACRE FEET) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
7. A DETAILED DRAINAGE PLAN SHALL BE APPROVED BY THE CITY ENGINEER AT THE BUILDING PERMIT STAGE.
8. A 4.0' SIDEWALK ALONG INTERNAL STREET SHALL BE REQUIRED AT THE BUILDING PERMIT STAGE.
9. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF WESLACO FOR THIS DEVELOPMENT.

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS: _____ DAY OF _____, 2018

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 (H.C.C.I.D. No. 9) RIGHT OF WAY AND/OR EASEMENTS WITHOUT EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 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 LAND WAS IN AGRICULTURAL USE.
3. H.C.C.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR THE STORM / DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.D.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. H.C.C.I.D. No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

_____
GENERAL MANAGER,
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

METES AND BOUNDS DESCRIPTION

BEING 9.24 ACRES OF LAND OUT OF PLAZA DIEZ QUINCE SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 55, PAGE 103, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 9.24 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

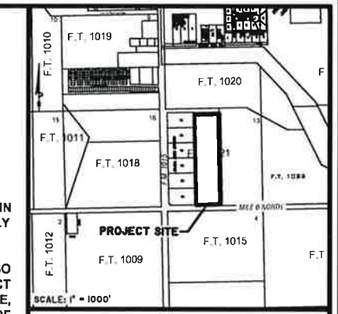
COMMENCING AT THE SOUTHWEST CORNER OF FARM TRACT 1021, BLOCK 113, WEST AND ADAMS TRACT SUBDIVISION ALSO BEING THE SOUTHWEST CORNER OF PLAZA DIEZ QUINCE SUBDIVISION; THENCE, EAST, WITH THE SOUTH LINE OF FARM TRACT 1021, BLOCK 113, WEST AND ADAMS TRACT SUBDIVISION, DISTANCE OF 429.00 FEET TO A MAGNETIC NAIL FOUND; THENCE, NORTH 50.00 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE EXISTING NORTH RIGHT OF WAY LINE OF MILE 6 NORTH ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, NORTH, WITH THE A OF 1220.00 FEET TO A No. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, EAST, A DISTANCE OF 330.00 FEET TO A No. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH, A DISTANCE OF 1220.00 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE EXISTING NORTH RIGHT OF WAY OF SAID MILE 6 NORTH ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, WEST, WITH THE EXISTING NORTH RIGHT OF WAY LINE OF SAID MILE 6 NORTH ROAD, A DISTANCE OF 330.00 FEET TO A POINT OF BEGINNING AND CONTAINING 9.24 ACRES OF LAND, MORE OR LESS.



LOCATION MAP

PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577

DATE PREPARED: JUNE 2018
DATE SURVEYED: MAY 2018

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AMENDED PLAT OF LOT 1 - LOT 32 PLAZA DIEZ QUINCE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

_____
MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ DATE

_____
SECRETARY OF THE CITY OF WESLACO: ELIZABETH WALKER DATE

STATE OF TEXAS §
COUNTY OF HIDALGO §

THIS PLAT OF AMENDED PLAT OF LOT 1 - LOT 32 PLAZA DIEZ QUINCE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2018.

_____
DIRECTOR: DAVID HERNANDEZ, CHAIRMAN

STATE OF TEXAS §
COUNTY OF HIDALGO §

APPROVED BY DRAINAGE DISTRICT:

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

HIDAGLO COUNTY DRAINAGE DISTRICT No. 1

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

THE COUNTY OF HIDALGO TEXAS

ON: _____ AT _____
AM/PM INSTRUMENT
No. _____ OF
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____
DEPUTY

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS AMENDED PLAT OF LOT 1 - LOT 32 PLAZA DIEZ QUINCE SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

STATE OF TEXAS
RAMIRO GUTIERREZ
65948
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY-SUBJECT TO REVISION
RAMIRO GUTIERREZ., P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, PABLO SOTO, Jr., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE 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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUES GOVERNING SURVEYS.

PRELIMINARY-SUBJECT TO REVISION
PABLO SOTO, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541
R.GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: _____

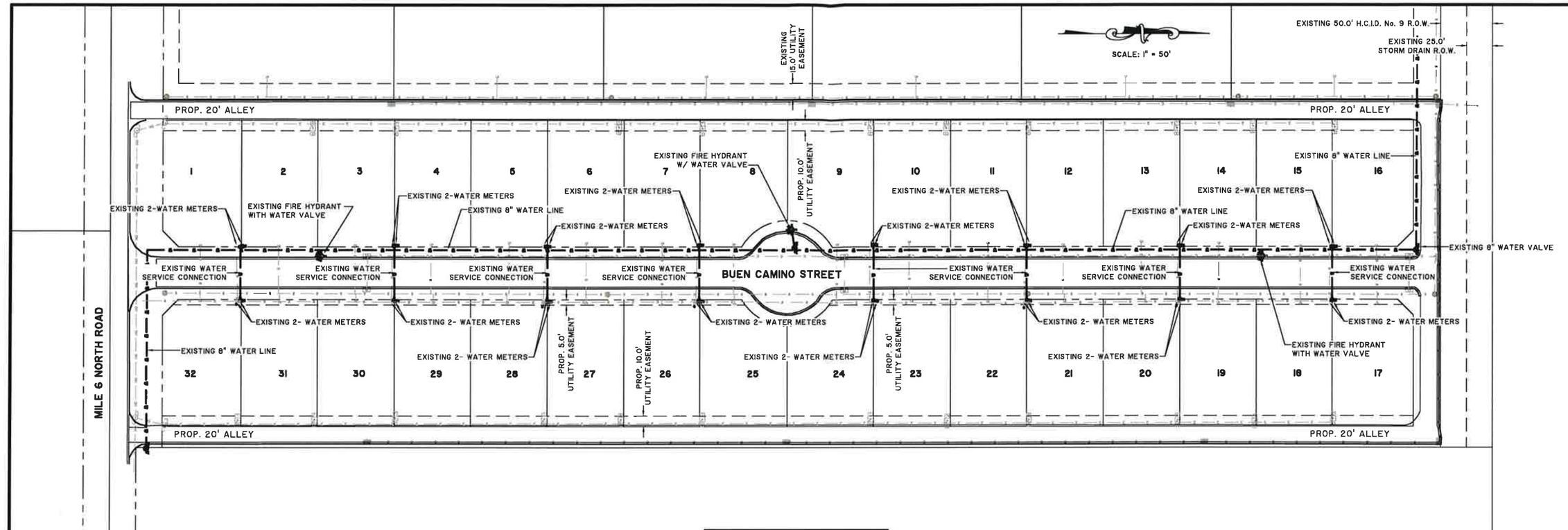
NO.	SHEET	REVISION	DATE	APPROVED

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

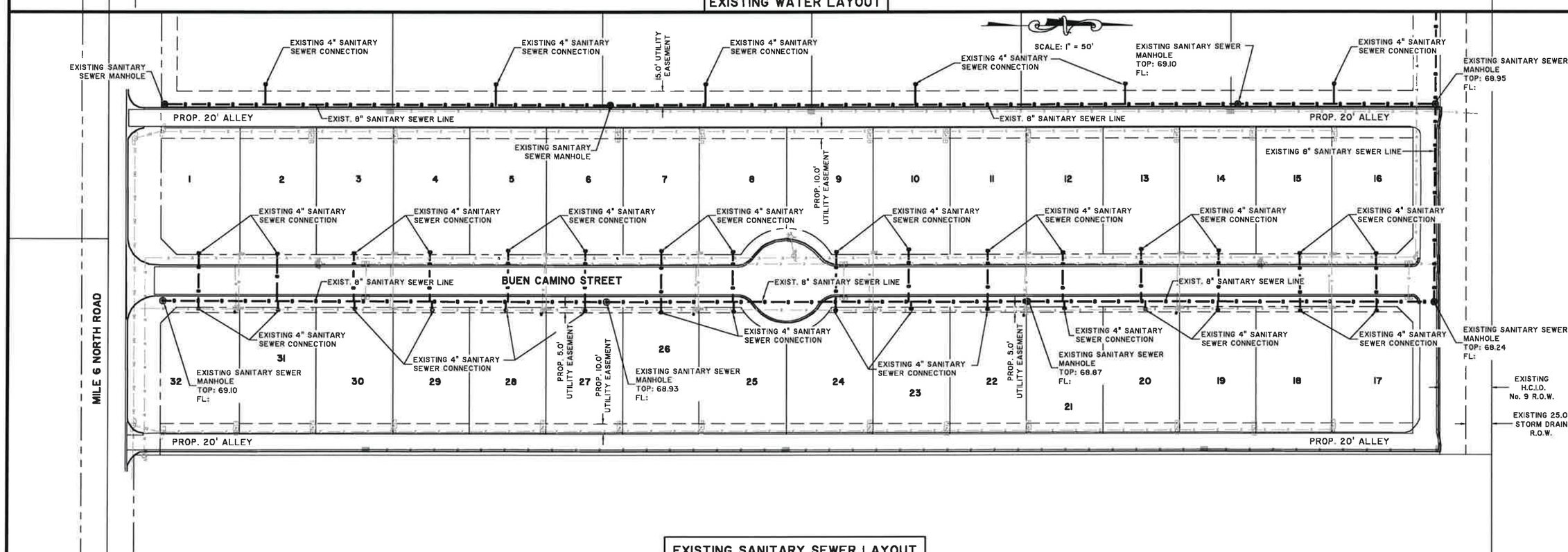
PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	E-MAIL
OWNER:	EZEQUIEL REYNA	702 W. EXPWY. 83	WESLACO,TEXAS 78596	(956) 477-3962	
ENGINEER:	RAMIRO GUTIERREZ	130 E. PARK AVE.	PHARR, TEXAS 78577	(956) 782-2557	rgutierrez@rgec.net
SURVEYOR:	PABLO SOTO, JR.	130 E. PARK AVE.	PHARR, TEXAS 78577	(956) 782-2557	office@rgec.net

File Path:F:\2018\ENG\005 - Plaza Diez Quince Subdivision Re-Plat\PLAT\ENG18_005 SUBDIVISION PLAT.dwg



EXISTING WATER LAYOUT



EXISTING SANITARY SEWER LAYOUT

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. 486

PRELIMINARY-FOR REVIEW ONLY

These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:

RAMIRO GUTIERREZ 65948
Print Name PE#

Date

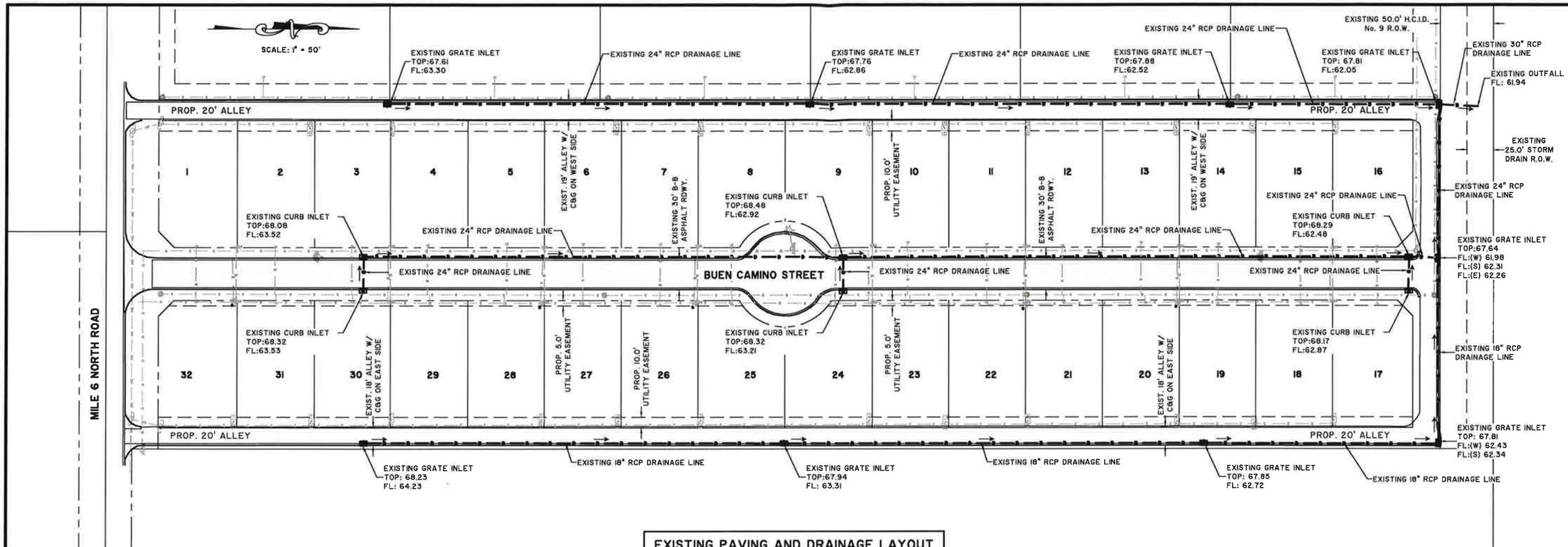
AMENDED PLAT OF LOT 1 - LOT 32 PLAZA DIEZ QUINCE SUBDIVISION EXISTING UTILITY PLANS

WATER & SAN. SEWER LAYOUT

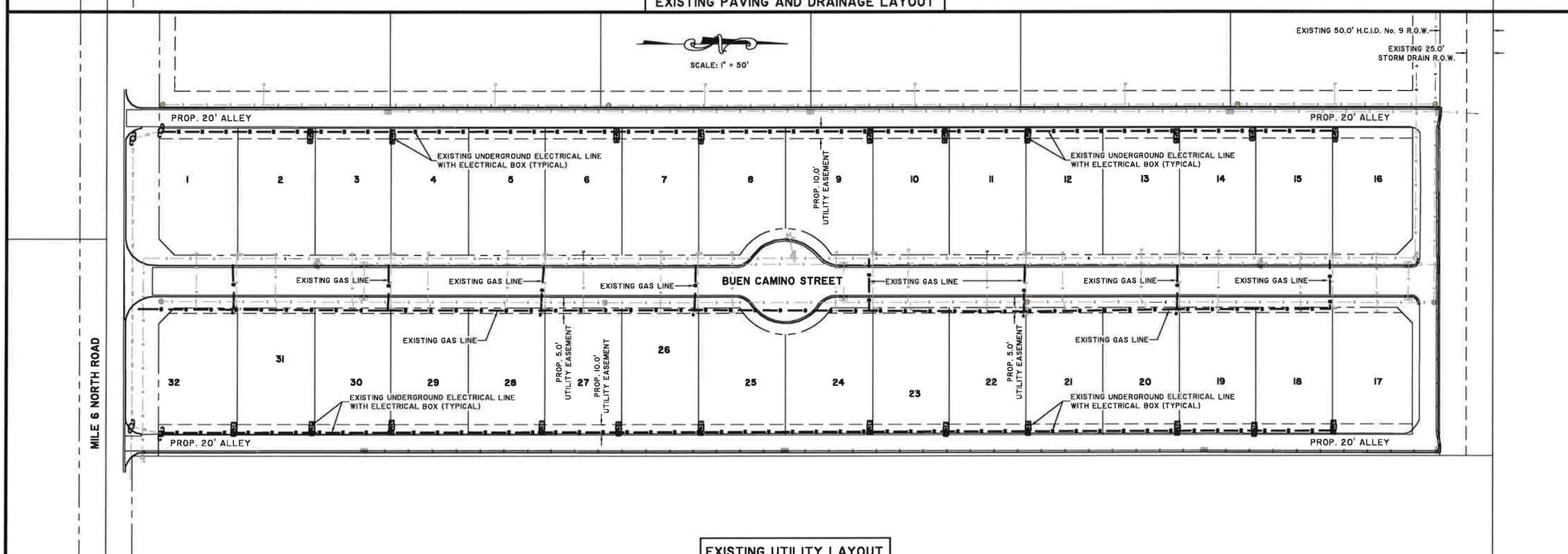
REVISION	DATE	BY

SCALE: AS SHOWN
DATE: APRIL 2018
F.B. No.:
SURVEY BY:
DRAWN BY: RG
PREPARED BY:
CHECKED BY:

SHEET
1



EXISTING PAVING AND DRAINAGE LAYOUT



EXISTING UTILITY LAYOUT

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2559
FIRM No. 486

PRELIMINARY-FOR REVIEW ONLY

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RAMIRO GUTIERREZ 63948
Print Name PE# Date

AMENDED PLAT OF LOT 1 - LOT 32 PLAZA DIEZ QUINCE SUBDIVISION EXISTING UTILITY PLANS

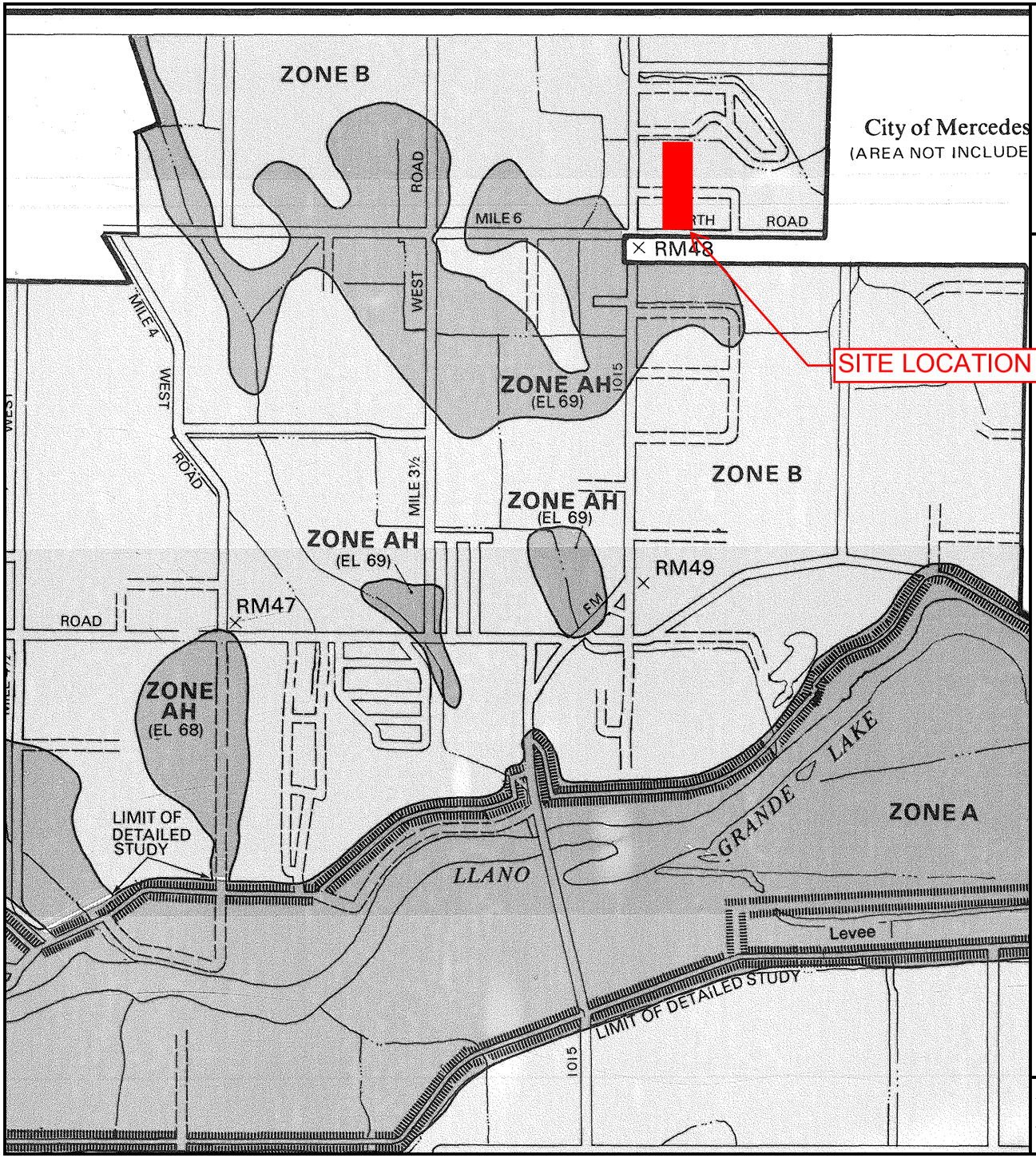
ROAD, DRAINAGE AND UTILITY PLAN

REVISION	DATE	BY

SCALE: AS SHOWN
DATE: APRIL 2018
FB. No.:
SURVEY BY:
DRAWN BY: RG
PREPARED BY:
CHECKED BY:

SHEET
2

EXHIBIT B
FEMA Flood Insurance Map (FIRM)



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 copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

River Mile • MT.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

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:
MAY 23, 1978

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 copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

EXHIBIT C
Soil Survey of Hidalgo County

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

REPLAT OF PLAZA DIEZ QUINCE SUBD.

April 25, 2018

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.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

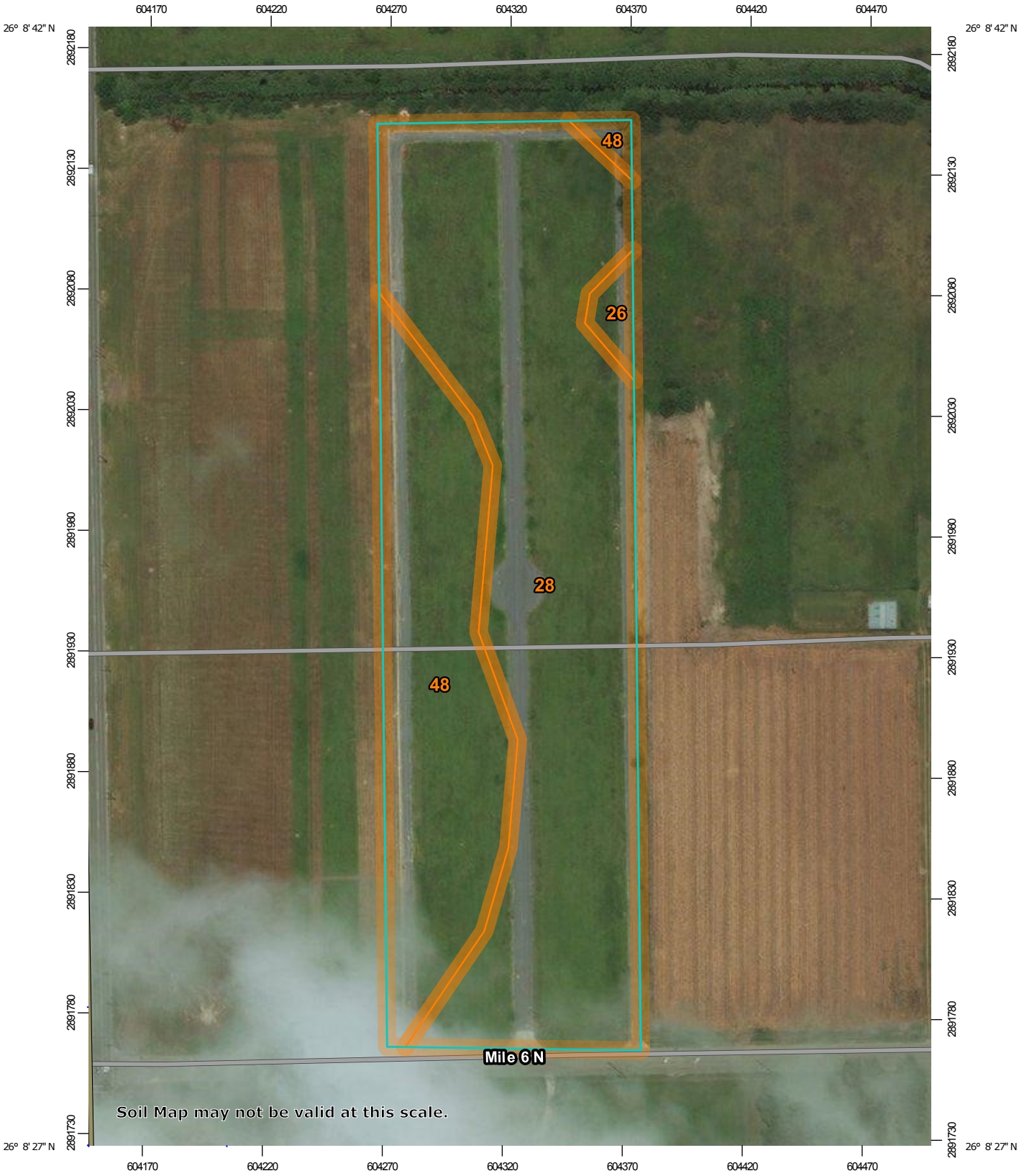
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

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: 1:2,260 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

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 15, Nov 7, 2017

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

Date(s) aerial images were photographed: Dec 5, 2012—Nov 15, 2016

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
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	0.2	1.6%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	6.8	67.8%
48	Racombes sandy clay loam	3.1	30.7%
Totals for Area of Interest		**10.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate 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

26—Hidalgo fine sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2sxvp
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: Prime farmland if irrigated

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: Convex
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: fine sandy 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: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
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 in profile: 35 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 10.0
Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: GRAY SANDY LOAM 20-25" PZ (R083DY501TX)
Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: SANDY LOAM 25-35" PZ (R083DY519TX)
Hydric soil rating: No

Brennan

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: SANDY LOAM 20-30" PZ (R083EY702TX)
Hydric soil rating: No

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
Natural 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 in profile: 35 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 10.0
Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: GRAY SANDY LOAM 20-25" PZ (R083DY501TX)
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: CLAY LOAM 20-25" PZ (R083DY493TX)
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: CLAY LOAM 20-25" PZ (R083DY493TX)
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: SANDY LOAM 25-35" PZ (R083DY519TX)
Hydric soil rating: No

48—Racombes sandy clay loam

Map Unit Setting

National map unit symbol: dblw
Elevation: 20 to 400 feet
Mean annual precipitation: 23 to 30 inches
Mean annual air temperature: 70 to 73 degrees F
Frost-free period: 280 to 350 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Racombes and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Racombes

Setting

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

Typical profile

H1 - 0 to 13 inches: sandy clay loam
H2 - 13 to 49 inches: sandy clay loam
H3 - 49 to 72 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately 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: About 42 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline to slightly saline (1.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 6.0
Available water storage in profile: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B
Ecological site: CLAY LOAM 20-25" PZ (R083DY493TX)
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent
Ecological site: CLAY LOAM 20-25" PZ (R083DY493TX)
Hydric soil rating: No

Rio

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

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 (Replat of Plaza Diez Quince Subd)

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*
26—Hidalgo fine sandy loam, 1 to 3 percent slopes														
Hidalgo	85	B	0-17	Fine sandy loam	CL, SC-SM, SM, SC	A-4, A-2-4	0- 0- 0	0- 0- 0	100-100-100	94-96-100	84-94-100	35-47-56	15-23-25	1-7 -8
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22

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*
48—Racombes sandy clay loam														
Racombes	80	B	0-13	Sandy clay loam	CL, SC	A-4, A-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	45-55-65	27-31-35	8-12-15
			13-49	Sandy clay loam, clay loam	CL, SC	A-6, A-7	0- 0- 0	0- 0- 0	100-100-100	95-98-100	90-95-100	45-55-65	34-39-43	15-19-22
			49-72	Sandy clay loam, clay loam	CL, SC	A-6	0- 0- 0	0- 0- 0	90-95-100	80-90-100	80-88-95	40-53-65	30-35-40	11-16-20

Physical Soil Properties (Replat of Plaza Diez Quince Subd)

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

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

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

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

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

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

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

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

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

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

(Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

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

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

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

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

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

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

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

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

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

Wind erodibility groups are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1

are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

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

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

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

Physical Soil Properties–Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	*Pct*	*Pct*	*Pct*	*g/cc*	*micro m/sec*	*In/In*	*Pct*	*Pct*					
26—Hidalgo fine sandy loam, 1 to 3 percent slopes														
Hidalgo	0-17	53-63- 75	5-19- 35	5-18- 20	1.35-1.45-1.65	14.00-28.00-42.00	0.10-0.13-0.15	0.3- 1.4- 1.7	0.5- 1.0-1.5	.24	.24	5	3	86
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40-1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6-1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40-1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3-0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50-1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2-0.3	.32	.32			
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50-1.65	4.00-9.00-14.00	0.10-0.13-0.18	1.5- 2.7- 5.0	1.0- 1.5-2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40-1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6-1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40-1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3-0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50-1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2-0.3	.32	.32			

Physical Soil Properties–Hidalgo County, Texas														
Map symbol and soil name	**Depth**	**Sand**	**Silt**	**Clay**	**Moist bulk density**	**Saturated hydraulic conductivity**	**Available water capacity**	**Linear extensibility**	**Organic matter**	**Erosion factors**			**Wind erodibility group**	**Wind erodibility index**
										Kw	**Kf**	**T**		
	In	*Pct*	*Pct*	*Pct*	*g/cc*	*micro m/sec*	*In/In*	*Pct*	*Pct*					
48—Racombes sandy clay loam														
Racombes	0-13	-60-	-18-	16-22- 28	1.40-1.53-1.65	4.00-9.00-14.00	0.14-0.17-0.19	0.0- 1.5- 2.9	1.0- 2.0-3.0	.15	.15	5	5	56
	13-49	-56-	-15-	26-30- 34	1.45-1.58-1.70	4.00-9.00-14.00	0.15-0.18-0.20	3.0- 4.5- 5.9	1.0- 1.5-2.0	.17	.17			
	49-72	-56-	-15-	25-30- 34	1.50-1.60-1.70	4.00-9.00-14.00	0.15-0.18-0.20	3.0- 4.5- 5.9	0.5- 0.8-1.0	.17	.17			

Water Features

This folder contains tabular reports that present soil hydrology information. The reports (tables) include all selected map units and components for each map unit. Water Features include ponding frequency, flooding frequency, and depth to water table.

Hydrologic Soil Group and Surface Runoff (Replat of Plaza Diez Quince Subd)

This table gives estimates of various soil water features. The estimates are used in land use planning that involves engineering considerations.

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The four hydrologic soil groups are:

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.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based on slope, climate, and vegetative cover. The concept indicates relative runoff for very specific conditions. It is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal. The classes are negligible, very low, low, medium, high, and very high.

Report—Hydrologic Soil Group and Surface Runoff (Replat of Plaza Diez Quince Subd)

Absence of an entry indicates that the data were not estimated. The dash indicates no documented presence.

Hydrologic Soil Group and Surface Runoff–Hidalgo County, Texas			
Map symbol and soil name	**Pct. of map unit**	**Surface Runoff**	**Hydrologic Soil Group**
26—Hidalgo fine sandy loam, 1 to 3 percent slopes			
Hidalgo	85	Low	B
28—Hidalgo sandy clay loam, 0 to 1 percent slopes			
Hidalgo	85	Negligible	B
48—Racombes sandy clay loam			
Racombes	80	Negligible	B

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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

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EXHIBIT D
Storm Water Calculations

Exhibit D
Detention Storage Requirements
for
Replat of Plaza Diez Quince Subdivision

1. Predevelopment Condition and Runoff (Using Rational Method).

Q=	CiA		Slope=	0.15	%
Q=	(c.f.s.)		Length=	1020	ft
C=	runoff coefficient		V=	0.25	ft/sec
i=	intensity (In./Hr.)		T_c=	68	min
A=	area (Acres)	9.24			

$Q_{10\ (Exisiting)}$ =	0.35	2.96	9.24
$Q_{10\ (Exisiting)}$ =	9.57 c.f.s.		

2. Developed condition and runoff (Using Rational Method).

					SHEET	PIPE
$Q_{10\ (Developed)}$=	0.75	5.99	9.24	Length (ft)=	330	1340
$Q_{10\ (Developed)}$=	41.51 c.f.s.			V (ft/sec)=	0.5	2
				T_c (min)=	11	11
				T_c (min)=	**22**	

3. Storage Requirement

With allowed discharge of 8.34 c.f.s., the required storage volume as per Hidalgo County Drainage District Number 1 design standards is 47,027 c.f. (1.080 acre-ft) or 1,470 c.f. (0.034 acre-ft) per lot. Refer to Storage Requirement Table for storage volume determination.

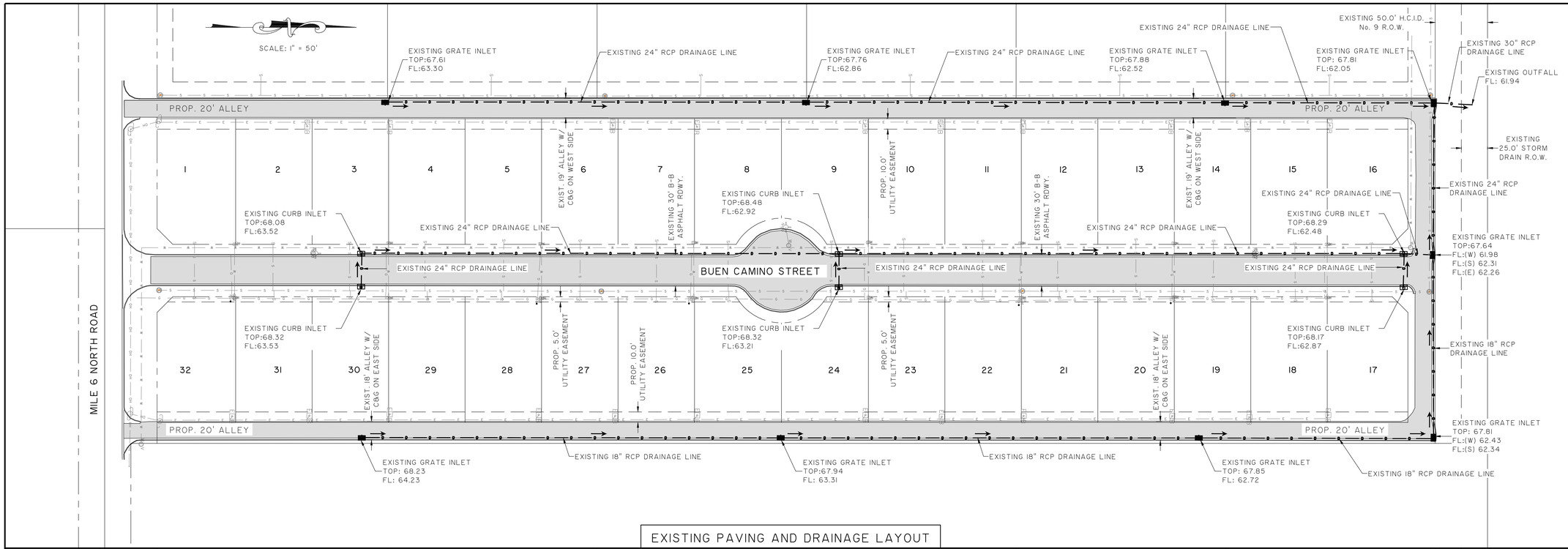
4/25/2018

Exhibit D

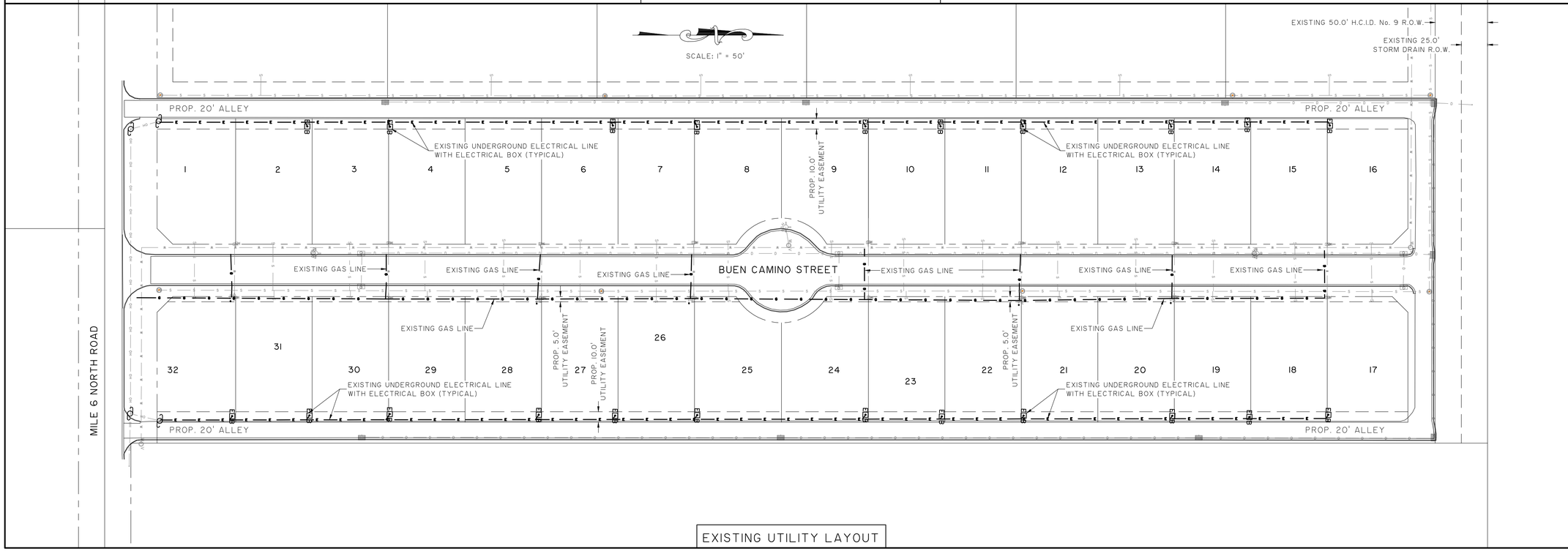
Detention Storage Requirements
for
Replat of Plaza Diez Quince Subdivision
10-Year Return Frequency

Time (minutes)	I (in./hr.)	$Q_{DEVELOPED}$ (c.f.s.)	Vol. $_{TOTAL}$ (c.f.)	$Q_{ALLOWED}$ (c.f.s.)	Vol. $_{DISCH.}$ (c.f.)	Vol. $_{STORED}$ (c.f.)	Vol. $_{STORED}$ (Ac-Ft)
5	11.04	76.52	22,956	9.57	2,872	20,084	0.461
10	8.73	60.51	36,307	9.57	5,744	30,564	0.702
15	7.29	50.54	45,487	9.57	8,615	36,872	0.846
20	6.30	43.67	52,404	9.57	11,487	40,917	0.939
25	5.57	38.62	57,926	9.57	14,359	43,567	1.000
30	5.01	34.73	62,510	9.57	17,231	45,279	1.039
35	4.56	31.63	66,425	9.57	20,103	46,323	1.063
40	4.20	29.10	69,842	9.57	22,974	46,867	1.076
45	**3.89**	**26.99**	**72,873**	**9.57**	**25,846**	**47,027**	**1.080**
50	3.64	25.20	75,598	9.57	28,718	46,880	1.076
55	3.41	23.66	78,074	9.57	31,590	46,484	1.067
60	3.22	22.32	80,344	9.57	34,462	45,882	1.053
65	3.05	21.14	82,441	9.57	37,333	45,108	1.036
70	2.90	20.09	84,391	9.57	40,205	44,185	1.014
75	2.76	19.16	86,213	9.57	43,077	43,136	0.990
80	2.64	18.32	87,924	9.57	45,949	41,976	0.964
85	2.53	17.56	89,539	9.57	48,820	40,718	0.935
90	2.43	16.86	91,067	9.57	51,692	39,375	0.904
95	2.34	16.23	92,518	9.57	54,564	37,954	0.871
100	2.26	15.65	93,900	9.57	57,436	36,464	0.837
105	2.18	15.11	95,220	9.57	60,308	34,913	0.801
110	2.11	14.62	96,484	9.57	63,179	33,304	0.765
115	2.04	14.16	97,696	9.57	66,051	31,644	0.726
120	1.98	13.73	98,860	9.57	68,923	29,937	0.687

4/25/2018



EXISTING PAVING AND DRAINAGE LAYOUT



EXISTING UTILITY LAYOUT

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. 466

PRELIMINARY-FOR REVIEW ONLY

These documents are for Design Review and Preliminary Engineering Review or Permit Purposes. They were prepared by or under the supervision of:

RAMIRO GUTIERREZ 65948
Print Name PE# Date

AMENDED PLAT OF LOI - LOT 32
PLAZA DIEZ QUINCE SUBDIVISION
EXISTING UTILITY PLANS

ROAD, DRAINAGE AND UTILITY PLAN

REVISION	DATE	BY

SCALE: AS SHOWN
DATE: APRIL 2018
FB. No.:
SURVEY BY:
DRAWN BY: RG
PREPARED BY:
CHECKED BY:

SHEET
#

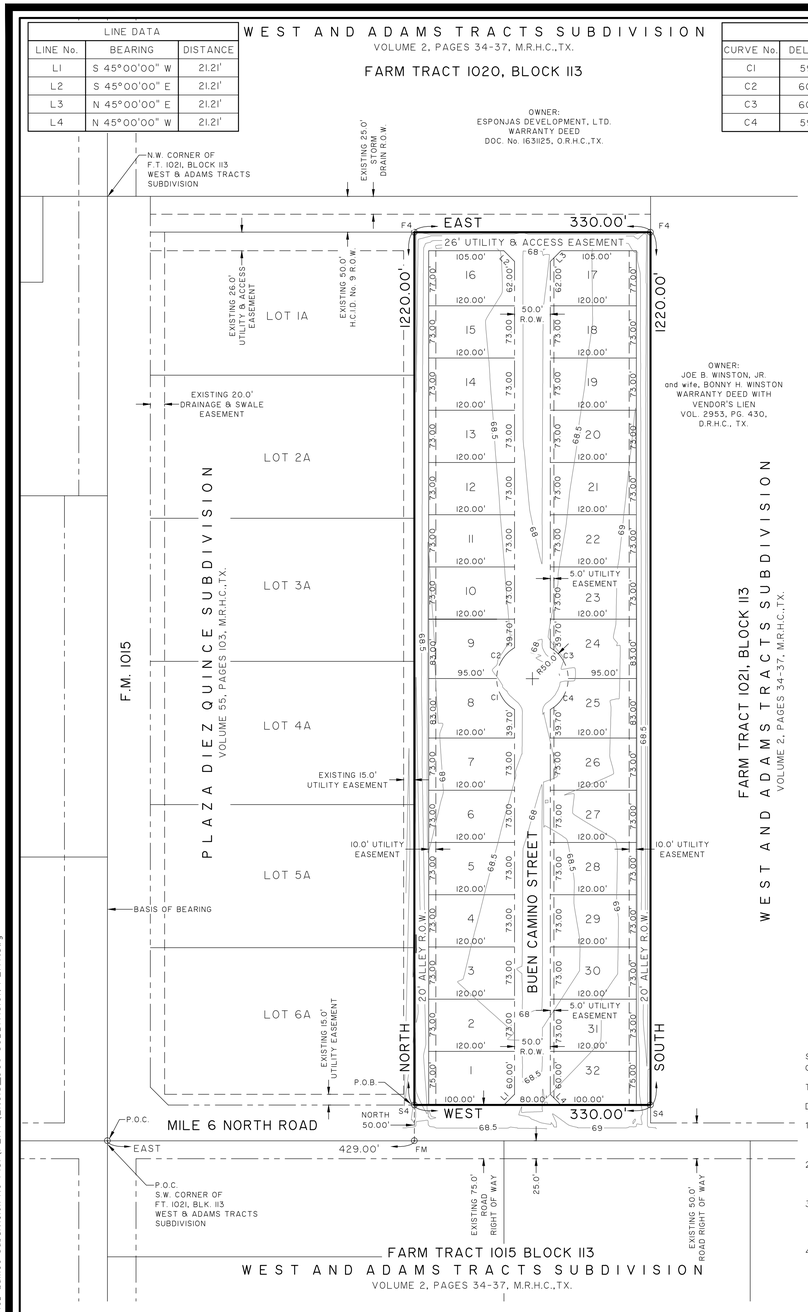
AMENDED PLAT OF LOT 1 - LOT 32
PLAZA DIEZ QUINCE SUBDIVISION

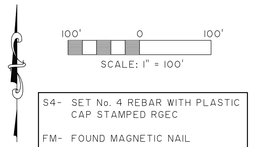
BEING A 9.24 ACRES OF LAND OUT OF PLAZA DIEZ QUINCE SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNYT, TEXAS, AS PER MAP RECORDED IN VOLUME 55, PAGE 103, M.R.H.C., TEXAS.

LINE DATA		
LINE No.	BEARING	DISTANCE
L1	S 45°00'00" W	21.21'
L2	S 45°00'00" E	21.21'
L3	N 45°00'00" E	21.21'
L4	N 45°00'00" W	21.21'

CURVEY DATA						
CURVE No.	DELTA ANGLE	RADIUS	ARC LEN.	TANGENT	CHORD LEN.	CHORD BEARING
C1	59°59'55"	50.00'	52.36'	28.87'	50.00'	S 30°00'03" E
C2	60°00'05"	50.00'	52.36'	28.87'	50.00'	S 29°59'57" W
C3	60°00'05"	50.00'	52.36'	28.87'	50.00'	N 29°59'57" W
C4	59°59'55"	50.00'	52.36'	28.87'	50.00'	N 30°00'03" E

LOT DATA		
LOT No.	ACRES	Sq. Ft.
1 & 32	0.20	8,887.50
2-7, 10-15,18-23, 26-31	0.20	8,760.00
16 & 17	0.21	9,127.50
8 & 25	0.21	9,192.30
9 & 24	0.21	9,192.24





S4- SET No. 4 REBAR WITH PLASTIC CAP STAMPED RGEC

FM- FOUND MAGNETIC NAIL

F4- FOUND No. 4 REBAR

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINE ARE AS FOLLOWS:
   A. FRONT: 20.0'
   B. REAR: 20.0'
   C. SIDE: 5.0'
   C. CORNER: 10.0'
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF LOT
3. FLOOD ZONE "B" - AREAS BETWEEN LIMITS OF A 100-YEAR 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. COMMUNITY-PANEL No.: 480334 0525 B: MAP REVISED: JANUARY 02, 1981
4. BENCH MARK: SQUARE CUT ON TOP OF CURB INLET LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION.
   ELEVATION: (NAVD88)
   NORTHING:
   EASTING:
5. NO BUILDING/STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED AN AREA OF APPROXIMATELY 9.24 ACRES AND A VOLUME OF APPROXIMATELY 47,027 CUBIC FEET (1.08 ACRE FEET) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
7. A DETAILED DRAINAGE PLAN SHALL BE APPROVED BY THE CITY ENGINEER AT THE BUILDING PERMIT STAGE.
8. A 4.0' SIDEWALK ALONG INTERNAL STREET SHALL BE REQUIRED AT THE BUILDING PERMIT STAGE.
9. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF WESLACO FOR THIS DEVELOPMENT.

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS: _____ DAY OF _____, 2018

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 (H.C.C.I.D. No. 9) RIGHT OF WAY AND/OR EASEMENTS WITHOUT EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 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 LAND WAS IN AGRICULTURAL USE.
3. H.C.C.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR THE STORM / DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.D.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. H.C.C.I.D. No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

_____
GENERAL MANAGER,
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

METES AND BOUNDS DESCRIPTION

BEING 9.24 ACRES OF LAND OUT OF PLAZA DIEZ QUINCE SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 55, PAGE 103, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 9.24 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

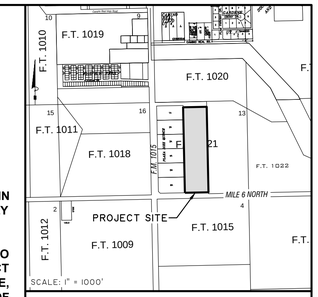
COMMENCING AT THE SOUTHWEST CORNER OF FARM TRACT 1021, BLOCK 113, WEST AND ADAMS TRACT SUBDIVISION ALSO BEING THE SOUTHWEST CORNER OF PLAZA DIEZ QUINCE SUBDIVISION; THENCE, EAST, WITH THE SOUTH LINE OF FARM TRACT 1021, BLOCK 113, WEST AND ADAMS TRACT SUBDIVISION, DISTANCE OF 429.00 FEET TO A MAGNETIC NAIL FOUND; THENCE, NORTH 50.00 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE EXISTING NORTH RIGHT OF WAY LINE OF MILE 6 NORTH ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, NORTH, WITH THE A OF 1220.00 FEET TO A No. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, EAST, A DISTANCE OF 330.00 FEET TO A No. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH, A DISTANCE OF 1220.00 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE EXISTING NORTH RIGHT OF WAY OF SAID MILE 6 NORTH ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, WEST, WITH THE EXISTING NORTH RIGHT OF WAY LINE OF SAID MILE 6 NORTH ROAD, A DISTANCE OF 330.00 FEET TO A POINT OF BEGINNING AND CONTAINING 9.24 ACRES OF LAND, MORE OR LESS.



LOCATION MAP

PREPARED BY: **R. GUTIERREZ ENGINEERING CORP.**
130 E. PARK AVE.
PHARR, TEXAS 78577

DATE PREPARED: **JUNE 2018**
DATE SURVEYED: **MAY 2018**

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AMENDED PLAT OF LOT 1 - LOT 32 PLAZA DIEZ QUINCE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

_____
MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ DATE

_____
SECRETARY OF THE CITY OF WESLACO: ELIZABETH WALKER DATE

STATE OF TEXAS §
COUNTY OF HIDALGO §

THIS PLAT OF AMENDED PLAT OF LOT 1 - LOT 32 PLAZA DIEZ QUINCE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2018.

_____
DIRECTOR: DAVID HERNANDEZ, CHAIRMAN

STATE OF TEXAS §
COUNTY OF HIDALGO §

APPROVED BY DRAINAGE DISTRICT:

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

HIDAGLO COUNTY DRAINAGE DISTRICT No. 1

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

ON: _____ AT _____ AM/PM INSTRUMENT No. _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____
DEPUTY

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS AMENDED PLAT OF LOT 1 - LOT 32 PLAZA DIEZ QUINCE SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 2018.

_____ _____
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

STATE OF TEXAS · RAMIRO GUTIERREZ · 65948 · REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY-SUBJECT TO REVISION
RAMIRO GUTIERREZ., P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, PABLO SOTO, Jr., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE 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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUES GOVERNING SURVEYS.

PRELIMINARY-SUBJECT TO REVISION
PABLO SOTO, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541
R.GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
DATE: _____

NO.	SHEET	REVISION	DATE	APPROVED

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	E-MAIL
OWNER:	EZEQUIEL REYNA	702 W. EXPWY. 83	WESLACO,TEXAS 78596	(956) 477-3962	
ENGINEER:	RAMIRO GUTIERREZ	130 E. PARK AVE.	PHARR, TEXAS 78577	(956) 782-2557	rgutierrez@rgec.net
SURVEYOR:	PABLO SOTO, JR.	130 E. PARK AVE.	PHARR, TEXAS 78577	(956) 782-2557	office@rgec.net

File Path:F:\2018\ENG\005 - Plaza Diez Quince Subdivision Re-Plat\PLAT\ENG18_005 SUBDIVISION PLAT.dwg

WESLACO FIRE MARSHAL'S OFFICE
255 S. Kansas
Weslaco, Texas 78596
(956) 447-3415 Fax (956) 969-4921

DATE: 05/04/18 OCCUPANCY CLASS: Subdivision

FACILITY NAME: Plaza Diez Quince

PHYSICAL & MAILING ADDRESS: Mile 6 North by FM 1015

PLAN REVIEW – CHECK OFF LIST

PHONE #: _____ OWNER/MANAGER: _____

X		Approved as submitted	X	with notes
	A	Illuminated exit signs and emergency lighting shall be combination with 90 minute battery pack back-up.		
	B	All restrooms shall have emergency lighting with 90 minute battery pack back-up.		
	C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 50' intervals for non-sprinklered building, 75' intervals for sprinklered building, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 Edition, Section 906.		
	D	Shall have fire alarm company submit plans for proposed fire alarm.		
	E	Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2015 Edition		
	F	Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2015 Edition.		
	G	Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2015 Edition, Section 903 & 912 and latest edition of NFPA 13. No ceiling shall be in place until aboveground hydrostatic test has been approved.		
	H	If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2015 Edition, Section 904.		
	I	Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2015 Edition, Section 904.11.5		
X	**J**	Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc. Fire Hydrants shall be checked to ensure they are functioning due to length of time since installation.		
	K	Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5 inch storz with a 30 to 40 degree downward deflection angle adapter. Tamper protection for backflow preventer shall be of an approved type and approved by Authority Having Jurisdiction.		
X	**L**	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).		
X	**M**	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)		
	N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 Edition, Section 404.		
	O	Shall maintain a clear path for means of egress in the following areas:		
	P	Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.		
	Q	Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.		
	R	Shall maintain 44" clearance between aisles.		
X	**S**	Gated community shall submit specs on gate and shall maintain a 20' clearance on each side of island prior to installation of gate. Shall provide combination for access to subdivision. Shall provide Knox Box Gate Entry System.		
	T	Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.		
	U	Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com		
	V	Shall have Knox FDC 5 inch Storz Caps in place. www.KnoxBox.com		
	W	Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¾" stroke red letters.		
X	**X**	Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.		
	Y	Shall submit a complete set of plans for construction to my office for further requirements.		
	Z	Shall pay appropriate fees for the following:		Plan review		Fire alarm plan review		Fire alarm trip test
		Sprinkler system plan review		Aboveground hydro test		Underground hydro test		Suppression system trip test

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
RAUL E. SESIN, PE, CFM
General Manager, Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES	EDUARDO "EDDIE" CANTU	RAMON GARCIA	JOE M. FLORES	JOSEPH PALACIOS
Board Member	Board Member	Chairman of the Board	Board Member	Board Member

July 10, 2018

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

ATTN: Mardoqueo Hinojosa, P.E.

RE: Plaza Diez Quince Subdivision

Dear Mr. Hinojosa,

Our office has reviewed the drainage report for Plaza Diez Quince Subdivision located approximately 400' east of the NW intersection of Camino De Verdad (E 18th St.) and FM 1015 within the City of Weslaco. I have reviewed the plat and ditch ROW that was submitted on April 25th, 2018 by our office and did not see a need for additional ROW to meet the 10yr storm runoff frequency considering that it was submitted as an Amended Plat, the infrastructure was in place, and the runoff was accounted for on the original subdivision. Referencing your plat, it seems that ditch 34 has a 50' ROW which is owned by HCCID No. 9 with the land north of it being undeveloped. Even though our office is OK with the existing ROW, I am requesting that the Engineer of record meet with the City of Weslaco, and HCCID No. 9 to see if they are requiring additional ROW.

If you have any questions or need additional information, please feel free to give me a call at (956) 292-7080.

Respectfully,
Hidalgo County Drainage District No. 1

Jorge Gonzalez, PE, CFM
District Engineer III

Cc: Raul E. Sesin, P.E, C.F.M
General Manager

From: Rebekah M. De La Fuente
To: Kayla A. Arevalo
Subject: FW: plaza 1015
Date: Wednesday, July 18, 2018 9:19:45 AM
Attachments: image001.png
image002.png

From: Javier Gutierrez [mailto:javier@rgec.net]
Sent: Wednesday, July 18, 2018 8:16 AM
To: Mardoqueo Hinojosa <mhinojosa@weslacotx.gov>; Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: raul.sesin@hcdd1.org; dannyreyna2148@gmail.com; rgutierrez@rgec.net; jorge.gonzalez@hcdd1.org; randall@hccid9.org; blanca@hccid9.org
Subject: FW: plaza 1015

Mr. Hinojosa,

Please see email below. It is a response from Mr. Randy Winston, HCCID9 General Manager, where he states that he will not be asking for additional right-of-way where the road/alley is already constructed. Please let us know if you will be needing anything else.

Regards,

Javier Gutiérrez
R. Gutierrez Engineering Corporation
Firm Number: F-486
130 East Park Avenue
Pharr, Texas 78577
(956)782-2557
Email: javier@rgec.net

This email and any files transmitted with it contain information belonging to the office of R. Gutierrez Engineering Corporation which is confidential and/or legally privileged. This information is intended only for the individual or entity to whom this email is addressed. If you are not the named recipient, you are hereby notified that any disclosure, copying, distributing or taking of this information for any use whatsoever is strictly prohibited. If you receive this message in error, please notify the sender at (956)782-2557 or by email at office@rgec.net and delete this message immediately from your computer. Thank you...

From: Blanca Garza <blanca@hccid9.org>
Sent: Wednesday, July 18, 2018 7:59 AM
To: rgutierrez@rgec.net; javier@rgec.net
Subject: FW: plaza 1015

Mr. Gutierrez,

Please see below.

Thanks,
Blanca Garza

Blanca Noemi Garza
GIS Specialist
Hidalgo & Cameron Counties Irrigation District #9
P.O. Box 237
Mercedes, Texas 78570
956-565-2411
956-565-0521 Fax
blanca@hccid9.org

From: Randall Winston, P.E. [mailto:randall@hccid9.org]
Sent: Thursday, May 17, 2018 11:17 AM
To: 'Blanca Garza'
Subject: plaza 1015

Good Moring Blanca:

They are re-subdividing the section with the roads and alleys already installed. Ditch was widened previously for the detention. I would ask for additional ditch ROW on the West side were there is no road, but the section were the road and alley exists, no additional ROW needed.

Sincerely,

Randall Winston, P.E.
General Manager

Hidalgo & Cameron Counties
Irrigation District #9

P.O. Box 237
Mercedes, Texas 78570
(956)565-2411

Randall@hccid9.org

This email has been checked for viruses by AVG antivirus software.
www.avg.com

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1855

From:
Mardoqueo Hinojosa

Subject:
Discussion and consideration to approve the Final Plat for Las Villas Apartments Subdivision, being a 2.66 acres land out Farm Tract 627, Block 178, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 840 feet West of Mile 6½ West. Possible action. (Staffed by Planning and Code Enforcement.)

Background:
The proposed two (2) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water through a 6" waterline and sewer services 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)**:**
Planning and Zoning recommended approval on August 1, 2018.

Mardoqueo Hinojosa	Created/Initiated
Mardoqueo Hinojosa	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

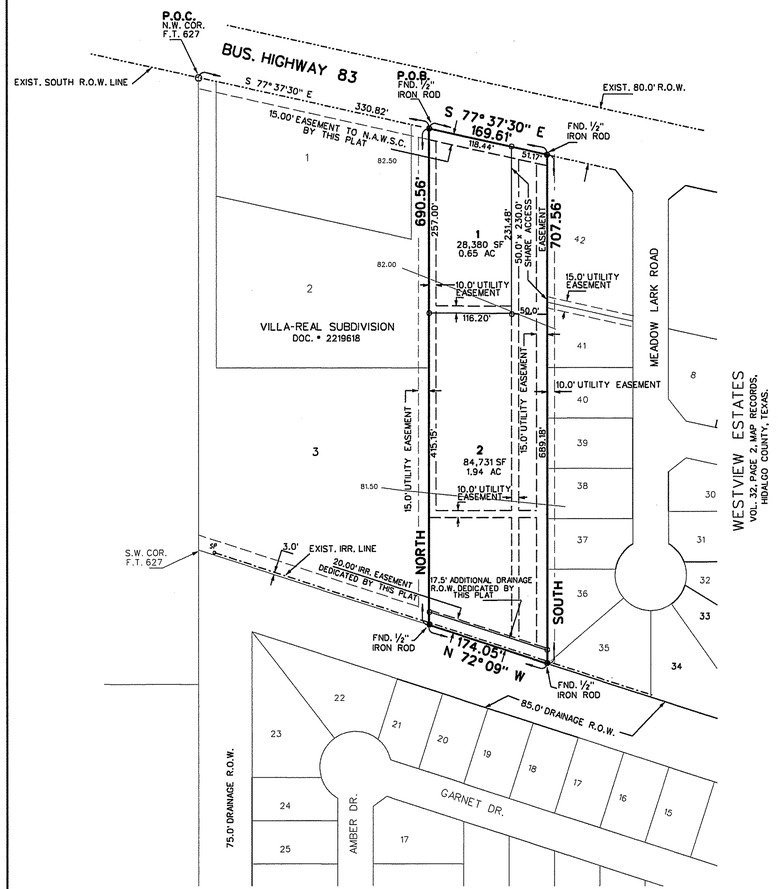
Staff Recommendation:
Staff recommends approval.

Attachments, if any:
Las Villas, las villas apartement- attach

Responsibilities upon Approval:
Staff will notify applicant.

LAS VILLAS APARTMENTS SUBDIVISION

A 2.66 ACRE TRACT OF LAND OUT OF FARM TRACT 627, BLOCK 178, WEST TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.



TESORO ESTATES PHASE I

BASIS OF BEARINGS: WEST LINE OF F.T. 627

SC: 1"=100'

LEGEND

- ● Found 1/2" iron rod
- ○ Set 1/2" iron rod with a plastic cap stamped "RRA"
- Chain link fence
- SPo Stand pipe
- PPo Power pole

METES AND BOUNDS

BEING 2.66 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 627, BLOCK 178, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 5.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTH R.O.W. LINE OF BUSINESS HIGHWAY 83 FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 77°37'30" E, 330.82 FEET FROM THE NORTHWEST CORNER OF FARM TRACT 627;

THENCE; S 77°37'30" E, ALONG THE NORTH LINE OF FARM TRACT 627 AND THE SOUTH R.O.W. LINE OF BUSINESS HIGHWAY 83, A DISTANCE OF 169.61 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT,

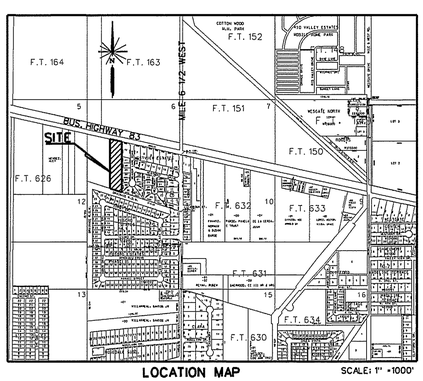
THENCE; SOUTH, A DISTANCE OF 707.56 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF FARM TRACT 627 FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE; N 72°09' W, ALONG THE SOUHT LINE OF FARM TRACT 627, A DISTANCE OF 174.05 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE; NORTH, A DISTANCE OF 690.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.66 ACRES OF LAND MORE OR LESS.

GENERAL NOTES

1. MIN. BUILDING SETBACK LINES: AS PER CITY OF WESLACO ORDINANCE
2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURB MEASURED AT THE FRONT CENTER OF THE LOT.
3. FLOOD ZONE "X" - 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; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMMUNITY-PANEL No. 480334 0450 C
   MAP REVISED: JUNE 6, 2000.
   MAP REVISED TO REFLECT LOMR: MAY-30-2002.
4. RIGHTS, RULES, REGULATIONS AND EASEMENTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 9
5. NO BUILDING SHALL BE BUILT OVER ANY EASEMENT.
6. DRAINAGE DETENTION: 29,050 CF (0.67AC-FT)
   THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
7. PROJECT BENCH MARK ELEV.= 82.20, TOP OF CURB INLET, AT NORTHEAST CORNER OF LOT 1
8. ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.
9. 5.0' CONC. SIDEWALK WILL BE CONSTRUCTED AT THE TIME OF BUILDING PERMIT PHASE.
10. SITE PLAN MUST BE APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
11. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO BUS. 83; COMMON ACCESS FOR LOTS 1 AND 2
12. AN ENGINEERED DETENTION PLAN APPROVED BY THE CITY OF WESLACO IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
13. LANDSCAPING IS REQUIRED PER CITY ORDINANCE



LOCATION MAP SCALE: 1" =1000'

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS LAS VILLAS APARTMENTS SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ANTONIO VILLA
ADDRESS:2656 ALEJANDRO STREET
DONNA, TEXAS. 78537

OWNER: ELISA EDITH VILLA
ADDRESS:2656 ALEJANDRO STREET
DONNA, TEXAS. 78537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO AND ELISA EDITH VILLA, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 _____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS. WATER CODE§ 49.211 (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 E. SESIN, P.E., C.F.M. — DATE
GENERAL MANAGER

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT No. 9
DATED THIS _____ DAY OF_____, 2018

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID No. 9 RIGHTS-OF-WAY AND/ OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 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 No. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. AS WILL HCCID No. 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 DISTRICT EXPENSE.
4. HCCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER

HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT No. 9

I, THE UNDERSIGNED, THE 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.

MAYOR, CITY OF WESLACO DATE — CITY SECRETARY DATE

THIS SUBDIVISION PLAT OF LAS VILLAS APARTMENTS HAS BEEN SUBMITED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2018 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR # 4032
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS. 78596
PH. 956-968-2422

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

7/22/18
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER # 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS — GUILLERMO A. ARRATIA — 94001 — LICENSED PROFESSIONAL ENGINEER

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: MAY 17, 2018

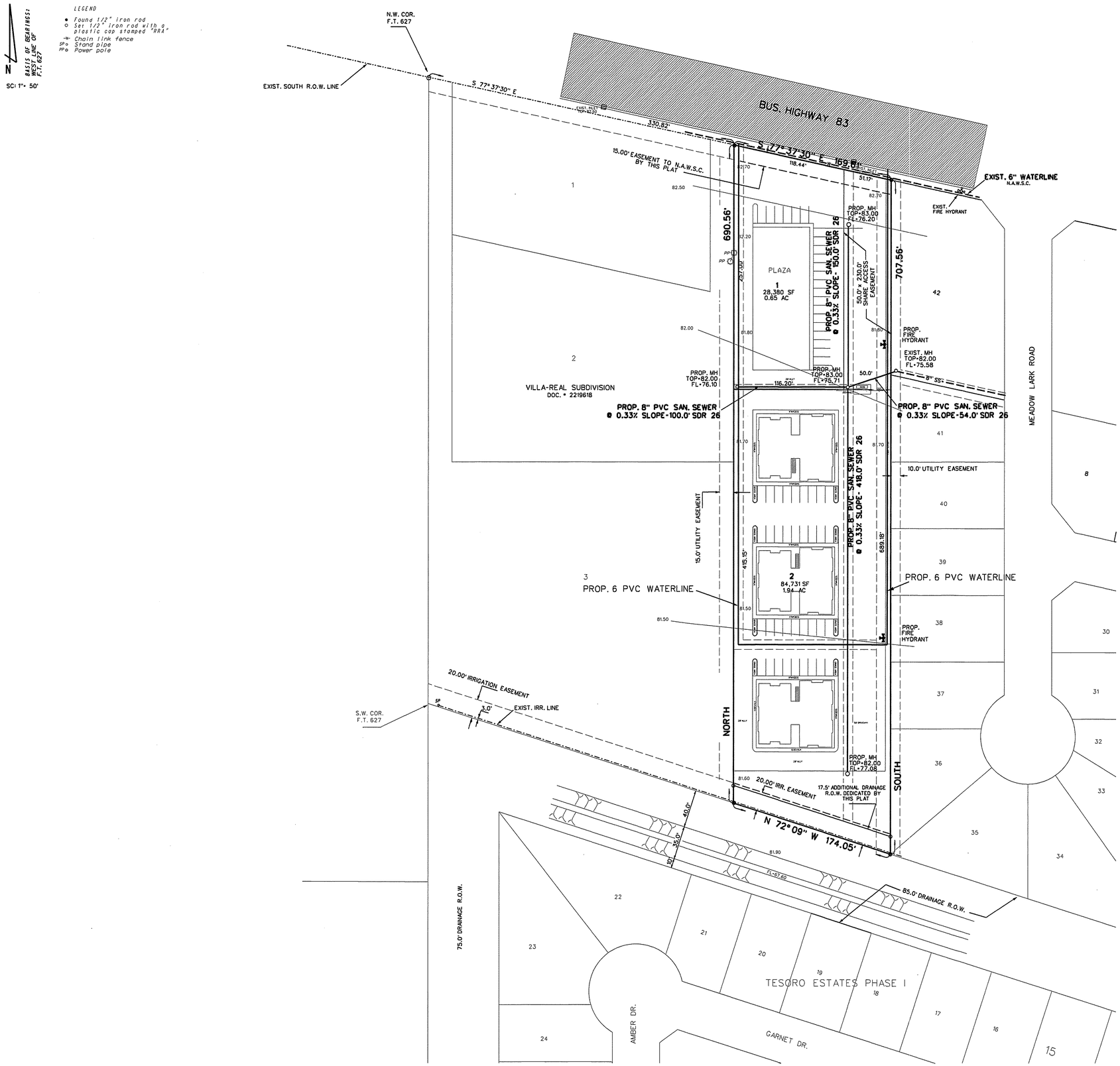
PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ANTONIO VILLA	2656 ALEJANDRO ST	DONNA, TEXAS. 78537	(956) 522-1408
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR:	REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS. 78596	956-968-2422

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM NO. F-9050
526 N. 5TH STREET
DONNA, TEXAS. 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

LAS VILLAS APARTMENTS SUBDIVISION

UTILITY LAYOUT AND TOPOGRAPHY



STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER
7/22/18

DATE OF PREPARATION: MAY 17, 2018

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM NO. F-9050
526 N. 5TH STREET
DONNA, TEXAS, 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. SUB18-00017

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: LAS VICCAS APARTMENTS SUBDIVISION

Location:

Legal Description: A 2.66 ACRE TRACT OF LAND OUT OF FARM TRACT 627, 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: Vacant Proposed Land Use: Commercial / Multi-Family

Number of Lots Proposed: 2 Gross Acreage: 2.66

Title Report Submitted: ☐ YES ☑ NO

OWNER INFORMATION

Owner's Name: Antonio Ville Telephone: 638-0216

Address: 7656 Alejandro St. Fax:

City: Donna State: TX Zip: 78537 E-mail:

ENGINEER INFORMATION

Name: Ville Arvetic Telephone: 784-0218

Address: 526 N. 5th St. Fax:

City: Donna State: TX Zip: 78537 E-mail: nsinengineering@yahoo.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: D.A.W.S.C.

☑ 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 1	☑ YES ☐ NO Irrigation District 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: Antonio Villa

Owner Signature: [signature] Date: 7/25/18

Willie Arratic is the authorized agent

Authorized Agent Signature: [signature] Date: 7/25/18

Authorized Agent Printed Name: Willie Arratic

****

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: _____

CITY OF WESLACO
956-968-3181

REC#: 02407900 7/26/2018 8:10 AM
OPER: LVALD TERM: 036
REF#: 21221
PAID BY:

TRAN: 235.1000 PROCESSING FEE
9296
101-400-3200
PROCESSING FEE-ONLI 5.00CR

TRAN: 203.0000 SUBDIVISION INSPECT
9296
101-400-1025
SUBDIVISION INSPECT 350.00CR

TENDERED: 355.00 CHECK
APPLIED: 355.00-

CHANGE: 0.00

CITY OF WESLACO

PLANNING AND CODE ENFORCEMENT DEPARTMENT

SUBDIVISION REVIEW MEETING

NAME OF SUBDIVISION:___LAS VILLAS APARTMENTS __05/24/2018_____

SIGN IN FORM

1	Name	Company	Phone #
2	Mardoqueo Hinojosa	C.t, of weslaco	956-447-3403
3	Rebekah delcFuente	COW	447-3401
4	Efrain Tafoya	City of Weslaco	447-3403
5	Jeremy Arcis	City of weslaco	447-3403
6	Zenaida Guerrero	C.O.W.	447-3401
7	Mariela Cosme	C.O.W	532-8342
8	Rolando Garza	City of Weslaco	447-3403
9	Mike Swinnea	Weslaco FMO	447-3415
10	Willie Arctic	Urban Engineering	784-0218
11			
12			
13			
14			
15			
16			
17			

WESLACO FIRE MARSHAL'S OFFICE
255 S. Kansas
Weslaco, Texas 78596
(956) 447-3415 Fax (956) 969-4921

PLAN REVIEW – CHECK OFF LIST

DATE: 05/22/18 OCCUPANCY CLASS: Subdivision

FACILITY NAME: Las Villas Apartments Subdivision

PHYSICAL & MAILING ADDRESS: Business 83 by Mile 6 ¾ West

PHONE #: OWNER/MANAGER:

X		Approved as submitted — X with notes
	A	Illuminated exit signs and emergency lighting shall be combination with 90 minute battery pack back-up.
	B	All restrooms shall have emergency lighting with 90 minute battery pack back-up.
	C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 50' intervals for non-sprinklered building, 75' intervals for sprinklered building, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 Edition, Section 906.
	D	Shall have fire alarm company submit plans for proposed fire alarm.
	E	Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2015 Edition
	F	Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2015 Edition.
	G	Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2015 Edition, Section 903 & 912 and latest edition of NFPA 13. **No ceiling shall be in place until aboveground hydrostatic test has been approved.**
	H	If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2015 Edition, Section 904.
	I	Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2015 Edition, Section 904.11.5
X	J	Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc. **Water line for fire hydrants shall be looped.**
	K	Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5 inch storz with a 30 to 40 degree downward deflection angle adapter. Tamper protection for backflow preventer shall be of an approved type and approved by Authority Having Jurisdiction.
	L	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).
	M	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)
	N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 Edition, Section 404.
	O	Shall maintain a clear path for means of egress in the following areas:
	P	Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.
	Q	Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.
	R	Shall maintain 44" clearance between aisles.
	S	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.
	T	Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.
	U	Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com
	V	Shall have Knox FDC 5 inch Storz Caps in place. www.KnoxBox.com
	W	Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¾" stroke red letters.
	X	Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read "**No Parking Fire Lane**" spaced every 10 to 12 feet.
X	Y	Shall submit a complete set of plans for construction to my office for further requirements. **Building Plans**
	Z	Shall pay appropriate fees for the following: ☐ Plan review ☐ Fire alarm plan review ☐ Fire alarm trip test ☐ Sprinkler system plan review ☐ Aboveground hydro test ☐ Underground hydro test ☐ Suppression system trip test

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

May 24, 2018

Nain Engineering, L.L.C.
526 N. 5th Street
Donna, Texas 78537
Engineering Firm No. F-9050

Re: Subdivision Review for Las Villas Apartment Subdivision

Guillermo A. Arratia

Please find below comments to the above-mentioned project:

Plat

1. Adjacent owners to be called out on plat.
2. Legend to be shown on plat.
3. 50' Access and Utility needed.
4. Topo shots to be shown on utility plat.
5. 50' lot width is needed.
6. Add Additional 32.5 feet for drainage and irrigation ROW dedication.
7. Point of Commencement needs to be shown on utility plat.
8. Utility easement needed between lot 1 and lot 2.
9. Dimensions for existing R.O.W.s needed.
10. Additional fire hydrants needed.

Sincerely,

, PE

Mardoqueo Hinojosa, P.E., CFM
Planning Director/City Engineer

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

May 22, 2018

Antonio Villa
2656 Alejandro St
Donna, Texas 78537

Re: Las Villas Apartments Review

Dear Applicant:

As per the plan set received, please find below general comments that need to be addressed for the above mentioned subdivision:

1. Identify the point of commencement
2. Adjacent properties must be identified on all sides.
3. Minimum Building Setback lines shall be as follows:
   -Rear: 15' for Multi-Family
   -Commercial Use:
   Yard regulations.
   a. Front yard. There shall be a front yard along the front line of the lot.
   i. Corridors identified on the Hidalgo County Thoroughfare Map: The minimum depth of a front yard one foot back from property line for each two feet in building height, not to exceed one-half of the width of the abutting dedicated right-of-way or in line with the majority setback of existing structures along the same block, whichever is greater.
   ii. All other corridors: the minimum lot depth shall be 20 feet.
   b. Side yards. There shall be a side yard of not less than 5 feet, except that on a corner lot, the side yard on a street side shall be 10 feet.
   c. Rear yard. Rear yard setbacks shall be 10 feet
   **Applicant will need to request a variance
4. Add Plat Note- Landscaping is required per city ordinance.
5. Remove plat note 13.- Zoning cannot be changed by Plat
6. Applicant has applied for a change of zoning to an R-2. Does not allow for commercial use.

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3401.

Sincerely,

Rebekah de la Fuente, CFM
Senior Planner

CC: Guillermo Arratia
526 N 5th Street
Donna, Texas 78537

Doc-2683298

VG-120-2016-2683298

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2683298

Recorded On: February 08, 2016 10:39 AM

Billable Pages: 6

Number of Pages: 7

*****Examined and Charged as Follows*****

Total Recording: 56.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 2683298
Receipt No: 20160208000124
Recorded On: February 08, 2016 10:39 AM
Deputy Clerk: Elaine Acuna
Station: CH-1-CC-K24

Record and Return To:

D.M. Hernandez Law Firm
713 E Esperanza Ave Ste A

McAllen TX 78501

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed with Vendor's Lien

Date: February 5, 2016

Grantor: McAllen Investment Partners, Ltd., a Texas limited partnership

Grantor's Mailing Address:

McAllen Investment Partners, Ltd.
910 E. Business 83
San Juan, TX 78589

Grantee: Antonio Villa and Elisa Edith Villa, husband and wife

Grantee's Mailing Address:

Antonio Villa and Elisa Edith Villa
2656 Alejandro Street
Donna, Texas 78537

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of **SIXTY THOUSAND AND NO/100 DOLLARS ($60,000.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to **Dulce M. Hernandez**, trustee.

Property (including any improvements):

TRACT I:
A 1.17 acre tract of land out of the West 2.66 acres of the East 16.97 acres of Farm Tract 627, Block 178 WEST TRACT SUBDIVISION, Hidalgo County, Texas as per map thereof recorded in Volume 2 Pages 34 and 37 of the map Records of said County; said 1.17 acres more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of said Farm Tract 627, thence with the North line of said Farm Tract, the South Right of Way of Business Highway 83, North 77° -37'-30" West 944.98 feet (Deed: 945.58 feet) to a one-half (1/2) inch diameter iron rod set for the Northeast corner hereof and PLACE OF BEGINNING;

Thence with the East line of Felipe Martinez's Tract described in Volume 1249 Page 469 Deed Records, South 698.08 feet (Deed: 698.02 feet) to a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof;

Thence with the South line of said Farm Tract, the North Right of Way of an 85.00 foot Drainage Right of Way recorded in Volume 35 Page 5 Map Records, North 72° -09' West 76.95 feet to the Southwest corner hereof, whence a found a one-half (1/2) inch diameter iron rod bears South 0.30 feet;

Thence with the East line of Lots 2 and 3 of Villa-Real Subdivision as recorded in Document Number 2219618 Map Records, North, at 690.06 feet found a three-quarter (3/4) inch diameter iron pipe, at 690.56 feet in all (Deed: 690.48 feet) to the Northwest corner hereof;

Thence with the South Right of Way Business Highway 83, South 77° -37'-30" East 75.00 feet to the PLACE OF BEGINNING, containing One and seventeen hundredths (1.17) acres, more or less;

TRACT II

A 1.49 acre tract of land out of the West 2.66 acres of the East 16.97 acres of Farm Tract 627, Block 178 WEST TRACT SUBDIVISION, Hidalgo County, Texas as per map thereof recorded in Volume 2 Pages 34 and 37 of the Map Records of said County; said 1.49 acres more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of said Farm Tract 627, thence with the North line of said Farm Tract, the South Right of Way of Business Highway 83, North 77° -37'-30" West 850.37 feet to a one–half (1/2) inch diameter iron rod set for the Northeast corner hereof and PLACE OF BEGINNING;

Thence with the West line of Westview Estates Subdivision recorded in Volume 32 Page 2 Map Records, South 707.56 feet to a one-half (1/2) inch diameter iron rod found for the Southeast corner hereof;

Thence with the South line of said Farm Tract, the North Right of Way of an 85.00 foot Drainage Right of Way recorded in Volume 35 Page 5 Map Records, North 72° -09'West 97.08 feet to a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof;

Thence with the East line of Felipe Martinez's Tract described in Volume 1231 Page 636 Deed Records, North 698.08 feet (Deed: 698.02 feet) to a one-half (1/2) inch diameter iron rod set for the Northwest corner hereof;

Thence with the South Right of Way Business Highway 83, South 77° -37'-30" East 94.61 feet (Deed: 95.21 feet) to the PLACE OF BEGINNING, containing One and forty-nine hundredths (1.49) acres, more or less;

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

a. Any discrepancies, conflicts, shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
b. Standby fees, taxes and assessments by any taxing authority for the year 2016 and subsequent years.
c. Any visible and apparent unrecorded easements on the insured property.
d. Rights of parties in possession.
e. Rights of the Public in and to any portion of subject property lying within a public road.
f. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
g. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo and Cameron Counties Irrigation District No. 9, pursuant to applicable sections of the Texas Water Code.
h. Easements and reservations as shown according to the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
i. Terms, conditions and stipulations of Lease dated February 13, 1990, executed by Celia Martinez as Lessor to The Lamar Corporation, as Lessee, recorded in Volume 2879, Page 1786, Official Records of Hidalgo County, Texas.
j. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated June 17, 1967, recorded July 7, 1967 at Volume 1180, Page 579, Deed Records of Hidalgo County, Texas, which document contaisn the following language "Excepting that there is reserved by the grantor, unto herself, her heirs or assigns, all mineral and mineral rights in, on or under the premises hereby conveyed. Reference to which is here made for full particulars. (as to the 1.50 acre tract)
k. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated November 4, 1967, recorded December 5, 1967 at Volume 1191, Page 577, Deed Records of Hidalgo County, Texas. Reference to which is here made for particulars. (as to the 1.16 acre tract)
l. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated May 13, 1968, recorded May 16, 1968 at volume 1203, Page 986, Deed Records of Hidalgo County, Texas. Reference to which instrument is here made for full particulars. (as to the 1.16 acre tract)
m. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated May 5, 1969, recorded May 10, 1969 at Volume 1231, Page 636, Deed Records of Hidalgo County, Texas, which document contains the following language "Save and Except for all oil, gas, and other minerals, which are hereby reserved to grantors. Reference to which instrument is here made for full particulars. (as to the 1.16 acre tract)
n. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 9, 1971, by and between The United Methodist Church, as Lessor, and Charles A. Brandt, as Lessee, recorded June 18, 1971 at volume 333, Page 194, Oil and Gas Lease Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

o. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 14, 1981, by and between Manuel L. Garza and L.C. Olivarez, as Lessor, and Southport Exploration, Inc., as Lessee, recorded January 13, 1982 at Volume 409, Page 758, Oil and Gas Lease Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. (as to the 1.16 acre tract)

p. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relation thereto, appearing in Public Records.

q. Building, Zoning, Platting and/or Ordinances of any Municipal and/or other Governmental Authority.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

When the context requires, singular nouns and pronouns include the plural.

McAllen Investment Partners, Ltd.,
a Texas limited partnership
By: McAllen GP, LLC, its general partner

By: Thomas F. Phillips
Name: Thomas F. Phillips
Its: President

STATE OF TEXAS)
)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 5, 2016, by **Thomas F. Phillips,** as the President of **McAllen GP, LLC,** a Texas limited liability company as general partner of **McAllen Investment Partners, Ltd.**, a Texas limited partnership on behalf of said limited partnership

Yajaira Escalera
Notary Public, State of Texas
My commission expires: 09/22/2018

YAJAIRA ESCALERA
Notary Public, State of Texas
Comm. Expires 09-22-2018
Notary ID 129965545

GRANTEE'S ACCEPTANCE OF DEED

Antonio Villa and Elisa Edith Villa, husband and wife, Grantees, accept the attached deed and consents to its form and substance. Grantees acknowledge that the terms of the deed conform with Grantees' intent and that they will control in the event of any conflict with the contract Grantees signed regarding the Property described in the deed.

Antonio Villa

Elisa Edith Villa

STATE OF TEXAS)
)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 5, 2016, by **Antonio Villa**.

YAJAIRA ESCALERA
Notary Public, State of Texas
Comm. Expires 09-22-2018
Notary ID 129965545

Yajaira Escalera
Notary Public, State of Texas
My commission expires: 09/22/2018

STATE OF TEXAS)
)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 5, 2016, by **Elisa Edith Villa**.

YAJAIRA ESCALERA
Notary Public, State of Texas
Comm. Expires 09-22-2018
Notary ID 129965545

Yajaira Escalera
Notary Public, State of Texas
My commission expires: 09/22/2018

PREPARED IN THE OFFICE OF:

D.M. Hernandez Law Firm, PLLC
713 E. Esperanza Avenue, Suite A
McAllen, TX 78501
Tel: (956) 992-0335
Fax: (956) 992-0354

AFTER RECORDING RETURN TO:

D.M. Hernandez Law Firm, PLLC
713 E. Esperanza Avenue, Suite A
McAllen, TX 78501
Tel: (956) 992-0335
Fax: (956) 992-0354

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: May 21, 2018

TO: Rebekah de la Fuente, Senior Planner
Efrain Tafolla, Construction Insp./CADD Supervisor
Zenaida Guerrero, Engineer I
Pete Garcia, Public Works Director/ Olga Garza
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department

FROM: Mardoqueo Hinojosa, P.E., Planning Director/ City Engineer RD

SUBJECT: Subdivision Review Meeting

A **subdivision review meeting** will be held on **Thursday, May 24, 2018** in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

- **Las Villas Apartments – 10:30 a.m.**

Please make every effort to attend or send a representative, if you or a representative is unable to attend, submit your comments in writing. **Be advised that all comments must be received before the scheduled meeting in order to avoid delays of construction.**

Should you have any questions, please call 447-3401.

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
LAS VILLAS APARTMENTS SUBDIVISION

Prepared by : Guillermo A. Arratia, P.E.

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

5/17/18

INDEX OF SHEETS

1. Cover Sheet
2. Index of Sheets
3. Drainage Report
4. Drainage Calculations – Exhibit "A"
5. Rainfall Intensity Table
6. Runoff Coeficient Table
7. Location Map – Exhibit "B"

8-9 FEMA Map Location "Exhibit "C"

10- Soil Map

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
LAS VILLAS APARTMENTS SUBDIVISION

I. PROJECT LOCATION

A 2.66 acre tract of land out Farm Tract 627, Block 178, West and Adams Tract Subdivision, according to the map recorded in volume 2, pages 34-37 , map records, Hidalgo County, Texas, and is located on the south side of Business 83, 840 fet west of Mile 6 ½ west Road and is located within the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas of 500 year flood; areas of 100 year flood with average depths less than 1 foot or with drainage areas less than 1 square mile; and are protected by levees from 100-year flood. F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: May 30, 2002. (Refer to Exhibit C).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (28) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.01%). Existing runoff (2.10 cfs) from the site is by form of sheet flow runs towards the southt side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for two lots; Lot 1 for Commercial use and Lot 2 for multi-family use. The storm runoff after development will be increase 9.10 cfs for a total 11.2 cfs, I have calculated that 17,645 cf of storm runoff for a 25 year design frequency, and will be detained within the property by detention areas and oufalling into a Ty "F" inlet owned by TxDOT located on the south side of Business 83 at the north east corner of lot 1.Drainafe Layout will be approved by the city of Weslaco at the time of building permit.

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

RAINAGE CALCULATIONS (25 Year Frequ y)
EXHIBIT "A"

LAS VILLAS APARTMENTS SUBDIVISION

AREA= 2.66 Ac.

TxDOT Intensity Constants for I=b/(Tc+d)^e

Existing Conditions

					10 year storm
Length=	160	ft.		b=	87
Slope=	0.1	%		e=	0.778
Cexist.=	0.2			d=	9.2
Time of Concentration=			44	min.	
Texist. =	44	min.			
I_{10}exist.=	3.94	in/hr			
Qexist.=	2.10	cfs.			

Proposed Conditions

Length=	160	ft.			
Slope=	0.15	%			
Cfut.=	0.6				
Time of Concentration=			21	min.	
Tfut.=	21	min.	TxDOT Intensity Constants for I=b/(Tc+d)^e		
I_{25}fut.=	7.01	in/hr			25 year storm
Qfut.=	11.2	cfs.		b=	98
Qin=	1.60	i		e=	0.771
				d=	9.2

tp (Min.)	I_{25} (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.04	16.02	9614	2.10	1978	7,637
20	7.27	11.60	13924	2.10	2607	11,317
30	5.79	9.24	16634	2.10	3236	13,397
40	4.86	7.76	18616	2.10	3866	14,750
50	4.21	6.72	20157	2.10	4495	15,663
60	3.74	5.97	21489	2.10	5124	16,364
70	3.37	5.38	22590	2.10	5753	16,836
80	3.07	4.90	23519	2.10	6383	17,136
90	2.83	4.52	24390	2.10	7012	17,378
100	2.63	4.20	25185	2.10	7641	17,544
110	2.46	3.93	25913	2.10	8271	17,642
120	2.31	3.69	26545	2.10	8900	17,645
130	2.18	3.48	27138	2.10	9529	17,609
140	2.07	3.30	27751	2.10	10158	17,593
150	1.97	3.14	28297	2.10	10788	17,509
160	1.88	3.00	28805	2.10	11417	17,388

Storage Requires=	**17,645**	**cubic feet**	**=**	**0.41**	**ac-ft**
Release Rate=	**2.10**	**cfs**			

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

5/17/18

TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b/(t_c+d)^e$ (Continued)

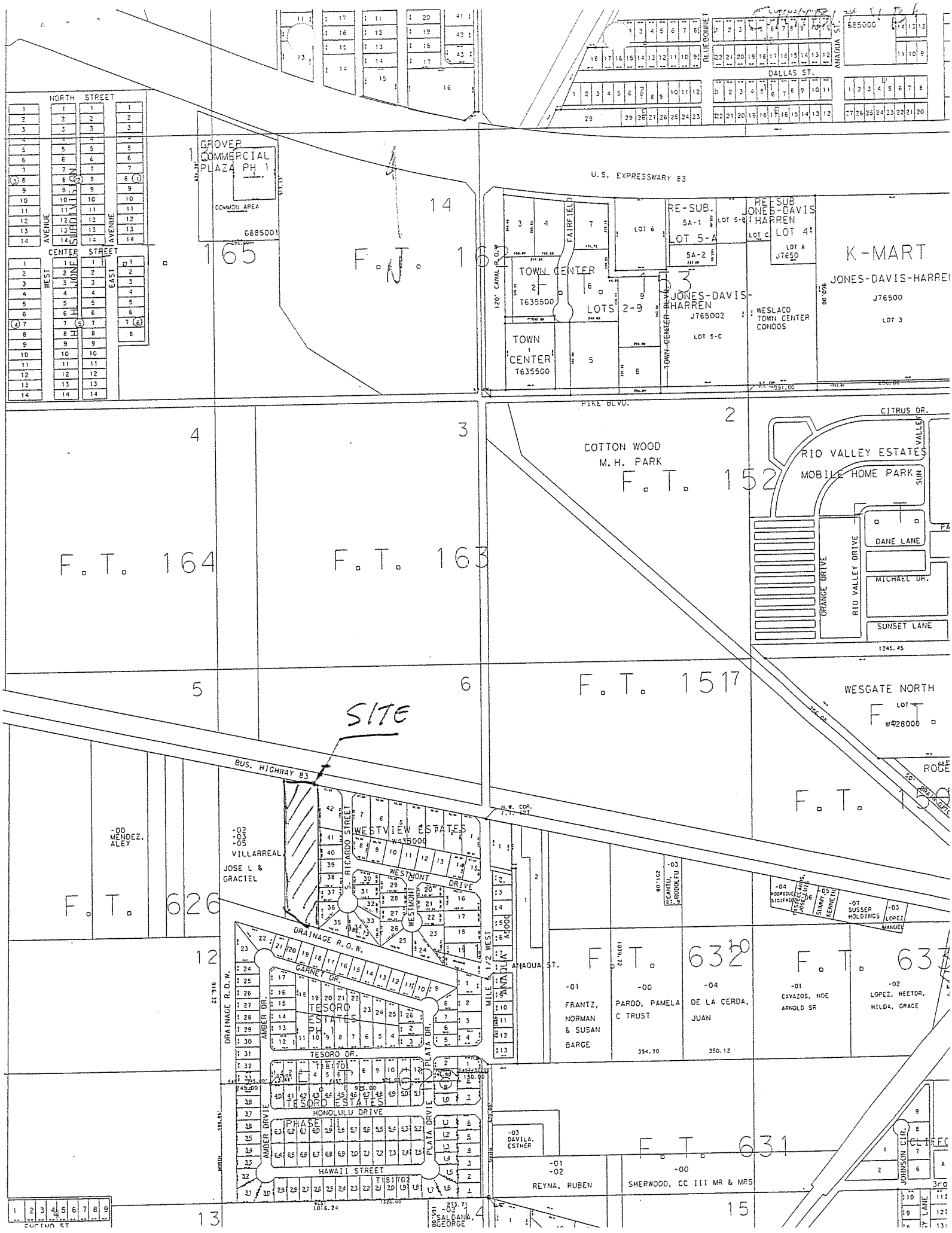
COUNTY	2 year			5 year			10 year			25 year			50 year			100 year		
	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d
Hemphill	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.6
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.752	93	9.0	0.749	102	8.7
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.749	99	9.2	0.740	103	9.6
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.764	98	8.8	0.759	105	8.2
Hockley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.810	87	10.0	0.817	101	9.9
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.773	98	8.3	0.766	105	7.7
Hopkins	0.788	54	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.754	93	9.1	0.750	100	8.3
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	86	8.3	0.740	93	8.3	0.727	94	8.2
Howard	0.805	42	9.2	0.800	56	10.1	0.802	65	10.0	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.856	78	11.4	0.833	77	7.4
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.758	104	8.4
Hutchinson	0.860	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.863	121	11.0	0.837	115	10.4
Irion	0.780	37	8.1	0.789	55	9.6	0.775	61	9.6	0.783	77	9.6	0.769	81	9.6	0.770	90	8.1
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8
Jasper	0.782	66	8.1	0.743	65	7.4	0.736	73	7.4	0.719	78	7.4	0.715	84	7.4	0.700	87	8.1
Jeff Davis	0.821	35	9.6	0.865	63	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6
Jefferson	0.799	74	9.2	0.733	65	7.5	0.727	74	7.5	0.730	86	7.5	0.710	87	7.5	0.687	84	9.2
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	106	8.1
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5
Karnes	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.749	106	8.8
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.799	93	10.0	0.798	104	9.0
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.766	91	8.0	0.768	104	8.4
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.772	88	7.6	0.768	100	8.2
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1

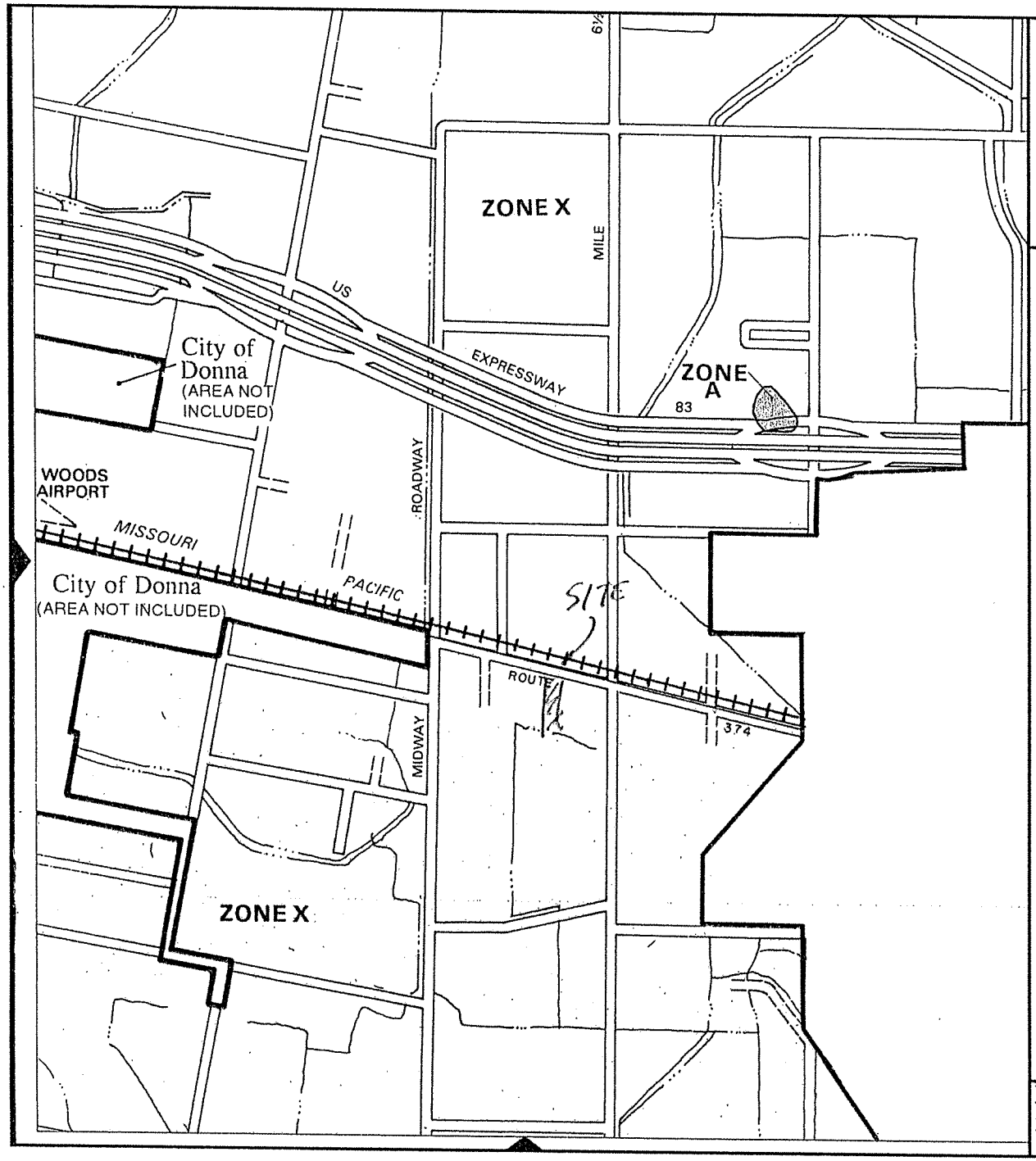
Hydrologic Soil Group	A			B			C			D		
Recurrence Interval	5	10	100	5	10	100	5	10	100	5	10	100
Land Use Or Surface Characteristics												
Business:												
A. Commercial Area	.75	.80	.95	.80	.85	.95	.80	.85	.95	.85	.90	.95
B. Neighborhood Area	.50	.55	.65	.55	.60	.70	.60	.65	.75	.65	.70	.80
Residential:												
A. Single Family	.25	.25	.30	.30	.35	.40	.40	.45	.50	.45	.50	.55
B. Multi-Unit (Detached)	.35	.40	.45	.40	.45	.50	.45	.50	.55	.50	.55	.65
C. Multi-Unit (Attached)	.45	.50	.55	.50	.55	.65	.55	.60	.70	.60	.65	.75
D. 1/2 Lot Or Larger	.20	.20	.25	.25	.25	.30	.35	.40	.45	.40	.45	.50
E. Apartments	.50	.55	.60	.55	.60	.70	.60	.65	.75	.65	.70	.80
Industrial												
A. Light Areas	.55	.60	.70	.60	.65	.75	.65	.70	.80	.70	.75	.90
B. Heavy Areas	.75	.80	.95	.80	.85	.95	.80	.85	.95	.80	.85	.95
Parks, Cemeteries												
Playgrounds	.10	.10	.15	.20	.20	.25	.30	.35	.40	.35	.40	.45
Schools	.30	.35	.40	.40	.45	.50	.45	.50	.55	.50	.55	.65
Railroad Yard Areas	.20	.20	.25	.30	.35	.40	.40	.45	.45	.45	.50	.55
Streets												
A. Paved	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	.95
B. Gravel	.25	.25	.30	.35	.40	.45	.40	.45	.50	.40	.45	.50
Drives, Walks, & Roofs	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	.95
Lawns												
A. 50%-75% Grass (Fair Condition)	.10	.10	.15	.20	.20	.25	.30	.35	.40	.30	.35	.40
B. 75% Or More Grass (Good Condition)	.05	.05	.10	.15	.15	.20	.25	.25	.30	.30	.35	.40
Undeveloped Surface[1] (By Slope)[2]												
A. Flat (0-1%)	0.04-0.09			0.07-0.12			0.11-0.16			0.15-0.20		
B. Average (2-6%)	0.09-0.14			0.12-0.17			0.16-0.21			0.20-0.25		
C. Steep	0.13-0.18			0.18-0.24			0.23-0.31			0.28-0.38		

[1] Undeveloped Surface Definition: Forest and agricultural land, open space.
[2] Source: Storm Drainage Design Manual, Erie and Niagara Counties Regional Planning Board.

2. **Composite runoff analysis.** Care should be taken not to average runoff coefficients for large segments that have multiple land uses of a wide variety (i.e., business to agriculture). However, within similar land uses, it is often desirable to develop a composite runoff coefficient based on the percentage of different types of surface in the drainage area. The composite procedure can be applied to an entire drainage area, or to typical sample blocks as a guide to selection of reasonable values of the coefficient for an entire area.

3. **Rainfall intensity.** The intensity (I) is the average rainfall rate in inches per hour for the period of maximum rainfall of a given frequency, with a duration equal to the time of concentration. The time of concentration is defined as the time required for a drop of water falling on the most remote point of a drainage basin to reach the outlet in question. The time of concentration is


SITE
BUS. HIGHWAY 83
U.S. EXPRESSWAY 83
NORTH STREET
CENTER STREET
WEST AVENUE
EAST AVENUE
DROVER COMMERCIAL PLAZA PH 1
COMMON AREA
G885001
F.T. 165
F.T. 166
F.T. 164
F.T. 163
F.T. 152
F.T. 151
F.T. 626
F.T. 632
F.T. 631
F.T. 633
TOWN CENTER
T635500
LOTS 2-9
JONES-DAVIS-HARREN
J765002
LOT 5-C
RE-SUB. 5A-1
LOT 5-A
5A-2
LOT 6
LOT 4
LOT A
J7650
WESLACO TOWN CENTER CONDOS
K-MART
JONES-DAVIS-HARREN
J76500
LOT 3
FAIRFIELD
120' CANAL R.O.W.
TOWN CENTER BLVD.
PIKE BLVD.
COTTON WOOD M.H. PARK
RIO VALLEY ESTATES MOBILE HOME PARK
CITRUS DR.
SUN VALLEY
DANE LANE
MICHAEL DR.
SUNSET LANE
ORANGE DRIVE
RIO VALLEY DRIVE
WESGATE NORTH
W#28000
WESTVIEW ESTATES
W435000
S. RICARDO STREET
WESTMONT DRIVE
DRAINAGE R.O.W.
GARNET DR.
AMBER DR.
TESORO ESTATES
TESORO DR.
PLATA DR.
HONOLULU DRIVE
HAWAII STREET
PHASE
MILE 1 1/2 WEST
ANAQUA ST.
DALLAS ST.
BLUEBONNET
-00 MENDEZ, ALEX
-02 -03 -05 VILLARREAL JOSE L & GRACIEL
-01 FRANTZ, NORMAN & SUSAN BARGE
-00 PARDO, PAMELA C TRUST
-04 DE LA CERDA, JUAN
-01 CAVAZOS, NOE ARNOLD SR
-02 LOPEZ, HECTOR, HILDA, GRACE
-07 SUSSER HOLDINGS
-03 LOPEZ MANUEL
-03 DAVILA, ESTHER
-01 -02 REYNA, RUBEN
-00 SHERWOOD, CC III MR & MRS
-02 SALDANA, GEORGE
JOHNSON CIR.



insurance agent or call the National Flood Insurance Prog

APPROXIMATE SCALE

2000 0

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

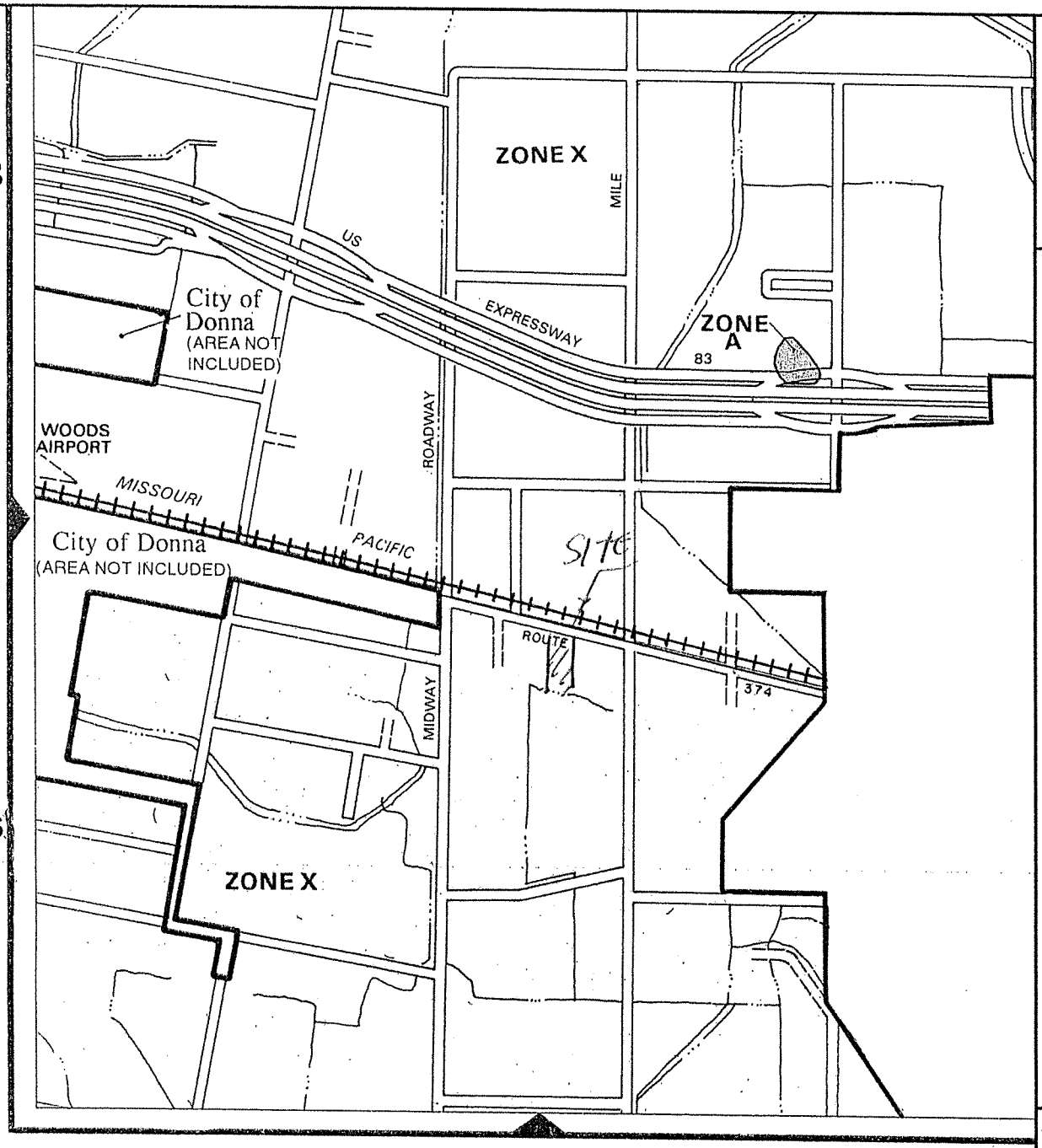
COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

EXHIBIT "D"



insurance agent or call the National Flood Insurance Prog

APPROXIMATE SCALE

2000 0

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 areas 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*
- BM 7 — Elevation Reference Mark

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EXHIBIT WD 1r

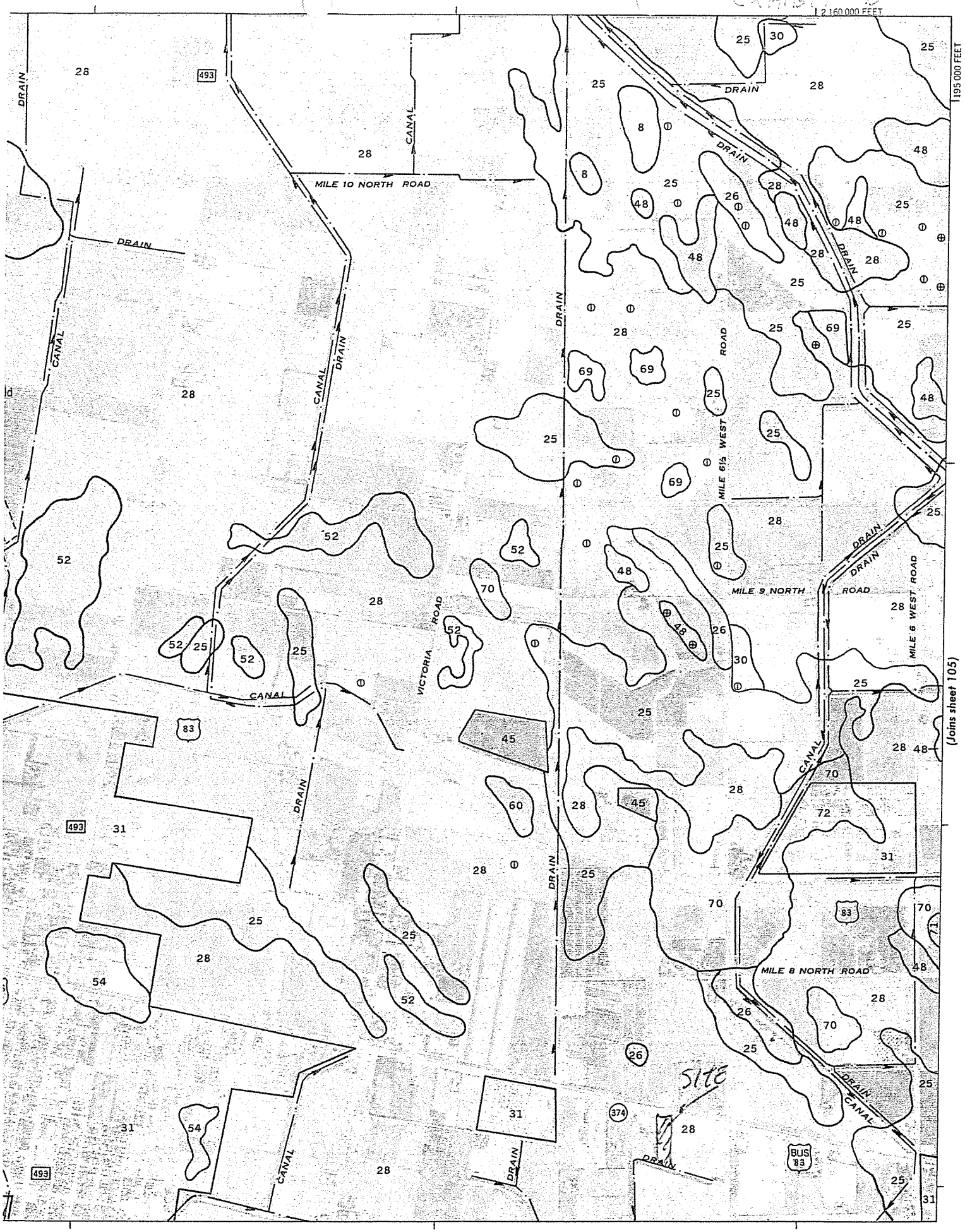


TABLE 18.--SOIL AND WATER FEATURES

["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.

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1856

From:
Mardoqueo Hinojosa

Subject:
Discussion and consideration to approve a six-month extension of the Final Plat for The Jungle Subdivision, a 10.0' acre tract out of Farm Tract 658 West & Adams Tract Subdivision located on the North side of Mile 6 N. Road, approximately 601.92' West of Westgate Drive. Possible action. (Staffed by Planning and Code Enforcement.)

Background:
The proposed three (3) lot subdivision is within the City of Weslaco city limits. This subdivision is in the process of being recorded.

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)**:**
Planning and Zoning recommended approval on August 1, 2018.

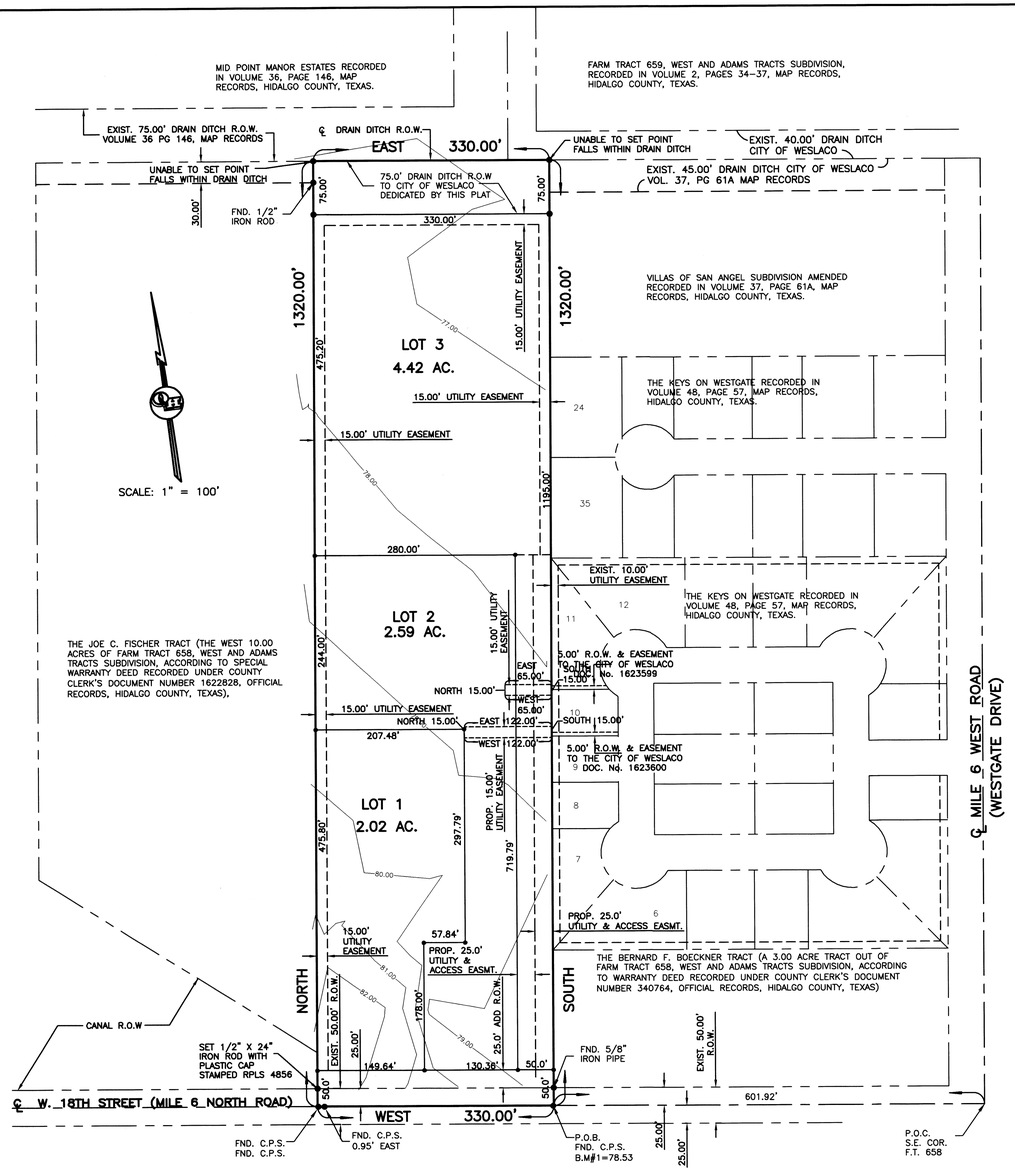
Mardoqueo Hinojosa	Created/Initiated
Mardoqueo Hinojosa	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

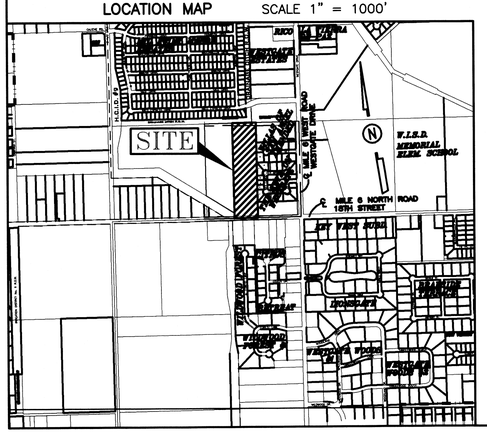
Staff Recommendation:
Staff recommends approval.

Attachments, if any:
The Jungle

Responsibilities upon Approval:
Staff will notify applicant.



LOCATION MAP SCALE 1" = 1000'



PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100–YEAR AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CON– TRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY–PANEL NUMBER 480334 0525 B
MAP REVISED: JANUARY 2, 1981

2.– NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.

3.– MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE CENTERLINE OF THE STREET.

4.– LEGEND • – DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.

5.– MINIMUM BUILDING SETBACK LINES:

FRONT	25.00'
REAR	25.00'
SIDE	5.00'

OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.

6.– THIS SUBDIVISION WILL BE PROVIDED SANITARY SEWER BY THE CITY OF WESLACO.

7.– BENCHMARK #1
BENCH MARK: ELEV.=78.53
SET ON C.P.S. FOUND ON THE SOUTHEAST CORNER OF THIS SUBDIVISION: N.A.V.D. 88 DATUM.

8.– NO BUILDING IMPROVEMENT AND NO STRUTURES SHALL BE PERMITTED ON OR WITHIN ANY EASEMENT OR LOT LINE IN THIS SUBDIVISION

9.– DRAINAGE DETENTION: 35,516.58 C.F.

10.– A 4.00 FEET SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ON W. 18TH STREET (MILE 6 NORTH ROAD) AT BUILDING PERMIT STAGE.

11.– STREETLIGHT WILL BE INSTALLED EVERY 300 FEET

12.– ADDITIONAL FIRE HYDRANT MAY BE NEEDED AT THE TIME OF BUILDING PERMIT

13.– A 20.00' ASPHALT DRIVE (FIRE LANE) WITH A TURNAROUND WILL BE REQUIRED ON LOT 3 AT TIME OF BUILDING PERMIT.

14.– THE PROPOSED HOUSE FOR LOT 3 SHALL BE BUILT WITHIN 500.0 FEET OF THE FIRE HYDRANT

SUBDIVISION PLAT OF:

THE JUNGLE

A 10.00 ACRE TRACT OF LAND OUT OF FARM TRACT 658, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1057967, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 10.00 ACRE TRACT OF LAND OUT OF FARM TRACT 658, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1057967, 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 FOUND ON THE SOUTH LINE OF FARM TRACT 658 AND IN THE CENTERLINE OF W. 18TH STREET (MILE 6 NORTH ROAD) FOR THE SOUTHWEST CORNER OF THE BERNARD F. BOECKNER TRACT (A 3.00 ACRE TRACT OUT OF FARM TRACT 658, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 340764, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS WEST, 601.92 FEET FROM THE SOUTHEAST CORNER OF FARM TRACT 658.

THENCE; WEST, ALONG THE SOUTH LINE OF FARM TRACT 658 AND THE CENTER LINE OF W. 18TH STREET (MILE 6 NORTH ROAD), A DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, PASSING AT 25.00 FEET A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE NORTH RIGHT OF WAY LINE OF W. 18TH STREET (MILE 6 NORTH ROAD), PASSING A 1/2" IRON ROD FOUND AT 75.57 FEET FOR THE SOUTHEAST CORNER OF THE JOE C. FISCHER TRACT (THE WEST 10.00 ACRES OF FARM TRACT 658, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1622828, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD FOUND AT 1,290.00 FEET FOR THE SOUTH LINE OF A DRAIN DITCH, A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT ON THE NORTH LINE OF FARM TRACT 658 AND IN THE CENTERLINE OF SAID DRAIN DITCH FOR THE NORTHEAST CORNER OF THE JOE C. FISCHER TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF FARM TRACT 658, AND THE CENTERLINE OF SAID DRAIN DITCH, A DISTANCE OF 330.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF VILLAS OF SAN ANGEL SUBDIVISION AMENDED (RECORDED IN VOLUME 37, PG 61A, MAP RECORDS, HIDALGO COUNTY TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE WEST LINE OF VILLAS OF SAN ANGEL SUBDIVISION AMENDED, PASSING AT 45.00 FEET THE SOUTH LINE OF SAID DRAIN DITCH, AND CONTINUING ALONG THE WEST LINE OF VILLAS OF SAN ANGEL SUBDIVISION AMENDED, AND THE WEST LINE OF THE KEYS ON WESTGATE, (RECORDED IN VOLUME 48, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS), PASSING AT A 5/8" IRON ROD FOUND AT 1,295.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF W. 18TH STREET (MILE 6 NORTH ROAD), A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VILLAS OF SAN ANGEL SUBDIVISION AMENDED, RECORDED IN VOLUME 37, PAGE 61A, 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 REGISTERED ALFONSO QUINTANILLA 4856 PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

3–29–17
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

COUNTY COURT COUNTY OF HIDALGO 1848

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F–1513
PHONE 956–381–6480
FAX 956–381–0527

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **THE JUNGLE**, 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.

_____ DATE

JOE C. FISCHER JR.
911 S. AIRPORT
WESLACO, TEXAS, 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared **Joe C. Fischer Jr.** 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 ANNETTE QUINTANILLA
Notary Public, State of Texas
My Commission Expires
November 04, 2017

CLARISSA ANNETTE QUINTANILLA – NOTARY PUBLIC

CITY OF WESLACO
CERTIFICATE OF PLANNING AND ZONING APPROVAL

I THE UNDERSIGNED CERTIFY that this plat of the THE JUNGLE, was reviewed and approved by the Planning and Zoning of the City of Weslaco on _____, _____.

Chairperson of the City of Weslaco **Date**

ATTEST:
Secretary of the City of Weslaco **Date**

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

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT # 9, DATED THIS_____ DAY OF _____ 20____.

1.– NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID #9 RIGHTS–OF–WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.&C.C.I.D. #9.

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

3.– HCCID #9 WILL NOT BE RESPONSIBLE FOR DRAINAGE/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 DISTRICT EXPENSE.

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

_____
GENERAL MANAGER

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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 REGISTERED ALFONSO QUINTANILLA 95534 PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA P.E. 6-29-17
P.E. No. 95534

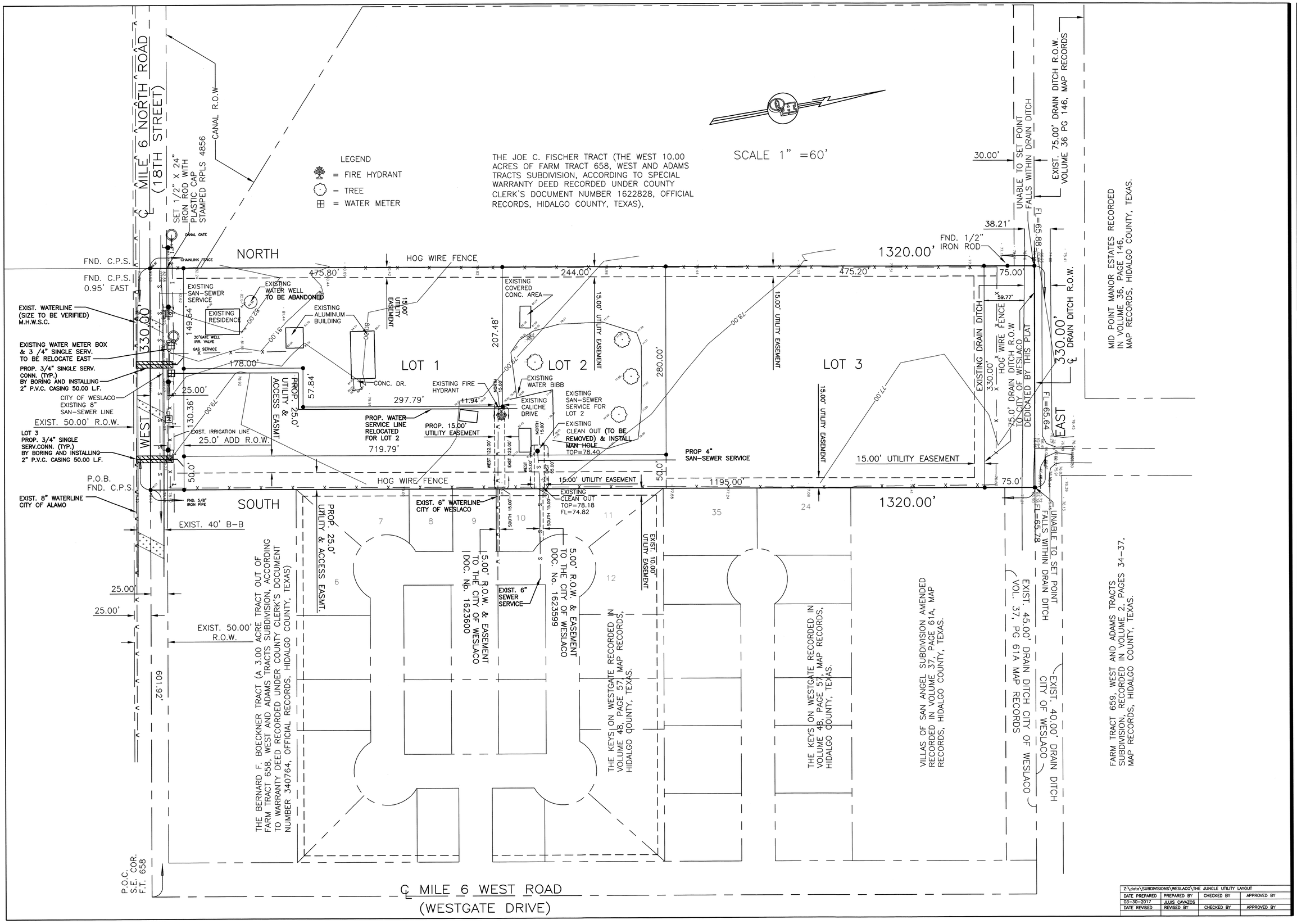
DATE OF PREPARATION: 03–29–17			
FILENAME : F:\DATA\SUBDIVS\WESLACO\THE JUNGLE PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
03–29–17	JLUIS CVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

THE JUNGLE UTILITY LAYOUT

SCALE 1" =60'

LEGEND
= FIRE HYDRANT
= TREE
= WATER METER

THE JOE C. FISCHER TRACT (THE WEST 10.00 ACRES OF FARM TRACT 658, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1622828, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS),



Z:\data\SUBDIVISIONS\WESLACO\THE JUNGLE UTILITY LAYOUT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
03-30-2017	JLUIS CAVAZOS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

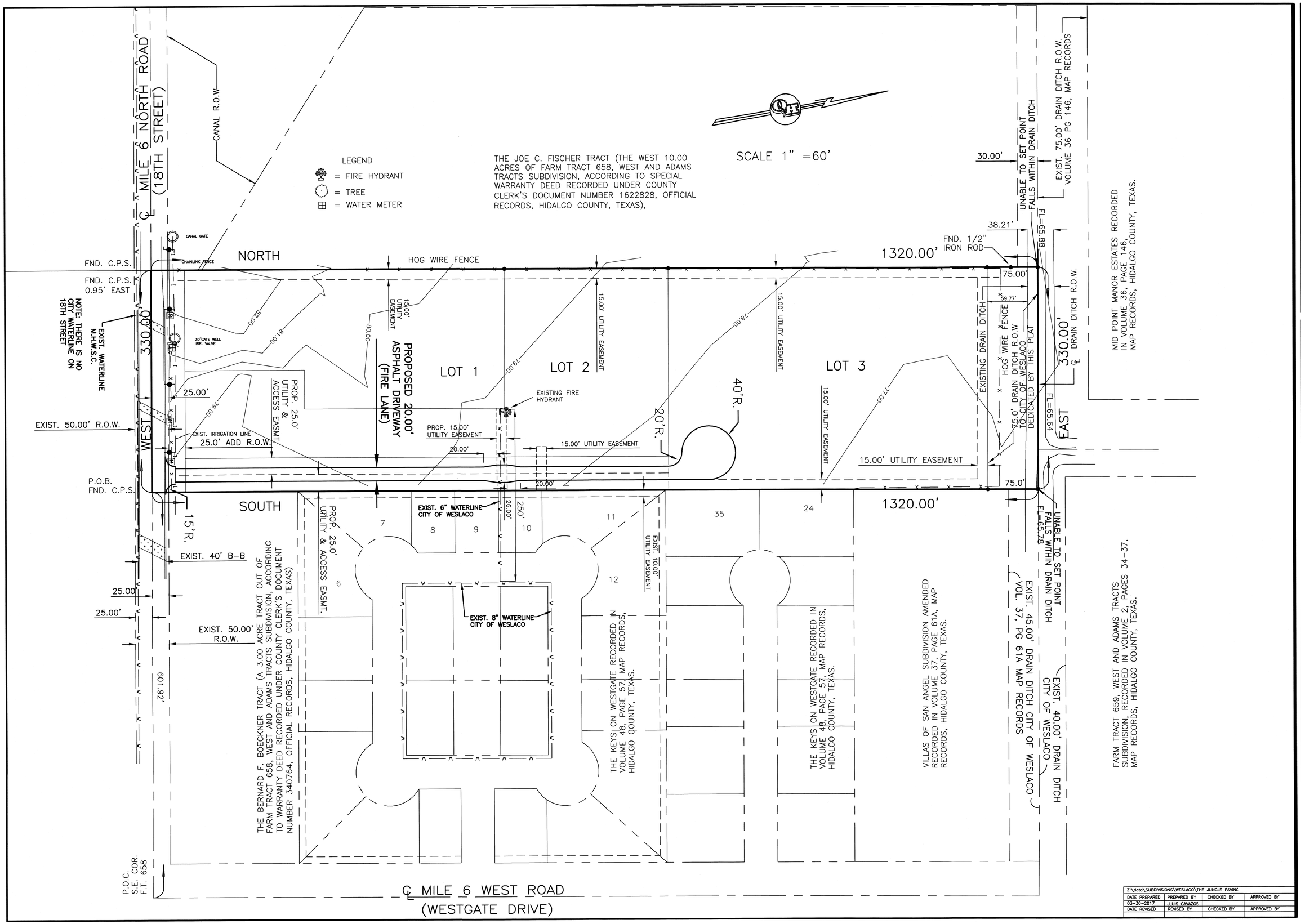
ALFONSO QUINTANILLA 96534 REGISTERED PROFESSIONAL ENGINEER TEXAS

6-1-17
DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM

SHEET No. 2

THE JUNGLE PAVING LAYOUT



Z:\data\SUBDIVISIONS\WESLACO\THE JUNGLE PAVING			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
03-30-2017	JLUIS CAVAZOS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

6-22-17
DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM

SHEET No. 2

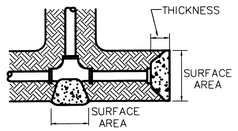
STANDARD WATER CONSTRUCTION DETAILS

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

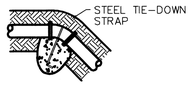
NOTE:
ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ./FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB & GUTTER AND A 5 FT. MIN. WITHOUT CURB & GUTTER

THRUST BLOCKS DETAILS

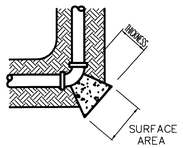
NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS



TEES & DEAD ENDS



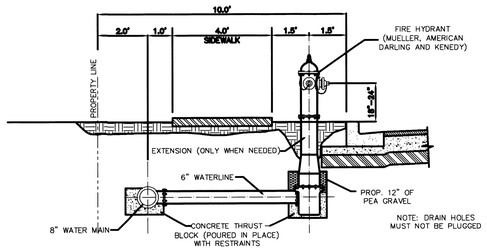
VERTICAL BENDS

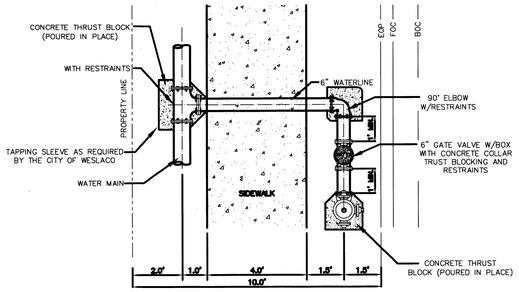


HORIZONTAL BENDS

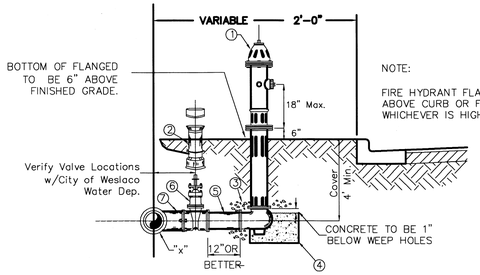
HYDRANT BURYS

NOTE: FIRE HYDRANT SHALL BE PLACED 1.5' BEHIND BACK OF CURB, AND 3" TO 6" FROM TOP OF CURB TO TOP OF FLANGE.





TYPICAL FIRE HYDRANT INSTALLATION



NOTE:
FIRE HYDRANT FLANGE TO BE 6" ABOVE CURB OR FINISH GRADE, WHICHEVER IS HIGHER.

STANDARD FIRE HYDRANT INSTALLATION

Mueller(Super Centurion 250 A-423)

NOTE:

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

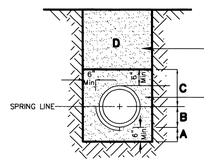
FIRE HYDRANT INSTALLATION CONSITS OF FIRE HYDRANT, VALVE AND VALVE BOX

FIRE HYDRANT UNIT SHALL INCLUDE:

1.) 1- FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
2.) 1-VALVE BOX
3.) 3 CU. FT. GRAVEL
4.) 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES)
5.) 1" OR BETTER PVC SPOOLS
6.) 1-6" RESILIENT SEAT GATE VALVE (FLANGED X M.J. OR P.O.)
7.) 1-x"x6" CAST IRON TEE x" WATER MAIN DIA. (FLANGED X M.J. OR P.O.)

NOTES:

1.SHOULD A CONFLICT BETWEEN THIS STANDARD AND RECOMMENDATION OF ANY GEOTECHNICAL REPORT ARISE, WRITTEN APPROVAL MUST BE RECEIVED BY CONTRACTOR BY THE CITY OF WESLACO FOR INSTALLATION OF EITHER.
2. WATERLINE IDENTIFIER TAPE ON NON METALLIC TAPE (COLOR CODED ONLY).



STANDARD PIPE BEDDING

A. SAND BEDDING TO BE PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")

B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED)

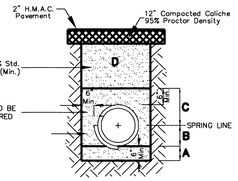
C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

D. FILL TRENCH W/SELECT BACKFILL, W/8" LIFTS COMPACT TO 97% STD. PROCTOR

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

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

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



STANDARD PIPE BEDDING

UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED).

C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED).

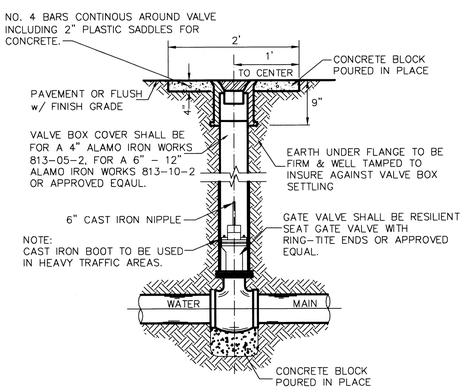
D. FILL TRENCH W/SAND, W/8" LIFTS COMPACT TO 90% STD. PROCTOR

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

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

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

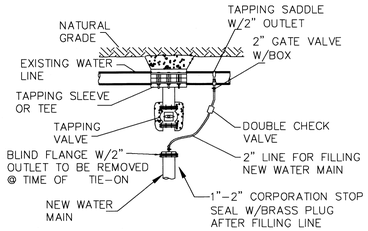
THRUST BLOCKS



TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

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

FIRE HYDRANT LOCATION AND INSTALLATION

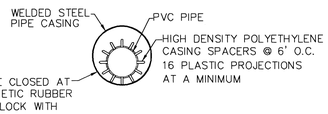


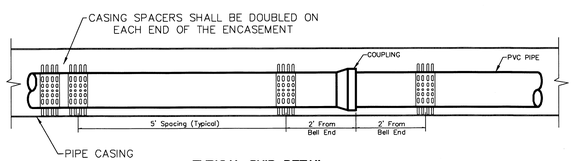
METHOD FOR FILLING NEW WATER LINES PRIOR TO CHLORINATION AND TESTING

NOTES:
1. THIS METHOD SHALL ALSO BE USED AT A NEW CONNECTION TO AN EXISTING DEAD END LINE.
2. AFTER THE NEW LINE HAS BEEN DISINFECTED & PRESSURIZED, THE VALVE AT THE CONNECTION TO THE EXISTING LINE SHALL BE OPENED (BY CITY OF WESLACO) TO FLUSH OUT THE SUPERCHLORINE.
3. 2" TAP FEE NEED TO BE PAID BY DEVELOPER, CONTRACTOR, OR CUSTOMER.
4. TEMPORARY BRACING WILL NEED TO BE APPLIED AT END OF BLIND FLANGE DURING HYDROSTATIC PRESURE TESTING.
5. WATER LINE MUST BE DE-CHLORINATED BEFORE BACTERIA TEST.

BORING INSTALLATION

PIPE SIZE	CASING SIZE	MIN. WALL THICKNESS
6"	12"	0.3125"
8"	16"	0.3125"
10"	18"	0.3125"
12"	22"	0.3750"
14"	24"	0.4375"
16"	26"	0.4375"
18"	30"	0.5000"
24"	36"	0.5625"
36"	48"	0.625"





TYPICAL SKID DETAIL

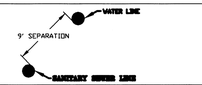
WATER PIPE BEDDING

317.13. Appendix E - Separation Distances.

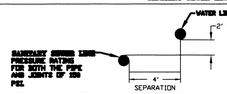
TCEQ STANDARD

The following rules apply to separation distances between potable water and wastewater treatment plants, and waterlines and sanitary sewers.

(a) Water line/new sewer line separation. When new sanitary sewers are installed,they shall be installed no closer to waterlines than nine feet in all directions. Sewers that parallel waterlines must be installed in separate trenches. Where the nine foot separation distance cannot be achieved, the following guidelines will apply:

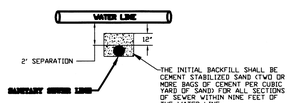


(1) Where a sanitary sewer parallels a waterline, the sewer shall be constructed of cast iron, ductile iron or PVC meeting ASTM specifications with a pressure rating for both the pipe and joints of 150 psi. The vertical separation shall be a minimum of two feet between outside diameters and the horizontal separation shall be a minimum of four feet between outside diameters. The sewer shall be located below the waterline.

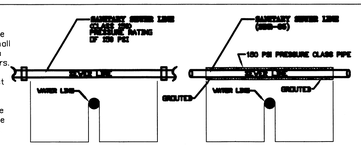


(2) Where a sanitary sewer crosses a waterline and the sewer is constructed of cast iron, ductile iron or PVC with a minimum pressure rating of 150 psi, an absolute minimum distance of 6 inches between outside diameters shall be maintained. In addition the sewer shall be located below the waterline where possible and one length of the sewer pipe must be centered on the waterline.

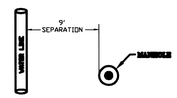
(3) Where a sewer crosses under a waterline and the sewer is constructed of ABS truss pipe, similar semi-rigid plastic composite pipe, clay pipe or concrete pipe with gasketed joints, a minimum two foot separation distance shall be maintained. The initial backfill shall be cement stabilized sand (two or more bags of cement per cubic yard of sand) for all sections of sewer within nine feet of the waterline. This initial backfill shall be from one quarter diameter below the centerline of the pipe to one pipe diameter (but not less than 12 inches) above the top of the pipe.



(4) Where a sewer crosses over a waterline all portions of the sewer within nine feet of the waterline shall be constructed of cast iron, ductile iron, or PVC pipe with a pressure rating of at least 150 psi using appropriate adapters. In lieu of this procedure the new conveyance may be encased in a joint of 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at 5 feet intervals with spacers or be filled to the springline with washed sand. The encasement pipe should be centered on the crossing and both ends sealed with cement grout or manufactured seal.



(b) Water line/manhole separation. Unless sanitary sewer manholes and the connecting sewer can be made watertight and tested for no leakage, they must be installed so as to provide a minimum of nine feet of horizontal clearance from an existing or proposed waterline.Where the nine foot separation distance cannot be achieved, a carrier pipe as described in subsection (a)(4) of this section may be used where appropriate.

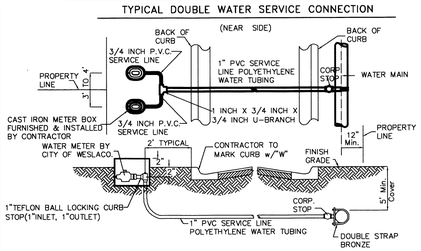


TYPICAL VALVE AND VALVE BOX

WATER LINE TESTING

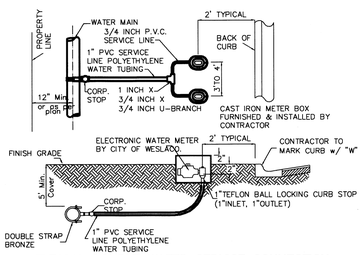
UTILITY BORING INSTALLATION (SKID BLOCKS)

TYPICAL DOUBLE WATER SERVICE CONNECTION



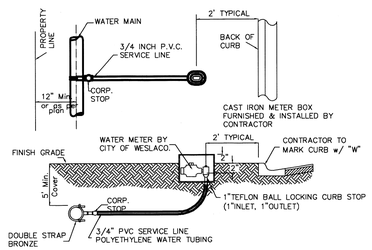
TYPICAL DOUBLE WATER SERVICE CONNECTION

(FAR SIDE)



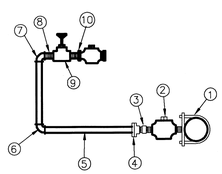
TYPICAL DOUBLE WATER SERVICE CONNECTION

(NEAR SIDE)



TYPICAL SINGLE WATER SERVICE CONNECTION

(NEAR SIDE)



1.) X" X 2" DOUBLE STRAP BRASS SADDLE
2.) 2" BALL CORP. MIPX MIP
3.) 2" BRASS COUPLING
4.) 2" ADAPTER MIPX COMP.
5.) 2" SOFT COPPER TUBING (K) OF 2" RIGID PIPE (K)
6.) 2" SXS COPPER 90°
7.) 2" SXT COPPER 90°
8.) 2"X2" BRASS NIPPLE
9.) 2" BRASS GATE VALVE W/BRASS OPERATING WHEEL
10.) 2" MALE FLANGE
11.) LARGE C.I. METER BOX

2" WATER METER SERVICE

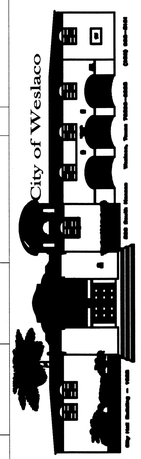
WATER SERVICE CONNECTIONS

Weslaco
All-America City
2002

REVISIONS

CITY OF WESLACO

STANDARD WATER DETAILS



FILE NAME: STD_DET_WESLACO

DATE: 01-04-2008

SURVEYED BY:

DESIGNED BY:

DRAWN BY: Saul Pineda

CHECKED BY: Randy Winston

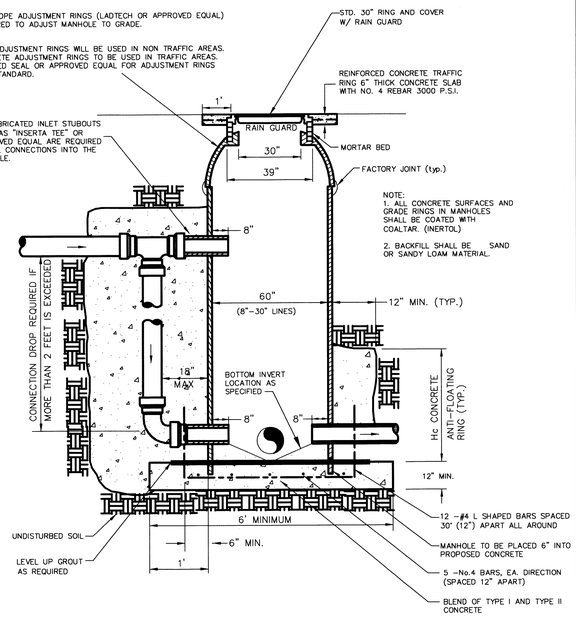
APPROVED BY: RANDY WINSTON

SCALE: HOR: 1" = N.T.S. VERT: 1" = N.T.S.

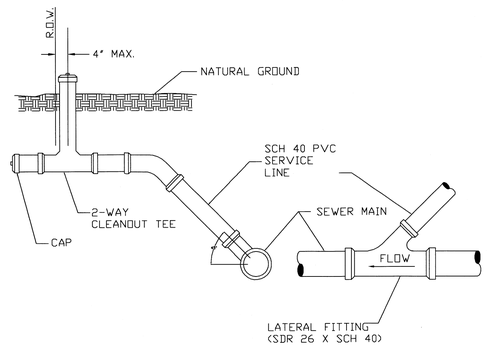
DATE:

SHEET NO.: 19 OF 22

STANDARD SANITARY SEWER CONSTRUCTION DETAILS



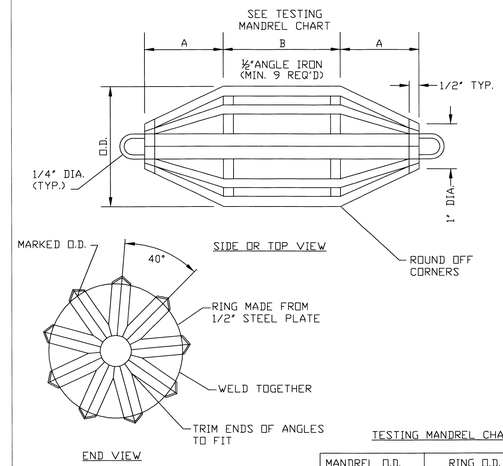
TYPICAL FIBERGLASS MANHOLE WITH EXTERIOR DROP STRUCTURE IF REQUIRED



NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4' MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6' OR GREATER AS REQUIRED.

STANDARD SERVICE CONNECTION



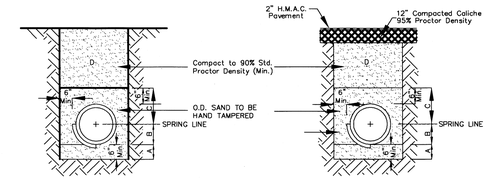
TESTING MANDREL CHART

SIZE	A	B	MANDREL O.D. PSM SDR-26	RING O.D. PSM SDR-26
6	4.0"	4.5"	5.50	4.79
8	5.5"	6.0"	7.37	6.66
10	7.0"	7.5"	9.21	8.50
12	8.0"	9.0"	10.96	10.25
15	10.0"	11.0"	13.42	12.71
18	12.0"	13.5"		
21	14.0"	16.0"		
24	16.0"	18.0"		
27	18.0"	20.0"		

DEFLECTION TESTING MANDREL DETAIL

NOTES:

1.SHOULD A CONFLICT BETWEEN THIS STANDARD AND RECOMMENDATION OF ANY GEOTECHNICAL REPORT ARISE, WRITTEN APPROVAL MUST BE RECEIVED BY CONTRACTOR BY THE CITY OF WESLACO FOR INSTALLATION OF EITHER.
2. WATERLINE IDENTIFIER TAPE ON NON METALLIC TAPE (COLOR CODED ONLY).



STANDARD PIPE BEDDING

A. SAND BEDDING TO BE PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")

B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED)

C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

D. FILL TRENCH W/SELECT BACKFILL, W/8" LIFTS COMPACT TO 90% STD. PROCTOR

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

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

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

STANDARD PIPE BEDDING
UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED).

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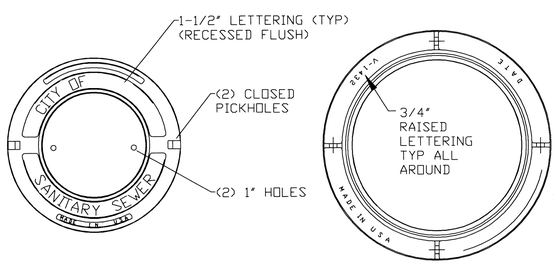
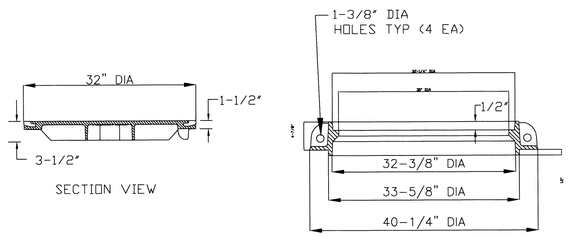
WATER PIPE BEDDING

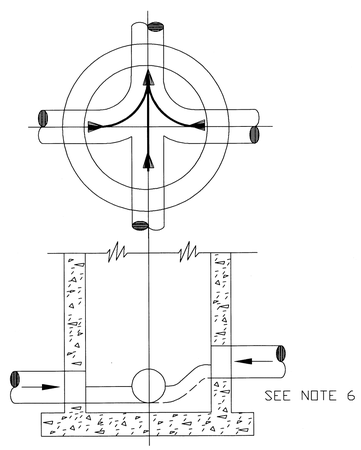




NOTES:

1. FRAME AND COVER SHALL CONFORM TO REQUIREMENTS OF AASHTO M 306.
2. FRAME AND COVER SHALL BE PROOF-LOAD TESTED TO 74,000 LBS.
3. FRAME SHALL BE GRAY CAST IRON CONFORMING TO AASHTO M 105 CLASS 35B OR ASTM A48 CLASS 35B.
4. COVER SHALL BE DUCTILE IRON CONFORMING TO ASTM A536 GRADE 80-55-06.

SANITARY SEWER MANHOLE STANDARD RING & COVER



NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL)
4. APPROVED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNEL IS REQUIRED.
5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WHEN THERE ARE MORE THAN 2 INVERTS OR WHEN THERE IS A CHANGE OF DIRECTION OF FLOW GREATER THAN 45 DEGREES.
7. THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION, THE CORROSION BARRIER SHALL NOT BE APPLIED TO THE FLOW CHANNEL

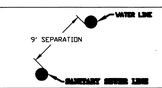
SANITARY SEWER MANHOLE INVERT DETAIL

317.13. Appendix E – Separation Distances.

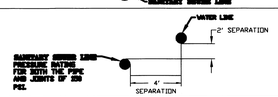
TCEQ STANDARD

The following rules apply to separation distances between potable water and wastewater treatment plants, and waterlines and sanitary sewers.

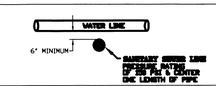
(a) Water line/new sewer line separation. When new sanitary sewers are installed,they shall be installed no closer to waterlines than nine feet in all directions. Sewers that parallel waterlines must be installed in separate trenches. Where the nine foot separation distance cannot be achieved, the following guidelines will apply:



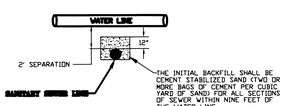
(1) Where a sanitary sewer parallels a waterline, the sewer shall be constructed of cast iron, ductile iron or PVC meeting ASTM specifications with a pressure rating for both the pipe and joints of 150 psi. The vertical separation shall be a minimum of two feet between outside diameters and the horizontal separation shall be a minimum of four feet between outside diameters. The sewer shall be located below the waterline.



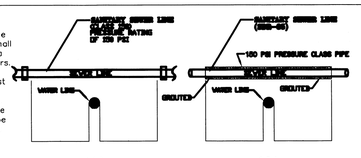
(2) Where a sanitary sewer crosses a waterline and the sewer is constructed of cast iron, ductile iron or PVC with a minimum pressure rating of 150 psi, an absolute minimum distance of 6 inches between outside diameters shall be maintained. In addition the sewer shall be located below the waterline where possible and one length of the sewer pipe must be centered on the waterline.



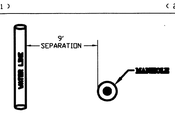
(3) Where a sewer crosses under a waterline and the sewer is constructed of ABS truss pipe, similar semi-rigid plastic composite pipe, clay pipe or concrete pipe with gasketed joints, a minimum two foot separation distance shall be maintained. The initial backfill shall be cement stabilized sand (two or more bags of cement per cubic yard of sand) for all sections of sewer within nine feet of the waterline. This initial backfill shall be from one quarter diameter below the centerline of the pipe to one pipe diameter (but not less than 12 inches) above the top of the pipe.



(4) Where a sewer crosses over a waterline all portions of the sewer within nine feet of the waterline shall be constructed of cast iron, ductile iron, or PVC pipe with a pressure rating of at least 150 psi using appropriate adapters. In lieu of this procedure the new conveyance may be encased in a joint of 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at 5 feet intervals with spacers or be filled to the springline with washed sand. The encasement pipe should be centered on the crossing and both ends sealed with cement grout or manufactured seal.



(b) Water line/manhole separation. Unless sanitary sewer manholes and the connecting sewer can be made watertight and tested for no leakage, they must be installed so as to provide a minimum of nine feet of horizontal clearance from an existing or proposed waterline.Where the nine foot separation distance cannot be achieved, a carrier pipe as described in subsection (a)(4) of this section may be used where appropriate.



Weslaco
All-America City
2002

REVISIONS
12-07-2007
12-17-2008
01-04-2008
09-25-2008

CITY OF WESLACO

STANDARD DRAINAGE DETAILS

City of Weslaco

FILE NAME: STD_DET_WESLACO
DATE: 01-04-2008
SURVEYED BY:
DESIGNED BY:
DRAWN BY: JENNY F. ESTRADA
CHECKED BY: BERNARD RODRIGUEZ
APPROVED BY: RANDY WINSTON
SCALE: HOR: 1" = N.T.S. VERT: 1" = N.T.S.
DATE:
SHEET NO.: 1 OF 1

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1857

From:
Mardoqueo Hinojosa

Subject:
Discussion and consideration to approve a six-month extension of the Final Plat for Midway Mobile Subdivision, a 25.263 acre tract of land being all of Farm Tract 643, West and Adams Tracts Subdivision, Hidalgo County, Texas. Located on Midway Road and Mile 6½ North Road. Possible action. (Staffed by Planning and Code Enforcement.)

Background:
The proposed one hundred sixteen (116) lots subdivision is within the City of Weslaco city limits. This subdivision is in the process of being completed.

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)**:**
Planning and Zoning recommended approval on August 1, 2018.

Mardoqueo Hinojosa	Created/Initiated
Mardoqueo Hinojosa	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

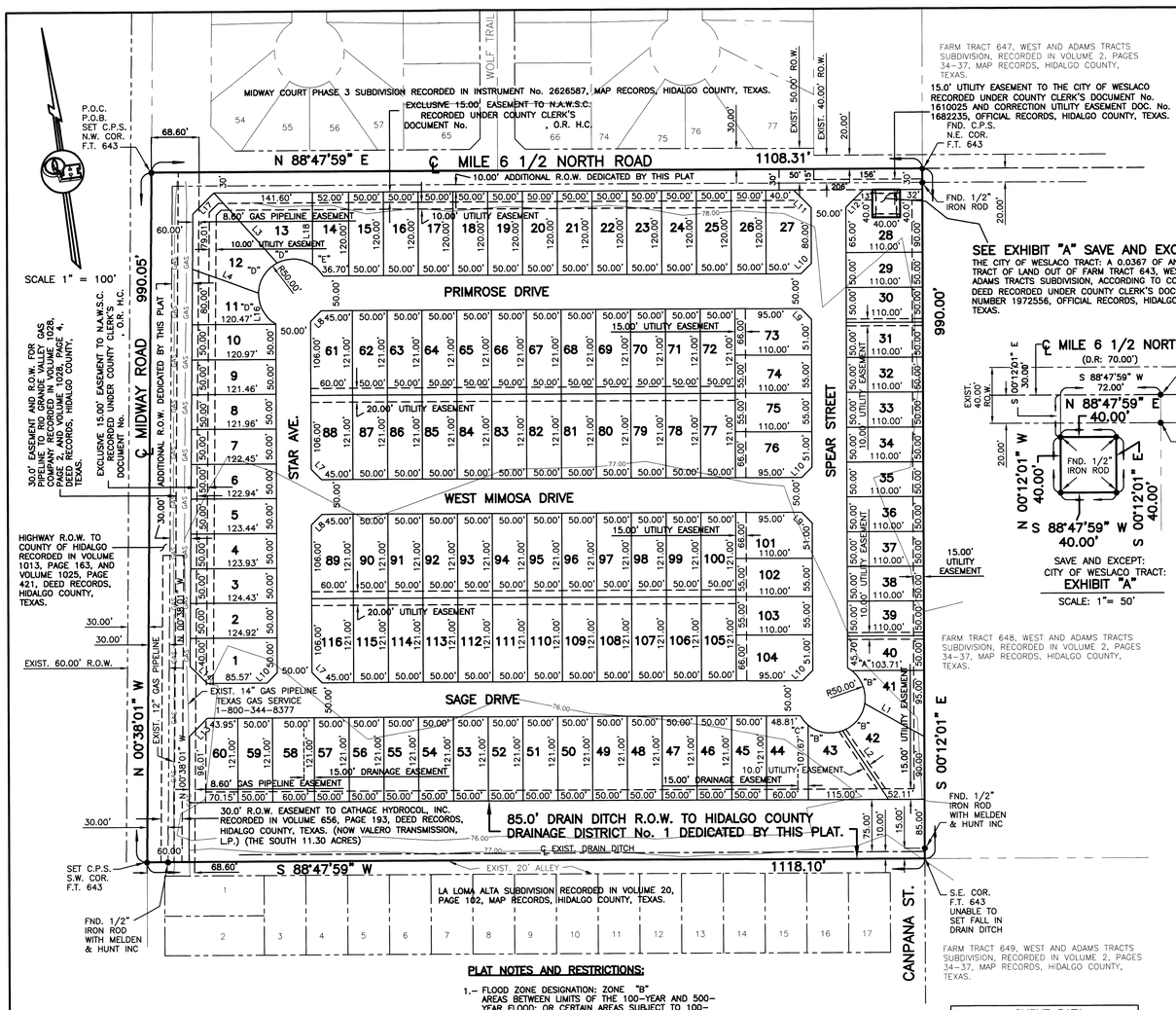
Staff Recommendation:
Staff recommends approval.

Attachments, if any:
Midway Mobile

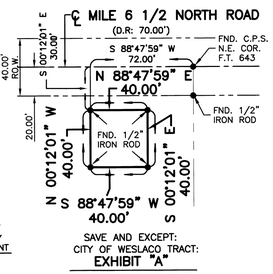
Responsibilities upon Approval:
Staff will notify applicant.

MIDWAY MOBILE HOME SUBDIVISION

A 25.263 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 643, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1877543, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THE CITY OF WESLACO TRACT BEING A 0.0367 OF AN ACRE OUT OF FARM TRACT 643, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1972556, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SEE EXHIBIT "A" SAVE AND EXCEPT:
THE CITY OF WESLACO TRACT: A 0.0367 OF AN ACRE TRACT OF LAND OUT OF FARM TRACT 643, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1972556, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SAVE AND EXCEPT:
CITY OF WESLACO TRACT:
EXHIBIT "A"
SCALE: 1"= 50'

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF THE 100–YEAR 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 (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY–PANEL NUMBER 480334 0525 B
MAP REVISED: JANUARY 2, 1981

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS OF 500–YEAR FLOOD; AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD.

COMMUNITY–PANEL NUMBER 480334 0450 C
MAP REVISED: MAY 30, 2002 (LOMR)

2.– LEGEND ● – DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

3.– SETBACK LINES SHALL BE AS FOLLOWS:

FRONT CORNER	15.00'
FRONT INTERIOR	10.00'
GARAGE/CARPORT	20.00'
SIDE CORNER	15.00'
SIDE INTERIOR	8.00'
REAR	5.00'

OR EASEMENT LINE, WHICHEVER IS GREATER.

4.– MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.

LOTS 1–7	F.F.= 77.50	LOTS 44–60	F.F.= 76.50
LOTS 8–40	F.F.= 78.50	LOTS 61–88	F.F.= 78.50
LOTS 41–43	F.F.= 77.50	LOTS 89–116	F.F.= 77.50

5.– BENCHMARK NOTE:
B.M. No. 1 ELEV.= 81.09 TOP OF SANITARY SEWER MANHOLE LOCATED IN FRONT OF EXIST. LIFT STATION. N.A.V.D. 88 DATUM.
B.M. No. 2 ELEV.=82.37 COTTON PICKLER SPINDLE FOUND LOCATED AT THE NORTHEAST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.

6.– TOTAL DRAINAGE DETENTION IS: 80,972.94 C.F. (1.86 ACRE–FEET). DETENTION IS BEING PROVIDED IN PROPOSED DRAIN DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION.

7.– NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS.

8.– ONLY ONE SINGLE FAMILY DWELLING PER LOT.

9.– LOTS 1 – 28 AND LOT 60 SHALL NOT HAVE ACCESS OR FRONT MIDWAY ROAD AND MILE 6 1/2 NORTH ROAD.

10.– NO FENCES SHALL BE CONSTRUCED OVER ANY GAS EASEMENTS FOR LOTS 1 THRU 12 AND LOT 60 .

11.– A 4 FOOT SIDEWALK ABIDING TO CITY ORDINANCES, SHALL BE CONSTRUCTED AT TIME OF BUILDING PERMITTING.

12.– U.E. DENOTES UTILITY EASEMENT

13.– D.E. DENOTES DRAINAGE EASEMENT

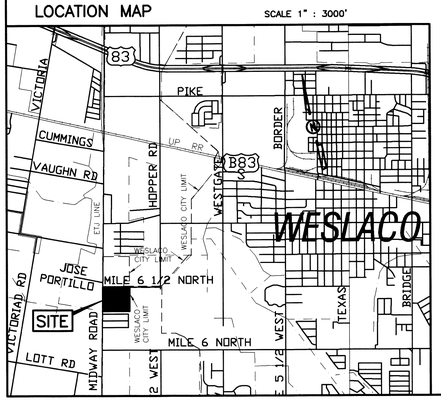
14.– 5.0' SIDEWALK ALONG MIDWAY ROAD AND MILE 6 1/2 NORTH ROAD TO BE ESCROWED.

15.– STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

16.– LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

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

LOCATION MAP SCALE 1" : 3000'



CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	08°44'22"	50.00'	7.63'
"B"	60°24'16"	50.00'	52.71'
"C"	20°02'49"	50.00'	17.49'
"D"	46°43'03"	50.00'	53.54'
"E"	25°56'39"	50.00'	22.64'

DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	S 61°54'05" E	98.20'
L2	S 34°37'03" E	118.79'
L3	N 43°14'18" W	135.41'
L4	N 71°00'48" W	100.89'
L5	N 41°32'45" W	134.42'
L6	S 22°02'35" E	102.44'
L7	N 46°12'01" W	21.21'
L8	N 43°47'59" E	21.21'
L9	S 46°12'1" E	21.21'
L10	S 43°47'59" W	21.21'
L11	S 46°12'1" E	35.36'
L12	N 43°47'59" E	35.36'
L13	N 44°4'59" E	35.53'
L14	N 45°55'1" W	35.18'
L15	S 88°47'59" W	7.11'
L16	S 01°12'01" E	0.70'
L17	N 44°04'59" E	21.32'
L18	S 00°12'01" E	103.58'

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
OFFICE@QHAENGINEERING.COM

DATE OF PREPARATION: MARCH 14, 2017

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 REGISTERED ALFONSO QUINTANILLA 4856 PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

MARCH 14, 2015
DATE

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 ALFONSO QUINTANILLA 95534 LICENSED PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA
P.E. No. 95534

7-21-17
DATE

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor"whether one or more persons are named), in consideration of one dollar ($1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. Thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above–described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this____ day of _____ 20____.

TIM GEARHART, MEMBER
RCI DEVELOPMENT–WISCONSIN, LTD
P.O. BOX 1110
HARLINGEN, TEXAS 78550

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

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **MIDWAY MOBILE HOME SUBDIVISION** TO THE CITY OF WESLACO, COUNTY OF HIDALGO AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

_____ _____
TIM GEARHART, MEMBER — DATE
RCI DEVELOPMENT–WISCONSIN, LTD
P.O. BOX 1110
HARLINGEN, TEXAS 78550

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared

TIM GEARHART, MEMBER OF RCI DEVELOPMENT–WISCONSIN, LTD

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 ANNETTE QUINTANILLA Notary Public, State of Texas My Commission Expires November 04, 2017

CLARISSA ANNETTE QUINTANILLA – NOTARY PUBLIC

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.0115(b)

WE THE UNDERSIGNED CERTIFY that this plat of the MIDWAY MOBILE HOME SUBDIVISION , was reviewed and approved by the city Council of the City of Weslaco on _____, ____.

Mayor of the City of Weslaco — Date

ATTEST:
Secretary of the City of Weslaco — 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 — DATE
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

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 CLERK HIDALGO COUNTY, 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

FILENAME : F:\DATA\SUBDIVIS\WESLACO\MIDWAY MOBILE HOME SUBDIVISION \ PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MARCH 14, 2017	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1859

From:
Mardoqueo Hinojosa

Subject:
Discussion and consideration to select a committee to evaluate Request For Qualifications No. 2017-18-21 Civil Engineering Services Stormwater Improvements Plan. Possible action. (Staffed by Planning and Code Enforcement.)

Background:
Committee of staff and commission will serve to narrow applicants for City Commission interviews.

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)**:**

Mardoqueo Hinojosa	Created/Initiated
Mardoqueo Hinojosa	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends selection

Attachments, if any:

Responsibilities upon Approval:

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1865

From:
Mardoqueo Hinojosa

Subject:
Discussion and consideration on approval of payment to Republic Services in the amount of $286,503.97 for the removal of debris due to flooding and authorize Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Background:
Second invoice from Republic Services has been received for debris removal due to flooding. The total invoiced to date has been $338,097.69 from which $51,593.72 was approved on July 17, 2018.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

Rebekah De La Fuente	Created/Initiated
Mardoqueo Hinojosa	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
Republic Services Invoice 2

Responsibilities upon Approval:
Staff will process payment.

Mardoqueo Hinojosa

From: Joe Pedraza
Sent: Thursday, August 2, 2018 1:57 PM
To: Mardoqueo Hinojosa
Subject: FW: Flood Debris Removal July City of Weslaco

Joe Pedraza
Health Official
Code Enforcement Supervisor

From: Joe Pedraza
Sent: Thursday, August 2, 2018 1:36 PM
To: Elizabeth M. Walker <ewalker@weslacotx.gov>; Maria C. Barrera <mbarrera@weslacotx.gov>; Sonia Flores <sflores@weslacotx.gov>; Homer Rhodes <hrhodes@weslacotx.gov>; Olga N. Garza <olga.garza@weslacotx.gov>
Cc: Mike Perez <mrperez@weslacotx.gov>; Antonio Lopez Jr. <anlopez@weslacotx.gov>
Subject: FW: Flood Debris Removal July City of Weslaco

Good Afternoon,

The total amount due on flooded Debris removal for the month of July is $338,097.69. I should be receiving the actual Invoice tomorrow morning so that you may attach to your agenda packet.

Thanks

Joe Pedraza, R.S.
Health Official
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596-6158
Phone: (956) 447-3401
Fax: (956) 973-3128
jpedraza@weslacotx.gov

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From: Jasso, Julio <JJasso@republicservices.com>
Sent: Thursday, August 2, 2018 1:18 PM
To: Joe Pedraza <jpedraza@weslacotx.gov>
Subject: Fwd: REVISED City of Weslaco

Sent via the Samsung Galaxy S®6 active, an AT&T 4G LTE smartphone

-------- Original message --------
From: "Orozco, Angie" <AGarcia7@republicservices.com>
Date: 8/2/18 1:16 PM (GMT-06:00)
To: "Jasso, Julio" <JJasso@republicservices.com>
Cc: "Barrera, Nickolas" <NBarrera@republicservices.com>, "Jimenez, Sara" <SJimenez@republicservices.com>
Subject: REVISED City of Weslaco

Julio,

The below is the balance for City of Weslaco. Total in Infopro is $303,084.10 and Trux is $35,013.59. Their total balance is $338,097.69.

INFOPRO			
	June	July	
39348		$135,405.33	$135,405.33
39379		$86,147.00	$86,147.00
39325	$34,842.52	$46,689.25	$81,531.77
		Total Infopro:	$303,084.10
TRUX			
333346	$16,751.20	$18,262.39	$35,013.59
		Total Trux:	$35,013.59
		Total INFOPRO & TRUX:	$338,097.69

Let me know if you have any questions.

Thank you,

Angelly O. Garcia
Division Accountant

9402 W Expressway 83
Harlingen TX 78552
e agarcia7@republicservices.com
o 9563927002 c 9565350808
f 9564282045 w www.RepublicServices.com

REPUBLIC SERVICES

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Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1770
From:	
Subject: Discussion and consideration on request from Hidalgo County Precinct 1 to approve a revised Interlocal Cooperation Agreement for participation with Phase I-Preliminary Engineering for improvements to Mile 10 roadway from Mile 6 East to FM 1015 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)	
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)**:**

Aida Vega	Created/Initiated
Mike Perez	Final Approval

City Manager Comments: Approve.
Staff Recommendation:
Attachments, if any: Revised Interlocal Agreement
Responsibilities upon Approval:

DAVID L. FUENTES

HIDALGO COUNTY COMMISSIONER PCT. 1

1902 JOE STEPHENS AVE. STE 101
WESLACO, TEXAS 78599
Office: (956) 968-8733 • Fax (956) 969-1417

May 25, 2017

Hon. David Suarez
City of Weslaco, Mayor
Attn: Mike Perez, City Manager
255 S. Kansas Avenue
Weslaco, Texas 78596-6285

RE: Mile 10 Project – Phase I Interlocal Cooperation Agreement (ICA)
Limits: from Mile 6 to FM 1015

Dear Mayor Suarez,

As per the attached correspondence dated August 14 and December 15, 2017, Hidalgo County Precinct #1 would like to finalize our previously stated and requested Interlocal Cooperation Agreement with the City of Weslaco concerning the Mile 10 Roadway Project. As you recall, an ICA had been submitted to your office, for your consideration, requesting your participation with the Phase I - Preliminary Engineering work associated with improving the Mile 10 roadway from Mile 6 East to FM 1015.

As you are aware, the Hidalgo County MPO has approved the New 2019-2022 Transportation Improvement Program (TIP) and the FY 2015-2040 Metropolitan Transportation Plan (MTP) Amendment allocating following funds for the Mile 10 project.

- $2,200,000 in FY 2021 of Cat 7 Federal Funds (ROW / Compensable Utility Cost)
- $9,460,000 in FY2024 of Cat 7 Federal Funds (Construction Costs)

Therefore, I am attaching the revised ICA which includes the Exhibit B (Estimated Project Cost Estimate) for Mile 10 project. As you can see in said Exhibit B, the total estimated project cost is now $25,072,757.00 with a local participation (City of Weslaco and Hidalgo Co. Pct. #1) share of $6,744,648.00 which amounts to approximately 26.9% of the total project cost. This local estimated contribution will be needed over the next three (3) to four (4) years.

On the previously sent letter dated Dec. 15, 2017 we had provided an estimated projected timeline of expenditures for both the County and the City of Weslaco.

FISCAL YEAR 2018 ---------- LOCAL FUNDS NEEDED BY JUNE 1, 2018.

Phase I – *Environmental Assessment, Public Involvement, Schematic Design and Hydrologic Outfall Map*

- Estimated City of Weslaco Expenditure: May 1, 2018 - $685,370.76.
- Estimated County of Hidalgo Expenditure: May 1, 2018 - $685,370.76.

FISCAL YEAR 2019 ---------- LOCAL FUNDS NEEDED BY JUNE 1, 2019.

Phase II – *PS&E, ROW Map, Surveying, Permitted Utility Coordination, Signal Design, etc.*

- Estimated City of Weslaco Expenditure: June 1, 2019 - $1,113,595.50
- Estimated County of Hidalgo Expenditure: June 1, 2019 - $1,113,595.50

FISCAL YEAR 2020 ---------- LOCAL FUNDS NEEDED BY DECEMBER 1, 2020.

Phase III – *ROW Acq., Compensable Utility Adjustments, Construction Management, etc.*

- Estimated City of Weslaco Expenditure: December 1, 2020 - $1,573,358.19
- Estimated County of Hidalgo Expenditure: December 1, 2020 - $1,573,358.19

I would like to remind you that as the project progresses and after we complete Phase I, we will be updating the Phase II and III project costs as well as entering into new ICA agreements for these new Phases of Work. I look forward to continuing to work with the City of Weslaco on this much needed project. Should you have any questions, please feel free to contact my office at (956) 968-8733.

Sincerely,

David Fuentes
Commissioner, Precinct No. 1

cc: Jacinto Garza, P.E., L&G Engineering

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 I)

THIS agreement is made on this the _____ day of _____, 2018 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 county in the State of Texas; and

WHEREAS, the CITY and COUNTY desire to cooperate in making needed road improvements to Mile 10 North from Mile 6 to FM 1015 as outlined in Exhibit A (the "Project"); and

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; and

WHEREAS, the COUNTY will be the fiduciary agent for this Project and assume the role of project development lead;

WHEREAS, the CITY and COUNTY desire to proceed and complete the Preliminary Engineering, Environmental, Public Involvement and Schematic Design, of the Road (the "Phase I");

WHEREAS, the CITY and COUNTY have secured funds towards the Construction and Right of Way costs of this Project through the Hidalgo County Metropolitan Planning Organization (HCMPO) as indicated on Exhibit B;

WHEREAS, the total Phase I project development cost is estimated to be $1,370,741.52 of which the COUNTY will contribute an estimated amount of $685,370.76;

WHEREAS, the CITY desires to cooperate by contributing a total sum not to exceed the amount of $685,370.76 to the COUNTY toward the project development activities; 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; and

WHEREAS, COUNTY will be the fiduciary agent for this project and assume the role of project development lead;

NOW, THEREFORE, COUNTY and CITY, in consideration of the mutual covenants expressed hereinafter, agree to enter into this agreement as follows:

1. The County agrees to complete Phase I of the project development, which includes the Preliminary Engineering, Environmental Assessment, Public Involvement & Schematic services more particularly described in that portion of Exhibit B attached hereto and made a part hereof for all purposes that relates to said Phase I.

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.

3. The City shall pay County as its contribution for Phase I of the Project the sum of $685,370.76.00 at time of execution of this Agreement.

4. City, pursuant to Tex. Trans. Code 251.012, authorizes County to perform the work and services described herein within its corporate city limits.

5. 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.

6. 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.

7. 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.

8. 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.

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

10. Notice: Except as 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 David Suarez
255 S. Kansas Ave.
Weslaco, Texas 78596

If to County: Hidalgo County, Texas
Attention: Honorable Ramon Garcia, County Judge
302 W. University Drive
Edinburg, Texas 78539

With copy to: Honorable David Fuentes, Commissioner Pct. #1
1902 Joe Stephens Ave.
Weslaco, Texas 78596

With copy to: Hidalgo County
Attention: Steve Crain, County Attorney
818 Pecan Boulevard
McAllen, Texas 78501

11. 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.

12. 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.

13. 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.

14. Assignment: This Agreement shall not be assignable.

15. 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.

16. 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.

17. 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.

18. 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.

19. Commitment or Current Revenues Only. In the event that during any term hereof; the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Govt. Code Ann. §271.903

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

COUNTY OF HIDALGO

By: _____
Ramon Garcia, County Judge

ATTEST:

_____
Arturo Guajardo, Jr., County Clerk

CITY OF WESLACO

By: _____
Honorable, David Suarez, Mayor

ATTEST:

_____
City Secretary

APPROVED AS TO FORM:

ATLAS, HALL & RODRIGUEZ, LLP.

By: _____
Stephen L. Crain

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

APPROVAL OF
INTERLOCAL COOPERATION AGREEMENT
PROJECT

In accordance with Texas Government Code §791.014, Hidalgo County, Texas, acting by and through the Hidalgo County Commissioners Court, has been advised of a proposed project regarding certain road improvements to Mile 10 North from Mile 6 to FM 1015, a section which is in part within the city limits of Weslaco and in part within County jurisdiction through an Interlocal Cooperation Agreement to be entered into with the City of Weslaco, Texas, and Hidalgo County.

By vote on_____ 2018, the Hidalgo County Commissioners Court has approved the Project identified above.

_____
By: Ramon Garcia, County Judge

ATTEST:

_____
Arturo Guajardo, Jr., County Clerk

APPROVED AS TO FORM:

Atlas, Hall & Rodriguez, LLP.

By: _____
Stephen L. Crain

EXHIBIT "B"
MILE 10 NORTH PROJECT (MILE 6 TO FM 1015)
ESTIMATED PROJECT COSTS

ROADWAY PROJECT	MILE 10
LIMITS	from Mile 6 to FM 1015
EXISTING ROADWAY	40-ft Rural
EXISTING ROW WIDTH	65' to 100' Varies
PROPOSED ROADWAY	4-lane divided urban
PROPOSED ROW WIDTH	USUAL 80-FT AND MAXIMUM 100-FT
ESTIMATED CONSTRUCTION COST ... (ROADWAY ONLY)	**$13,500,000.00**
ESTIMATED CONSTRUCTION COST ...(CLEAN EXISTING OUTFALS) (2000+1320+2640+2640)	**$1,304,250.00**
LENGTH FOR 4-LANE ROADWAY (MILES)	3.0 Miles
LENGTH FOR OUTFALLS TO BE PURCHASED CLEANED AND IMPROVED	1.6 Miles

ESTIMATED PROJECT COSTS	*ESTIMATED % LOCAL COST*	*TOTAL ESTIMATED PROJECT COST*	*ESTIMATED LOCAL COST*		*HCMPO FUNDING AVAILABLE MAY 2018*	*FUNDING YEAR*
PHASE I - INTERLOCAL COOPERATION AGREEMENT			*COUNTY 50%*	*CITY 50%*		
PHASE I - EA, PUBLIC INVOLVEMENT & SCHEMATIC DESIGN						
Determination of Local Costs vs State Cost/Feas. Study and Agreements/ AFA with TxDOT/LPA coord. Etc	100%	$ 45,000.00	$ 22,500.00	$ 22,500.00		
Environmental Document with TxDOT	100%	$ 135,000.00	$ 67,500.00	$ 67,500.00		
Public Involvement for the project with stakeholders and 1 Public Meeting	100%	$ 67,200.00	$ 33,600.00	$ 33,600.00		
Archeological and Historical Research	100%	$ 65,000.00	$ 32,500.00	$ 32,500.00		
Engineering Technical Support at Public Mtgs with Layouts etc	100%	$ 31,500.00	$ 15,750.00	$ 15,750.00		
Schematic for Roadway & OUTFALLS	100%	$ 236,640.00	$ 118,320.00	$ 118,320.00		
Traffic Data Request as per TxDOT Directive	100%	$ 40,000.00	$ 20,000.00	$ 20,000.00		
Traffic Signal Warrants (6 Locations)	100%	$ 54,000.00	$ 27,000.00	$ 27,000.00		
Hydrological Map for 4 Outfall Drain Ditches outfalls & capacities	100%	$ 90,000.00	$ 45,000.00	$ 45,000.00		
Office Surveys for Schematic (Prel. Ownership Identification and Property Rights) ROADWAY	100%	$ 90,000.00	$ 45,000.00	$ 45,000.00		
Office Surveys for Sch. (Prel. Ownership Identification and Property Rights) 1.5 MILES OF OUTFALLS	100%	$ 45,000.00	$ 22,500.00	$ 22,500.00		
Preliminary Compensable Utilities Identification on Schematic (ROADWAY AND OUTFALLS)	100%	$ 54,000.00	$ 27,000.00	$ 27,000.00		
Update Schematic based on comments as provide by TxDOT/FHWA for schematic and EA update w/ FHWA, City of Weslaco and County recommendations	100%	$ 30,000.00	$ 15,000.00	$ 15,000.00		
Engineering Technical Support to address Public Hearing with Layouts etc	100%	$ 22,500.00	$ 11,250.00	$ 11,250.00		
Field Surveys for Design and Construction OF ROADWAY	100%	$ 144,000.00	$ 72,000.00	$ 72,000.00		
Field Surveys for Design and Construction OF OUTFALLS	100%	$ 78,181.82	$ 39,090.91	$ 39,090.91		
Either address the Public or hold 1 Public Hearing	100%	$ 27,000.00	$ 13,500.00	$ 13,500.00		
Sub-Surface Utility Engineering (SUE) 25 pot holes/mile	100%	$ 115,719.70	$ 57,859.85	$ 57,859.85		
SUB-TOTAL			**$ 685,370.76**	**$ 685,370.76**		
SUB-TOTAL		**$ 1,370,741.52**	**$**	**1,370,741.52**		
PHASE II - FOR INFORMATION PURPOSES ONLY						
PHASE II - ROW Map, Surveys, PS&E						
Complete ROW Map (Estimated 81 Parcels)	100%	$ 324,000.00	$ 324,000.00			
PS&E Development Roadway (8.% Engineering Fee)	100%	$ 1,184,340.00	$ 1,184,340.00			
Geotechnical and Pavement Design for approval by TxDOT	100%	$ 42,000.00	$ 42,000.00			
Permanent Signal Designs (Mile 4 1/2, Mile 4, Mile 6, Mile 5-1/2, FM 88, FM 1015)	100%	$ 144,000.00	$ 144,000.00			
Temporary Signal Designs during Construction	100%	$ 72,000.00	$ 72,000.00			
Engineering Fee to Create 1 set of Plans and Submit through TxDOT	100%	$ 132,000.00	$ 132,000.00			
Permitted Utilities Coordination to adjust	100%	$ 151,200.00	$ 151,200.00			
Preliminary Engineering Direct State Costs for State Review and Oversight (Est. 1.2% of Construction)	100%	$ 177,651.00	$ 177,651.00			
SUB-TOTAL		**$ 2,227,191.00**	**$ 2,227,191.00**	**$ -**		
PHASE III - FOR INFORMATION PURPOSES ONLY						
PHASE III - ROW Acquisition and Construction Oversight						
Right-of-Way Costs - Acq.Services @ (est. 81 Parcels)	100%	$ 1,198,800.00	$ 1,198,800.00			
Estimated County Attorney Costs for Condemnation ($15,000/Parcel based on 20% total of parcels)	100%	$ 243,000.00	$ 243,000.00			
Estimated Compensable Utility Mgmt for Acq. of Property Rights and Compensate for Utility Adjust(s)	100%	$ 113,400.00	$ 113,400.00			
Eng Consultant Construction Management (24 Months)	100%	$ 151,200.00	$ 151,200.00			
Estimated Roadway Right-of-Way Costs (ESTIMATED 647,894 sq ft. @ $3.5/ sq ft)	20%	$ 2,267,629.00	$ 453,525.80		$ 2,200,000.00	FY 2021
COMPENSABLE UTILITY COSTS (gasoline tanks & Irrigation Line - 1 Mile)	20%	$ 800,000.00	$ 160,000.00			
Right-of-Way State Division Review and Oversight (1.5% of combined Const and ROW Cost s)	100%	$ 268,078.19	$ 268,078.19			
ROADWAY & OUTFALL CONSTRUCTION COST	3.4%	$ 14,804,250.00	$ 503,344.50		$ 9,460,000.00	FY 2024
TxDOT/LPA Construction Inspection (11%)	3.4%	$ 1,628,467.50	$ 55,367.90			
SUB-TOTAL		**$ 21,474,824.69**	**$ 3,146,716.38**	**$ -**		
ESTIMATED GRAND TOTAL		**$ 25,072,757.20**	**$ 6,744,648.90**		$ 11,660,000.00	

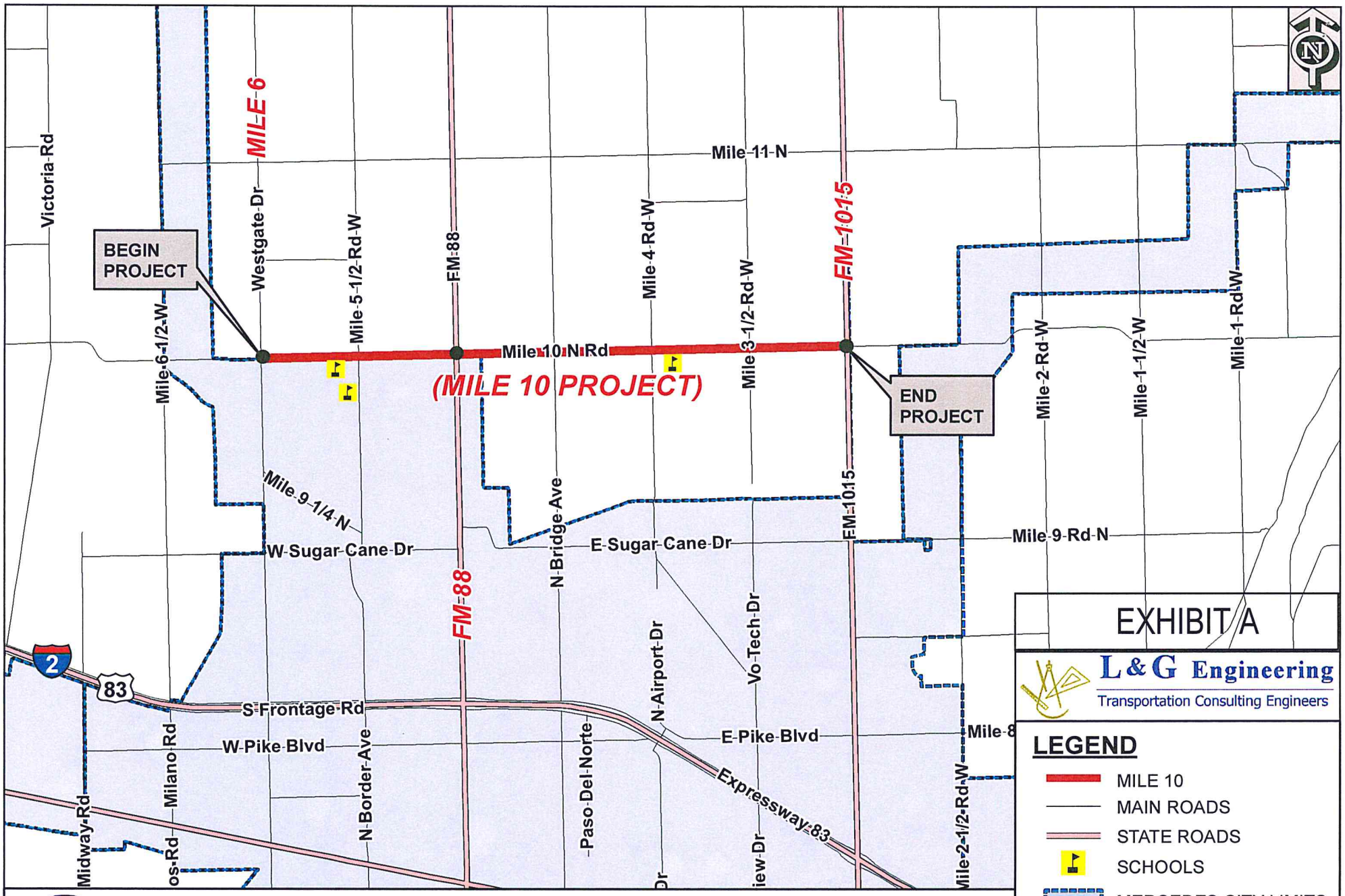
Work Authorization No. 1 (Phase I)	FY 18	$ 1,370,741.52	NOT ISSUED
Work Authorization No. 2 (Phase II)	FY 19	$ 2,049,540.00	NOT ISSUED
LPA COSTS NOT INCLUDED IN WORK AUTH.(S):	FY 19	$ 177,651.00	
Work Authorization No. 3 (Phase III)	FY 20	$ 1,463,400.00	NOT ISSUED
LPA COSTS NOT INCLUDED IN WORK AUTH.(S):	FY 20	$ 1,683,316.38	

TOTAL ESTIMATED LPA COST: $ 6,744,648.90 **26.9%**

COMBINED TOTAL ESTIMATED PROJECT COST FOR SECTIONS I & II: $ 25,072,757.20

ESTIMATED LPA COSTS NOT INCLUDED IN WORK AUTHORIZATION(S): $ 1,860,967.38

MILE 10 PHASE I - LPA PARTICIPATION COSTS	
ESTIMATED CITY OF WESLACO PARTICIPATION COST FOR PHASE I OF THIS PROJECT:	**$ 685,370.76**
ESTIMATED COUNTY PARTICIPATION COST FOR PHASE I OF THIS PROEJECT:	**$ 685,370.76**



MILE 10 LOCATION MAP
FROM MILE 6 TO FM 1015

APPROX. TOTAL PROJECT LENGTH 3.0 MILES

Document Path: G:\GIS I\PROJECTS\HIDALGO\MILE 10 CITY OF WESLACO\2017\MILE 10 LOCA

DAVID L. FUENTES

HIDALGO COUNTY COMMISSIONER PCT. 1
1902 JOE STEPHENS AVE. STE 101
WESLACO, TEXAS 78599
Office: (956) 968-8733 • Fax (956) 969-1417

August 14, 2017

Honorable David Suarez
City of Weslaco, Mayor
Attn: Mike Perez
255 S. Kansas Avenue
Weslaco, Texas 78596

RE: Mile 10 Project - Limits: From Mile 6 to FM 1015 (MTP #: HC-264)

Dear Mayor Suarez,

On behalf of Hidalgo County Precinct No. 1, I would like to thank you and the City of Weslaco for your financial commitment associated with improving this areas Transportation Infrastructure needs. Precinct No. 1 is committed to improving the roadway and drainage infrastructure in and around the City of Weslaco. Both the City of Weslaco and the Precinct's infrastructure needs are many. We are therefore proposing for the City of Weslaco to partner with us, on the subject roadway project, in an effort to reconstruct and widen Mile 10 as identified on EXHIBIT A.

Mile 10 is a vital east to west corridor in Precinct No.1 and partially inside the City of Weslaco as well the County. If Mile 10 is extended west, it will connect to SH 495 (Pecan Blvd) in McAllen (see EXHIBIT B). We are in direct communication with TxDOT and the HCMPO to ensure Mile 10 continues to stay funded. The following funds are currently allocated to Mile 10 at the HCMPO.

- $2,200,000 in FY 2023 of CAT 7 Federal Funds
- $24,010,000 in FY 2031 of CAT 7 Federal Funds

We have therefore prepared a "Draft" Interlocal Cooperation Agreement (ICA) and project cost estimate based on a 50% cost share between the City of Weslaco and the County of Hidalgo for this project (EXHIBIT C). The projected local participation costs were based on the assumption that in the near future the City of Weslaco will annex this area and thus the County is asking for 50% participation. We are anticipating an estimated TOTAL PROJECT COST OF $22,623,682 with an estimated LOCAL COST SHARE OF $4,791,022 (21.2%). These estimates are preliminary and once the Phase I (Public Involvement, Environmental Assessment and Schematics) engineering work is complete, the estimates will be updated and we will propose a Phase II and Phase III ICA for your consideration.

As requested by your office, we have developed a map identifying the current limits for both the City and County's jurisdictions (EXHIBIT D). Thank you for considering our proposal and should you have any questions, please don't hesitate to call me at (956) 968-8733.

Sincerely,

David L. Fuentes
Commissioner, Hidalgo County Pct. #1

cc: Jorge Peña, RPIC, Hidalgo County Pct. #1
Jacinto Garza, P.E., L&G Engineering

Attachments

DAVID L. FUENTES

HIDALGO COUNTY COMMISSIONER PCT. 1
1902 JOE STEPHENS AVE. STE 101
WESLACO, TEXAS 78599
Office: (956) 968-8733 • Fax (956) 969-1417

December 15, 2017

Hon. David Suarez
City of Weslaco, Mayor
Attn: Mike Perez, City Manager
255 S. Kansas Avenue
Weslaco, Texas 78596-6285

RE: Mile 10 Project – Phase I Interlocal Cooperation Agreement (ICA)
Limits: from Mile 6 to FM 1015

Dear Mayor Suarez,

As discussed and requested, I am attaching the Exhibit B (Estimated Project Cost Estimate) for the Mile 10 project. As you can see in said Exhibit, the total estimated project cost is $23,159,282.00 with a local participation (City of Weslaco and Hidalgo Co. Pct. #1) share of $5,655,257.00 which amounts to approximately 24.4% of the total project cost. This local estimated contribution will be needed over the next three (3) to four (4) years. The following estimated projected timeline of expenditures for both the County and the City of Weslaco is as follows (please reference the attached Exhibit C – Work Schedule):

FISCAL YEAR 2018 ---------- LOCAL FUNDS NEEDED BY MAY 1, 2018.

Phase I – *Environmental Assessment, Public Involvement, Schematic Design and Hydrologic Outfall Map*

- Estimated City of Weslaco Expenditure: May 1, 2018 - $603,420.00
- Estimated County of Hidalgo Expenditure: May 1, 2018 - $603,420.00

FISCAL YEAR 2019 ---------- LOCAL FUNDS NEEDED BY AUGUST 1, 2019.

Phase II – *PS&E, ROW Map, Surveying, Permitted Utility Coordination, Signal Design, etc.*

- Estimated City of Weslaco Expenditure: August 1, 2019 - $1,012,000.00
- Estimated County of Hidalgo Expenditure: August 1, 2019 - $1,012,000.00

FISCAL YEAR 2020 ---------- LOCAL FUNDS NEEDED BY FEBRUARY 1, 2020.

Phase III – *ROW Acquisition, Compensable Utility Adjustments, Construction Management, etc.*

- Estimated City of Weslaco Expenditure: February 1, 2020 - $1,212,000.00
- Estimated County of Hidalgo Expenditure: February 1, 2020 - $1,212,000.00

I look forward to continuing to work with the City of Weslaco on this much needed project. If you have any questions, please feel free to contact me at (956) 968-8733.

Sincerely,

David Fuentes
Commissioner, Precinct No. 1

cc: Jacinto Garza, P.E., L&G Engineering

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO
HUMAN RESOURCES DEPARTMENT

DATE: **July 30, 2018**

TO: **Mayor and City Commission**

CC: **Mike Perez, City Manager**

FROM: **Veronica Ramirez, Human Resources Director**

Subject: **Group Health Insurance**

On September 19, 2017 Blue Cross Blue Shield of Texas was awarded the Group Health Insurance for one (1) year and two (2) optional one-year terms. Renewal rates reflect no increase in premium. Staff is recommends renewal.

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1843

From:

Subject:
Discussion and consideration to renew Supplemental Insurance including 125 Cafeteria plan and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.)

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)**:**

Veronica Ramirez	Created/Initiated
Veronica Ramirez	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval

Attachments, if any:
Memo Supplemental Insurance-125 Cafeteria Plan

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO
HUMAN RESOURCES DEPARTMENT

DATE: **August 1, 2018**

TO: **Mayor and City Commission**

CC: **Mike Perez, City Manager**

FROM: **Veronica Ramirez, Human Resources Director**

Subject: **Supplemental Insurance including 125 Cafeteria plan**

On September 19, 2017 the Supplemental Insurance including 125 Cafeteria plan was awarded to the below carriers and agents with no cost to city. Staff is recommending renewal for an additional year.

Voluntary Product	Awarded To	Agent(s)
FSA/125	Ameriflex	Joe Salazar
Cancer	Colonial Life	Joe Salazar
Critical Illness	Combined	Joe Salazar
Accident	Cigna	Albert Salinas Jr.
Vision	Eyetopia	Carlos Tamez & Jeff Everitt
Dental	Blue Cross Blue Shield	Carlos Tamez
STD/LTD	The Standard	Jeff Everitt
Term Life & ADD	The Standard	Jeff Everitt

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1844

From:

Subject:
Discussion and consideration to renew with Texas Municipal League and Intergovernmental Insurance (TMLIRP):

1. Workers Compensation
2. Commercial Package (General Liability/Professional, Law Enforcement Liability, Errors & Omissions Liability, Auto Liability, Auto Physical Damage, Aviation, Real & Personal Property, Flood & Earthquake, Mobile Equipment, Ocean Marine, Crime, etc.)

and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.)

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)**:**

Veronica Ramirez	Created/Initiated
Veronica Ramirez	Approved
Mike Perez	Final Approval

City Manager Comments:
TML to provide renewal quotes Monday morning; staff will evaluate and make recommendation at meeting

Staff Recommendation:
Renewal documents are pending. Recommendation and documents will be distributed on Monday, Aug. 6, 2018.

Attachments, if any:

Responsibilities upon Approval:

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1884

From:

Subject:
Discussion and consideration to renew Group Basic Life and AD&D and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.)

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)**:**

Elizabeth Walker	Created/Initiated
Veronica Ramirez	Approved
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval

Attachments, if any:
Memo Group Basic Life & ADD

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Gerardo "Jerry" Tafolla, Mayor Pro-Tem, District 4
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO
HUMAN RESOURCES DEPARTMENT

DATE: **August 1, 2018**

TO: **Mayor and City Commission**

CC: **Mike Perez, City Manager**

FROM: **Veronica Ramirez, Human Resources Director**

Subject: **Group Basic Life and AD&D**

On February 21, 2017 Dearborn National was awarded the Group Basic Life and AD&D for one (1) year and two (2) optional one-year terms. Staff is recommending approval to extend the term with minimal increase to basic life and no change on AD&D.

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1863

From:

Subject:
Discussion and consideration to approve an Election Order toward an election of Commissioner District 1 and Commissioner District 4 during the General Election on November 6, 2018 pursuant to Texas Election Code Chapter 271 and authorize the Mayor and Commissioners to execute any related documents. Possible action. (Staffed by City Secretary's Office.)

Background:
The Election Code prescribes an Order must be issued by the City Council not later than the 70th day before a November election in even-numbered years (Monday, August 20). The candidate filing period is July 21-August 20. The drawing for the place on the ballot and the electioneering spots at the polling location is scheduled August 20 at 5:30 p.m.
A contract for election administration services by Hidalgo County as well as an interlocal agreement to share the ballot with the Weslaco Independent School District are forthcoming on a future agenda.

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:
Considered annually for each general or special election.

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

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

Elizabeth Walker	Created/Initiated
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Approve.

Attachments, if any:
18 Election Order

Responsibilities upon Approval:
Convey to Hidalgo County Elections Department and post to outside bulletin board

and website

AW1-2
Prescribed by Secretary of State
Sections 3.004, 3.006, 4.008, 85.004, 85.007 Texas Election Code
9/2009

[redacted]

ORDER OF ELECTION FOR MUNICIPALITIES

An election is hereby ordered to be held on November 6, 2018 for the purpose of:
(date)

City of Weslaco Commissioner District 1
City of Weslaco Commissioner District 4

Early voting by personal appearance will be conducted each weekday at

Business, Visitor, and Event Center; 275 South Kansas Ave., Weslaco, Texas
(location)

Recommended but not required

between the hours of 7:00 a.m. and 7:00 p.m. beginning on Monday, October 22, 2018
(date)
and ending on Friday, November 2, 2018.
(date)

Applications for ballot by mail shall be mailed to:

Yvonne Ramon, Elections Administrator
(Name of Early Voting Clerk)

101 South Tenth Avenue
(Address)

Edinburg 78539
(City) (Zip Code)

Applications for ballots by mail must be received no later than the close of business on

Friday, October 26, 2018.
(date)

Issued this the 7th day of August, 20 18.

Signature of Mayor

Signature of Councilperson

Signature of Councilperson

Signature of Councilperson

Signature of Councilperson

Signature of Councilperson

Instruction Note: A copy of this election order must be delivered to the County Clerk/Elections Administrator and Voter Registrar not later than 60 days before election day.

ORDEN DE ELECCION PARA MUNICIPIOS

Por la presente se ordena que se llevará a cabo una elelcción el Noviembre 6, 2018 *con el propósito*
(fecha)

de:

Ciudad de Weslaco Comisionado del Distrito 2
Ciudad de Weslaco Comisionado del Distrito 3

La votación adelantada en persona se llevará a cabo de lunes a viernes en

Centro de Negocios, Visitantes, y Eventos; 275 South Kansas Avenue; Weslaco
(sitio)

Entre las 7:00 *de la mañana y las* 7:00 *de la tarde empezando el* Lunes, Octubre 22, 2018
(fecha)

y terminando el Viernes, Noviembre 2, 2018.
(fecha)

Las solicitudes para boletas que se votarán en ausencia por correo deberán enviarse a:

Yvonne Ramon, Administrador de Elecciones
(Nombre del Secretario(a) de Votación Adelantada)

101 South Tenth Avenue
(Dirección)

Edinburg 78539
(Ciudad) *(Zona Postal)*

Las solicitudes para boletas que se votarán en ausencia por correo deberán recibirse para el fin de las horas de las horas de negocio el Viernes, Octubre 26, 2018
(fecha)

Emitida este día 7 *de* Agosto, *20* 18.

Firma del Alcalde	*Firma de la Persona del Concilio*
Firma de la Persona del Concilio	*Firma de la Persona del Concilio*
Firma de la Persona del Concilio	*Firma de la Persona del Concilio*

Nota de instrucción: Se deberá entregar una copia de esta orden de elección al/a la Secretario(a) del Condado/Administrador(a) de Elecciones y el/la Registrador(a) de Votantes a más tardar 60 días antes del día de elección.

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1864

From:

Subject:
Discussion and consideration to assign the district for the new park property and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary's Office.)

Background:
The recently-acquired property on Mile 11 intended for the Northside Park must be assigned to a Single Member District, though it has no registered voters and is not expected to ever have any. The property is within precinct 41.

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:
N/A

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

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

Elizabeth Walker	Created/Initiated
Mike Perez	Final Approval

City Manager Comments:
Approve.

Staff Recommendation:
Assign to District 5, since the property is east of FM 88, the established boundary between districts 4 and 5 north of the Expressway. No voters affected.

Attachments, if any:
City of Weslaco 11x17 2018 SIG, 2018 SMD map - callout Mi11

Responsibilities upon Approval:
Convey determination to Elections Department no later than August 8, 2018

Hidalgo County
Elections Department
City of Weslaco
July 5, 2018

Legend

Voting Precincts

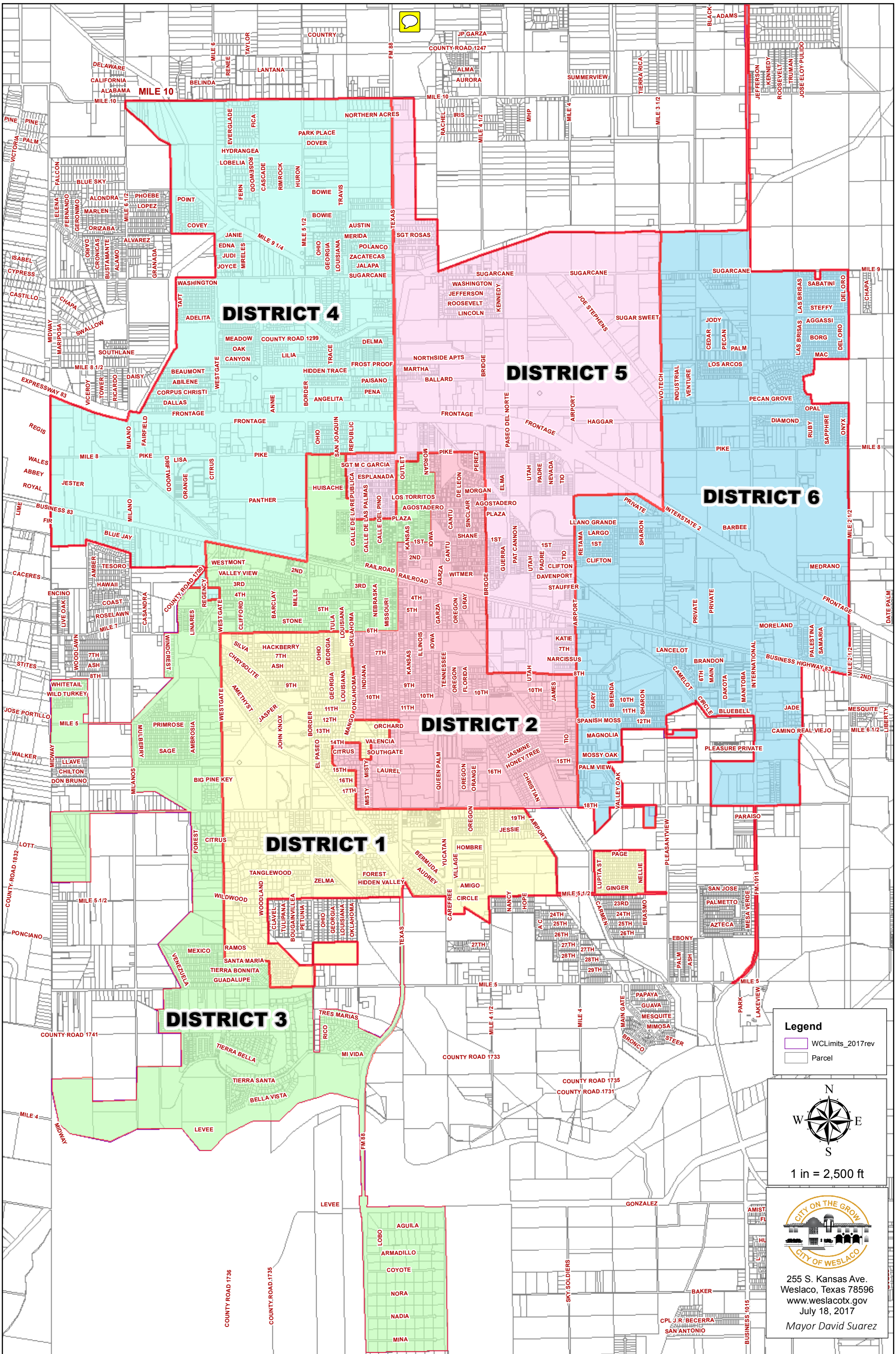
Cities

WESLACO

Please review, verify, sign and return the map to Hidalgo County Elections Department.
By signing map, you are stating that your entity has checked boundary lines and precincts that belong to your area.

Signature_____ Date_____

*This document was created by the Hidalgo County Elections Department as a "working document" and is not warranted for any other use.
It is our goal to maintain and provide accurate data; however, updates, omissions and errors may occur. Thank you for your consideration.



SINGLE MEMBER DISTRICTS

UPDATE: JULY 18, 2017

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1869

From:

Subject:
Report by Finance Department - Quarterly Investment Report. Possible action to accept and file.

Background:
The quarterly investment report will be presented at the meeting. See attachment.

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)**:**

Mary Barrera	Created/Initiated
Mary Barrera	Approved
Mike Perez	Final Approval

City Manager Comments:

Staff Recommendation:
Recommend accept and file.

Attachments, if any:
2018-06-30 qtr inv rpt FIN DEP

Responsibilities upon Approval:

CITY OF WESLACO

FINANCE DEPARTMENT

QUARTERLY INVESTMENT REPORT

FOR QUARTER ENDING

JUNE 30, 2018

City of Weslaco, Texas
Investment Report
June 30, 2018

Deposits:	3rd Quarter 06/30/18	2nd Quarter 03/31/18	1st Quarter 12/31/17
Cash on Deposit			
BBVA Compass	$ 15,369,000	$ 14,891,436	$ 14,820,552
Tex Pool	3,243,025	3,229,059	3,218,037
Tex Pool Prime	3,185,767	3,169,808	1,161,097
Certificates of Deposit			
Rio Bank 1/15/2018	-	-	243,658
Plains Capital Bank 7/21/18	243,620	242,703	240,000
BBVA Compass 3/31/18	241,389	240,000	-
Total	$ 22,282,802	$ 21,773,007	$ 19,683,344

Rates:	3rd Quarter 06/30/18	2nd Quarter 03/31/18	1st Quarter 12/31/17
Cash - Interest Earning			
BBVA Compass	0.80%	0.80%	0.80%
Tex Pool	1.73%	1.39%	1.09%
Tex Pool Prime	2.02%	1.60%	1.32%
Certificate of Deposits			
Rio Bank 1/15/2018	0.00%	0.00%	1.21%
Plains Capital Bank 7/21/18	1.50%	1.50%	1.26%
BBVA Compass 3/31/18	2.15%	2.15%	0.00%
Total Interest Earned for Period			
Total Interest	$ 56,237.36	$ 45,293.42	$ 37,173.06
Average Return	1.13%	1.01%	0.89%
Benchmark - 4 week T-Bill Rate	1.73%	1.62%	1.29%
Weighted Average Maturity (Days)	6.15	8.26	3.61

Total Interest Earned Year to Date **$ 138,703.84**

This report is in full compliance with the investment policy and strategy as established for the City of Weslaco, Texas and the Public Funds Investment Act (Chapter 2256, Government Code).

Prepared by:

Maria C. Barrera, CPA, CGFO
Finance Director

7-27-18
Date

Reviewed by:

Mike R. Perez
City Manager

7-27-18
Date

Standardized Agenda Request Form

Date of Meeting: August 7, 2018	**Agenda Item No.** (to be assigned by CSO)**:** 2018-1870

From:

Subject:
Report by Finance Department - Quarterly Financial Report. Possible action to accept and file.

Background:
Report for quarter ending June 30, 2018 will be presented.

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)**:**

Mary Barrera	Created/Initiated
Mary Barrera	Approved
Mike Perez	Final Approval

City Manager Comments:

Staff Recommendation:
Accept and file.

Attachments, if any:
2018-06-30 QTR presentation

Responsibilities upon Approval:

CITY OF WESLACO

FINANCE DEPARTMENT

QUARTERLY FINANCIAL REPORT

FOR PERIOD ENDING

JUNE 30, 2018

(Unaudited – For Management Discussion Only)

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - GENERAL FUND COMBINED
JUNE 30, 2018

ASSETS	
Cash and Equivalents	8,963,936
A/R Taxes-Current	987,165
A/R Sales Tax	892,390
A/R Ambulance Fees	1,136,385
A/R Other	43,030
Due from other Funds	502,889
Due from other Govt	110,772
Due from Others	-
Inventory	(16,924)
Prepaid Expense	6,661
Restricted Assets	347,413
TOTAL ASSETS	**12,973,719**
LIABILITIES	
Accounts Payable	180,557
Accrued Salaries & Wages	71
Due to other Funds	860,551
Other Liabilities	796,817
Deferred Revenues	868,745
Trusts	347,414
TOTAL LIABILITIES	**3,054,153**
FUND BALANCE	
Nonspendable fund balance	3,420
Restricted fund balance	204,170
Committed fund balance	10,494
Unassigned fund balance	7,177,663
Change in net position	2,523,819
TOTAL FUND BALANCE	**9,919,566**
TOTAL LIABILITIES AND FUND BALANCE	**12,973,719**

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GENERAL FUND COMBINED
JUNE 30, 2018

REVENUES	**Actual**	**Annual Budget**	
Ad Valorem Taxes	9,246,456	9,640,577	**96%**
Sales Tax	6,969,963	9,183,484	**76%**
Franchise Taxes	1,135,813	1,738,602	**65%**
Permits & Licenses	505,076	610,377	**83%**
Intergovernmental Revenue	455,368	537,696	**85%**
Charges for Services	1,367,712	1,805,615	**76%**
Fines and Forfeitures	500,744	734,777	**68%**
Investment Income	107,359	70,000	**153%**
Rentals and Royalties	56,896	70,991	**80%**
Other Revenue	257,927	189,526	**136%**
TOTAL REVENUES	**20,603,315**	**24,581,645**	**84%**
EXPENDITURES			
General Government	2,977,820	4,212,790	**71%**
Judicial and Legal	442,923	527,343	**84%**
Public Safety	9,862,897	13,586,266	**73%**
Public Works	1,627,919	2,302,426	**71%**
Planning and Code Enforcement	844,875	1,124,881	**75%**
Culture and Recreation	940,000	1,320,885	**71%**
Capital Outlay	1,260,556	2,129,529	**59%**
Debt Service	122,818	259,102	**47%**
TOTAL EXPENDITURES	**18,079,808**	**25,463,222**	**71%**
EXCESS OF REVENUES OVER EXPENDITURES	**2,523,507**	**(881,577)**	
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	(571,007)	(285,813)	
Sales of Assets	92,117		
Lease Proceeds & Other Financing Sources	1,202,828	1,894,974	
Economic Development and Assistance	(723,626)	(1,160,000)	
OTHER SOURCES (USES)	**312**	**449,161**	
NET CHANGE IN FUND BALANCE	**2,523,819**	**(432,416)**	
Fund Balance - October 1 (Beginning)	**7,395,747**		
Fund Balance - June 30 (Ending)	**9,919,566**		
Number of days in working capital	**151**		

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - WATER & SEWER FUND COMBINED
JUNE 30, 2018

ASSETS	
Cash and Equivalents	3,261,702
Restricted Cash	2,962,727
Current Receivables	2,478,908
Inventory	162,860
Other Assets	63,812
Deferred Resource Outflow	2,519,684
Assets, net of Depr	85,238,045
TOTAL ASSETS	**96,687,738**
LIABILITIES	
Accounts Payable	797,511
Accrued Salaries & Wages	86,867
Due to Other Funds	-
Other Liabilities	5,104,237
Deferred Resource Inflow	75,848
Long Term Liabilities - Bonds	57,138,032
TOTAL LIABILITIES	**63,202,495**
FUND EQUITY	
Net Investment in Capital Assets	30,076,151
Capital Fee Reserve	1,185,858
Restricted - Debt Service	1,303,825
Restricted - Construction	-
Unrestricted fund equity	(1,493,494)
Change in net position	2,412,903
TOTAL FUND EQUITY	**33,485,243**
TOTAL LIABILITIES AND FUND EQUITY	**96,687,738**

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
WATER AND WASTEWATER FUNDS
JUNE 30, 2018

REVENUES	**Actual**	**Annual Budget**	
Intergovernmental Revenue	-	-	
Charges for Services	9,259,197	12,316,330	
Interest	4,856	-	
Other Revenue	231,488	268,595	
TOTAL REVENUES	**9,495,541**	**12,584,925**	**75%**
EXPENDITURES			
Emergency Management	-	-	
Treatment	2,095,823	3,077,050	**68%**
Distribution & Collection	1,580,556	2,012,114	**79%**
Utility Billing	234,444	297,850	**79%**
Water Meter Division	134,463	190,246	**71%**
Capital Outlay	5,783,517	7,397,403	**78%**
Bad Debt	-	-	
Debt Service	1,356,160	6,004,318	**23%**
TOTAL EXPENDITURES	**11,184,963**	**18,978,981**	**59%**
EXCESS OF REVENUES OVER EXPENDITURE	**(1,689,423)**	**(6,394,056)**	
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	(1,174,170)	(1,565,561)	**75%**
Settlement & Proceeds of Lease	5,276,495	6,501,903	
OTHER SOURCES (USES)	**4,102,325**	**4,936,342**	
NET CHANGE IN FUND EQUITY	**2,412,903**	**(1,457,714)**	
Fund Balance - October 1 (Beginning)	**397,211**		
Fund Balance - June 30 (Ending)	**2,810,114**		
Number of days in working capital	**114**		

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - SOLID WASTE FUND
JUNE 30, 2018

ASSETS	
Cash and Equivalents	503,949
Current Receivables	833,491
Noncurrent Receivable	2,000,000
Deferred Resource Outflow	7,653
Assets, net of Depr	512,175
TOTAL ASSETS	**3,857,269**
LIABILITIES	
Accounts Payable	70,970
Accrued Salaries & Wages	21,185
Due to Other Funds	-
Noncurrent Liabilities	468,357
Deferred Resource Inflow	2,310
TOTAL LIABILITIES	**562,822**
FUND EQUITY	
Net Investment in Capital Assets	512,175
Unrestricted fund equity	2,344,738
Change in net position	437,533
TOTAL FUND EQUITY	**3,294,446**
TOTAL LIABILITIES AND FUND EQUITY	**3,857,268**

*Fund equity includes $2M loan advanced to Water/Sewer Fund from Solid Waste Fund to complete WTP Project

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
SOLID WASTE FUND
JUNE 30, 2018

REVENUES	**Actual**	**Annual Budget**	
Intergovernmental Revenue	-	-	
Charges for Services	3,920,951	4,962,000	
Other Revenue	55,623	85,500	
TOTAL REVENUES	**3,976,575**	**5,047,500**	**79%**
EXPENDITURES			
Emergency Management	-	-	
Collection	2,090,785	3,052,504	
Transfer Station/Recycling	54,560	92,071	
Landfill	44,536	46,030	
Brush Collection	420,312	630,000	
Capital Outlay	84,535	59,000	
Bad Debt	-	-	
Debt Service	-	-	
TOTAL EXPENDITURES	**2,694,729**	**3,879,605**	**69%**
EXCESS OF REVENUES OVER EXPENDITURE	**1,281,846**	**1,167,895**	
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	(844,313)	(1,125,000)	**75%**
OTHER SOURCES (USES)	**(844,313)**	**(1,125,000)**	
NET CHANGE IN FUND EQUITY	**437,533**	**42,895**	
Fund Balance - October 1 (Beginning)	**2,828,491**		
Fund Balance - June 30 (Ending)	**3,266,024**		
Number of days in working capital	**131**		

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - AIRPORT FUND
JUNE 30, 2018

ASSETS	
Cash and Equivalents	(57,197)
Due from Other Government	-
Current Receivables	33,339
Inventory	31,354
Restricted Assets	34,224
Deferred Resource Outflow	47,772
Assets, net of Depr	11,655,781
TOTAL ASSETS	**11,745,274**
LIABILITIES	
Accounts Payable	11,423
Accrued Salaries & Wages	167,174
Due to Other Funds	354,538
Due to Other Governments	-
Other Liabilities	3,594
Deferred Resource Inflow	14,950
TOTAL LIABILITIES	**551,679**
FUND EQUITY	
Net Investment in Capital Assets	11,655,781
Reserved fund equity	34,224
Unreserved fund equity	(441,921)
Change in net position	(54,489)
TOTAL FUND EQUITY	**11,193,595**
TOTAL LIABILITIES AND FUND EQUITY	**11,745,274**

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
AIRPORT FUND
JUNE 30, 2018

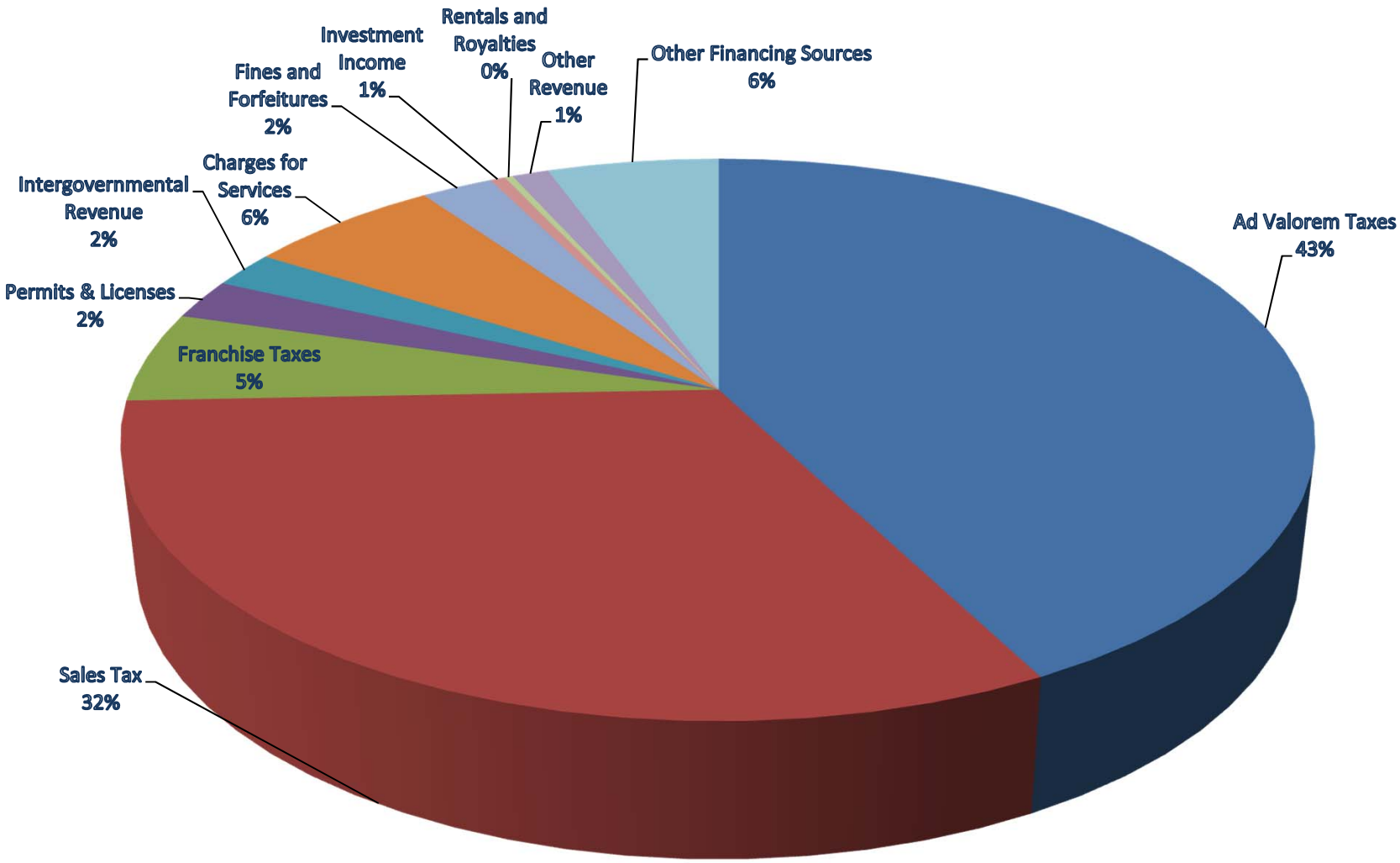
REVENUES	**Actual**	**Annual Budget**	
Intergovernmental Revenue	38,981	23,185	
Charges for Services	150,598	264,646	
Other Revenue	1,848	400	
TOTAL REVENUES	**191,428**	**288,231**	**66%**
EXPENDITURES			
Airport Operations	324,511	461,893	
Airport Grants	28,718	74,100	
Capital Outlay	80,187	84,000	
Debt Service	-	-	
TOTAL EXPENDITURES	**433,416**	**619,993**	**70%**
EXCESS OF REVENUES OVER EXPENDITURE	**(241,989)**	**(331,762)**	
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	187,500	255,000	
OTHER SOURCES (USES)	**187,500**	**255,000**	
NET CHANGE IN FUND EQUITY	**(54,489)**	**(76,762)**	
Fund Balance - October 1 (Beginning)	**(278,487)**		
Fund Balance - June 30 (Ending)	**(332,976)**		
Number of days in working capital	**-409**		

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - INTERNAL SERVICE FUND
JUNE 30, 2018

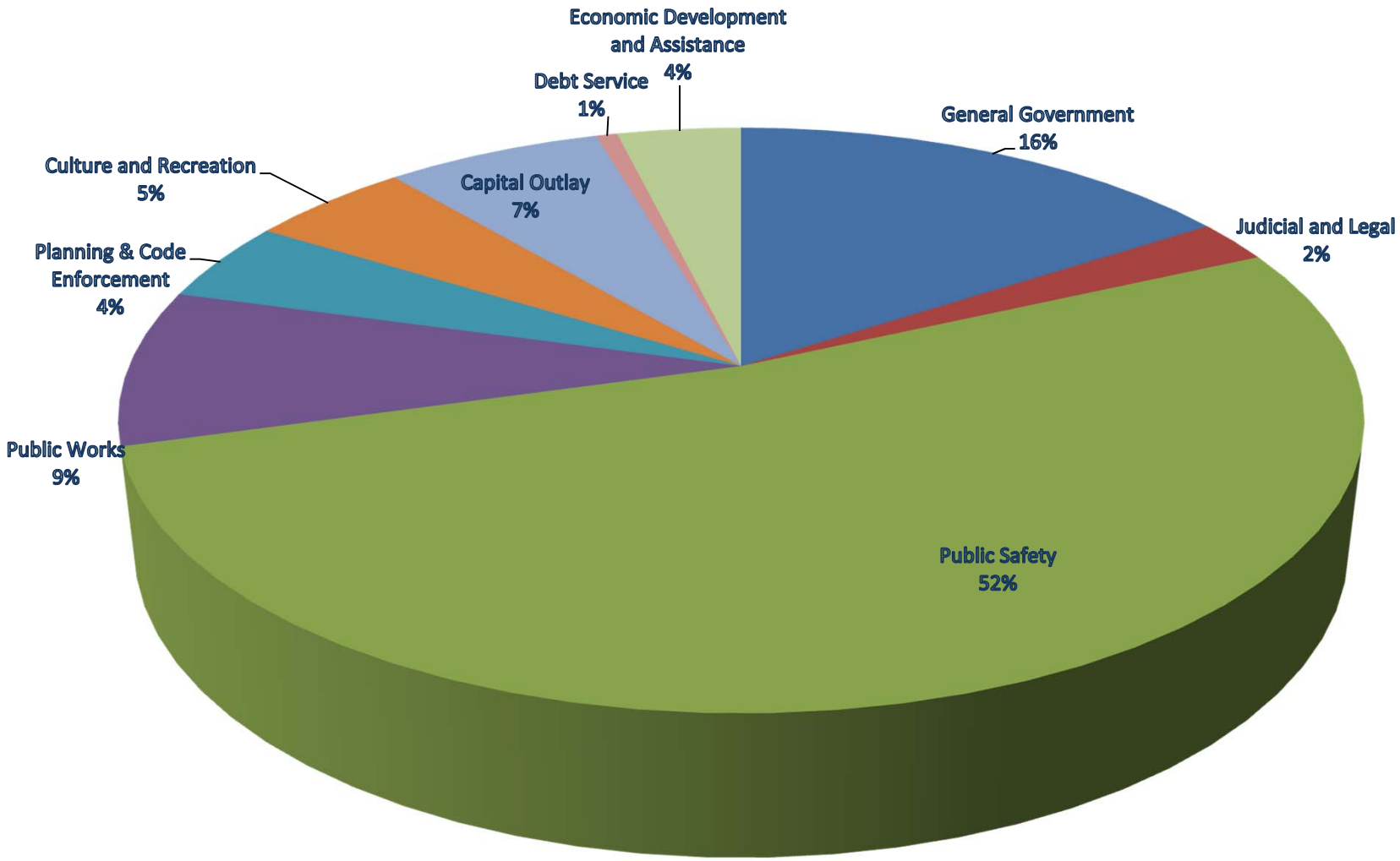
ASSETS	
Cash and Equivalents	1,122
Assets, net of Depr	1,072,473
TOTAL ASSETS	**1,073,595**
LIABILITIES	
Due to Other Funds	148,351
Long Term Liabilities - Capital Lease	207,779
TOTAL LIABILITIES	**356,130**
FUND EQUITY	
Net Investment in Capital Assets	864,694
Reserved fund equity	-
Unreserved fund equity	(455,842)
Change in net position	308,613
TOTAL FUND EQUITY	**717,465**
TOTAL LIABILITIES AND FUND EQUITY	**1,073,595**

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
INTERNAL SERVICE FUND
JUNE 30, 2018

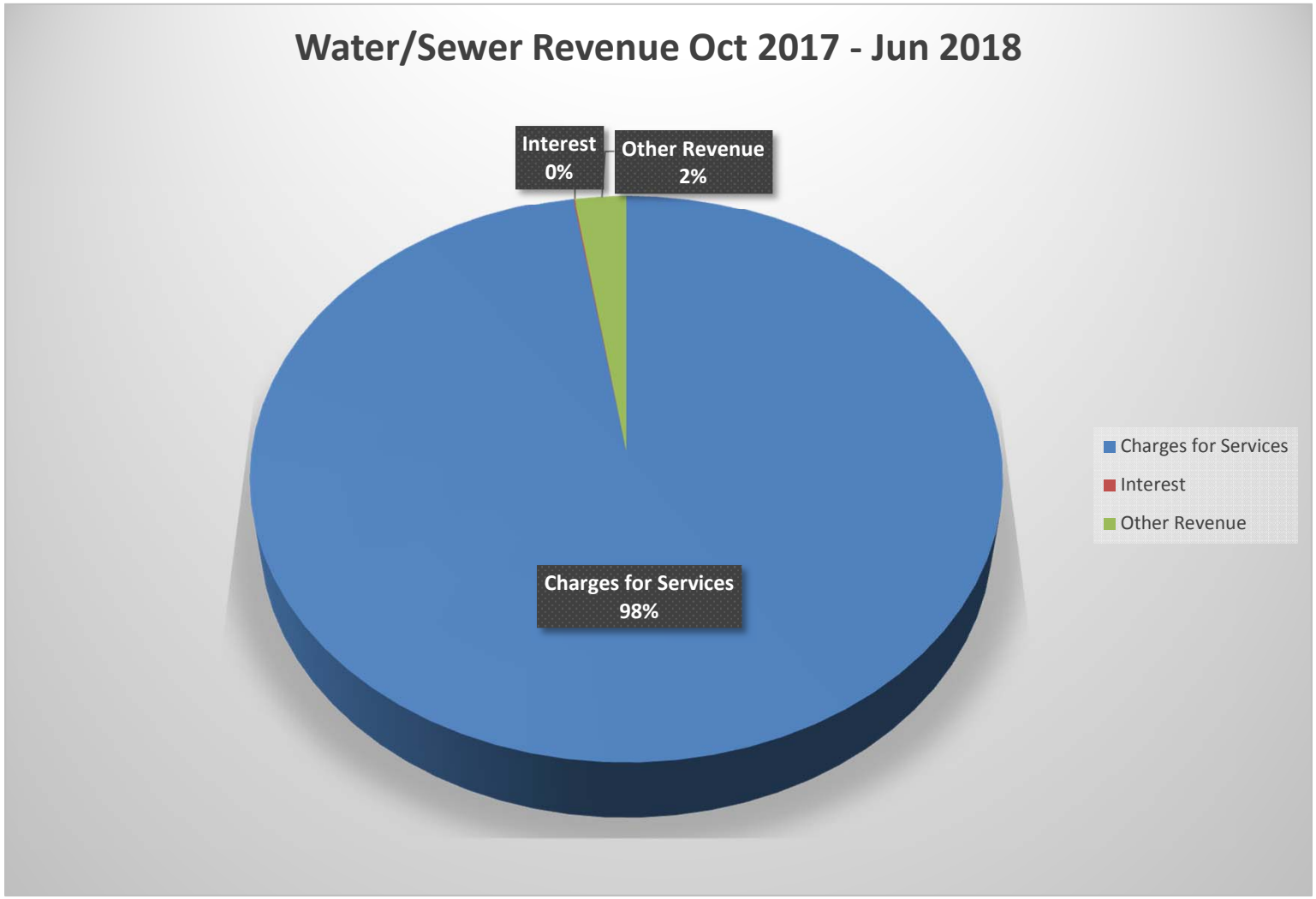
REVENUES	**Actual**	**Annual Budget**
Other Revenue	-	-
TOTAL REVENUES	**-**	**-**
EXPENDITURES		
Depreciation	-	-
Capital Outlay	-	-
Debt Service	6,433	7,414
TOTAL EXPENDITURES	**6,433**	**7,414**
EXCESS OF REVENUES OVER EXPENDITURE	**(6,433)**	**(7,414)**
OTHER FINANCING SOURCES (USES)		
Transfers In (Out)	315,046	215,046
OTHER SOURCES (USES)	**315,046**	**215,046**
NET CHANGE IN FUND EQUITY	**308,613**	**207,632**
Fund Balance - October 1 (Beginning)	**408,852**	
Fund Balance - June 30 (Ending)	**717,465**	

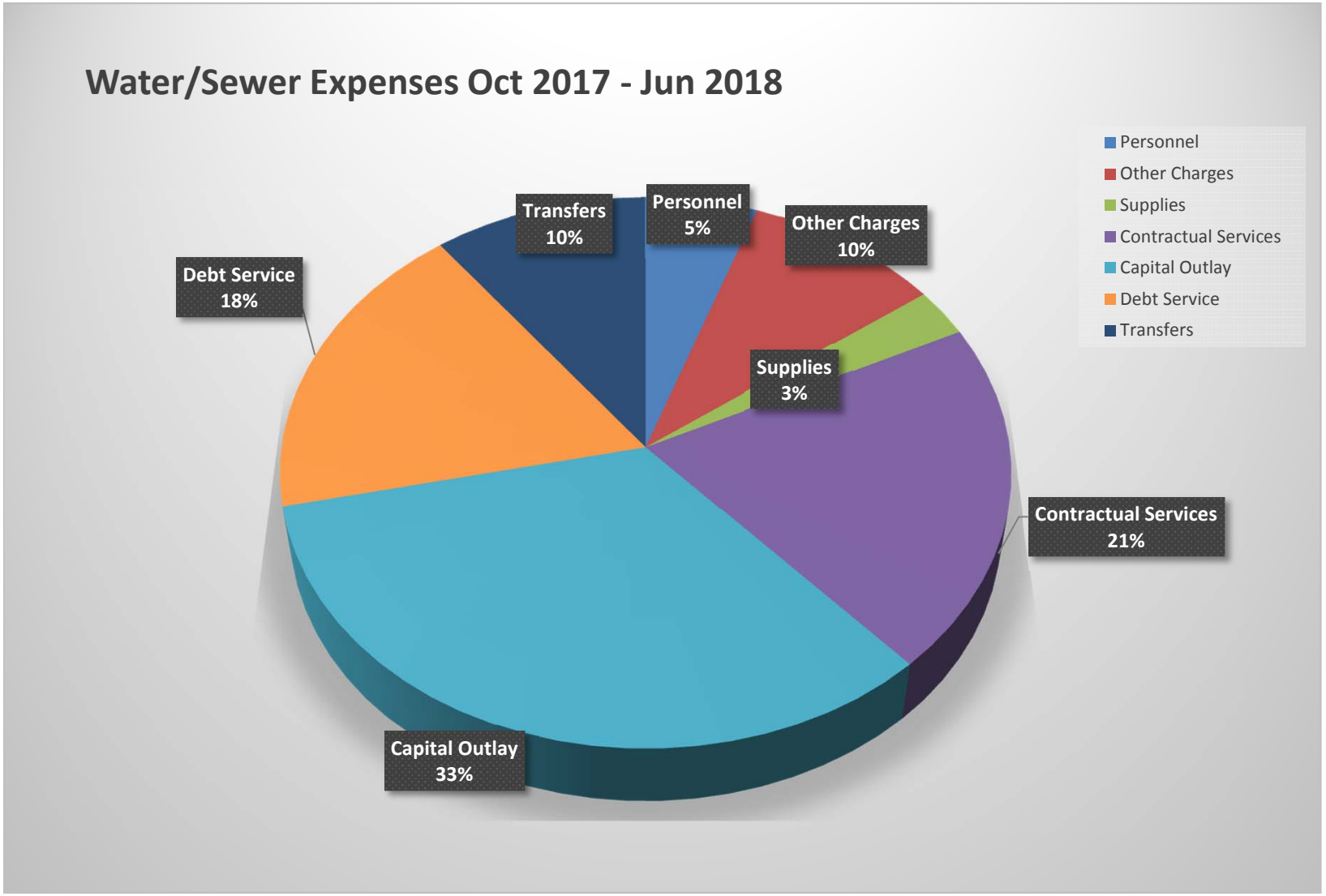


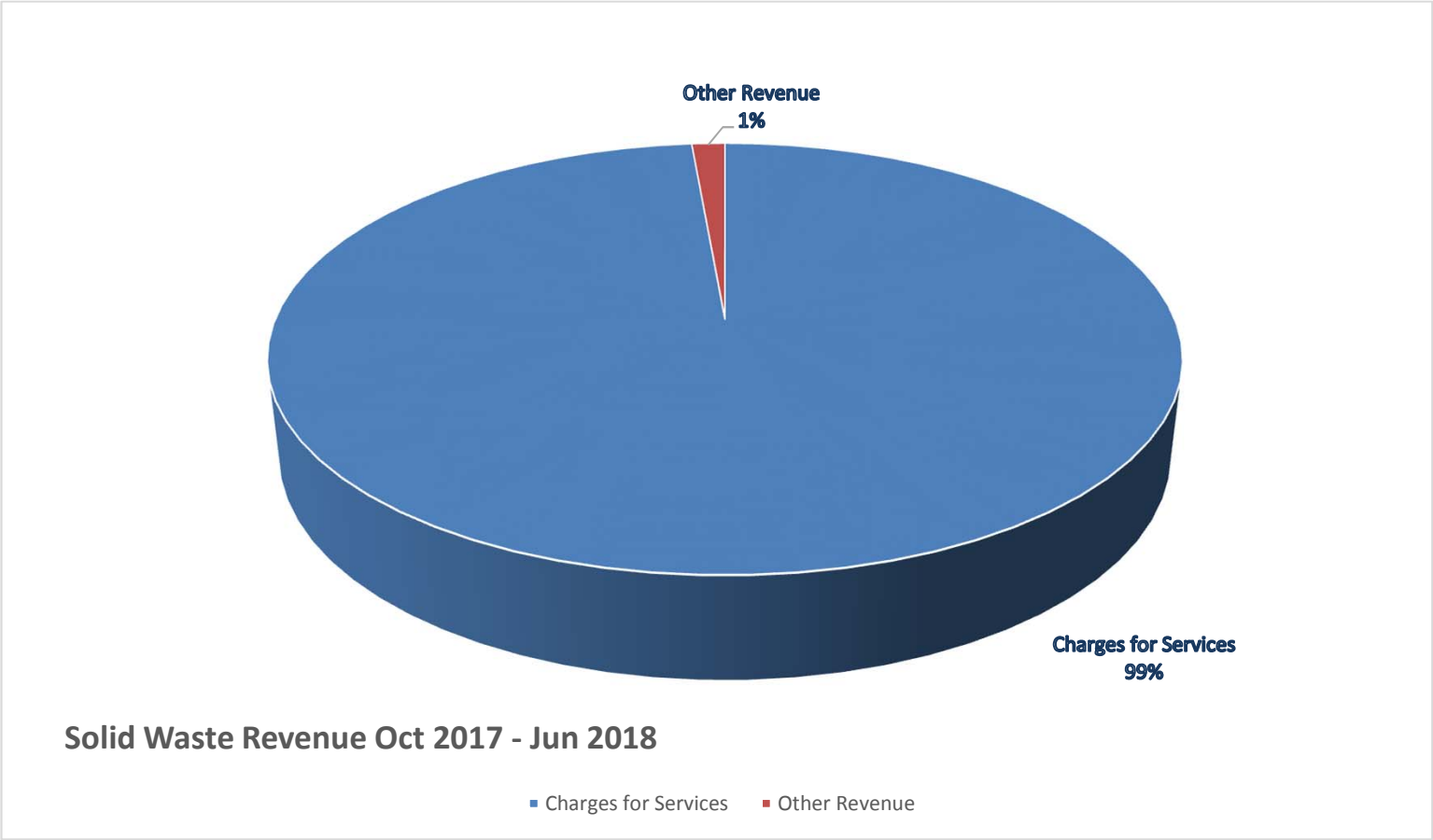
General Fund Revenues Oct 2017 - Jun 2018

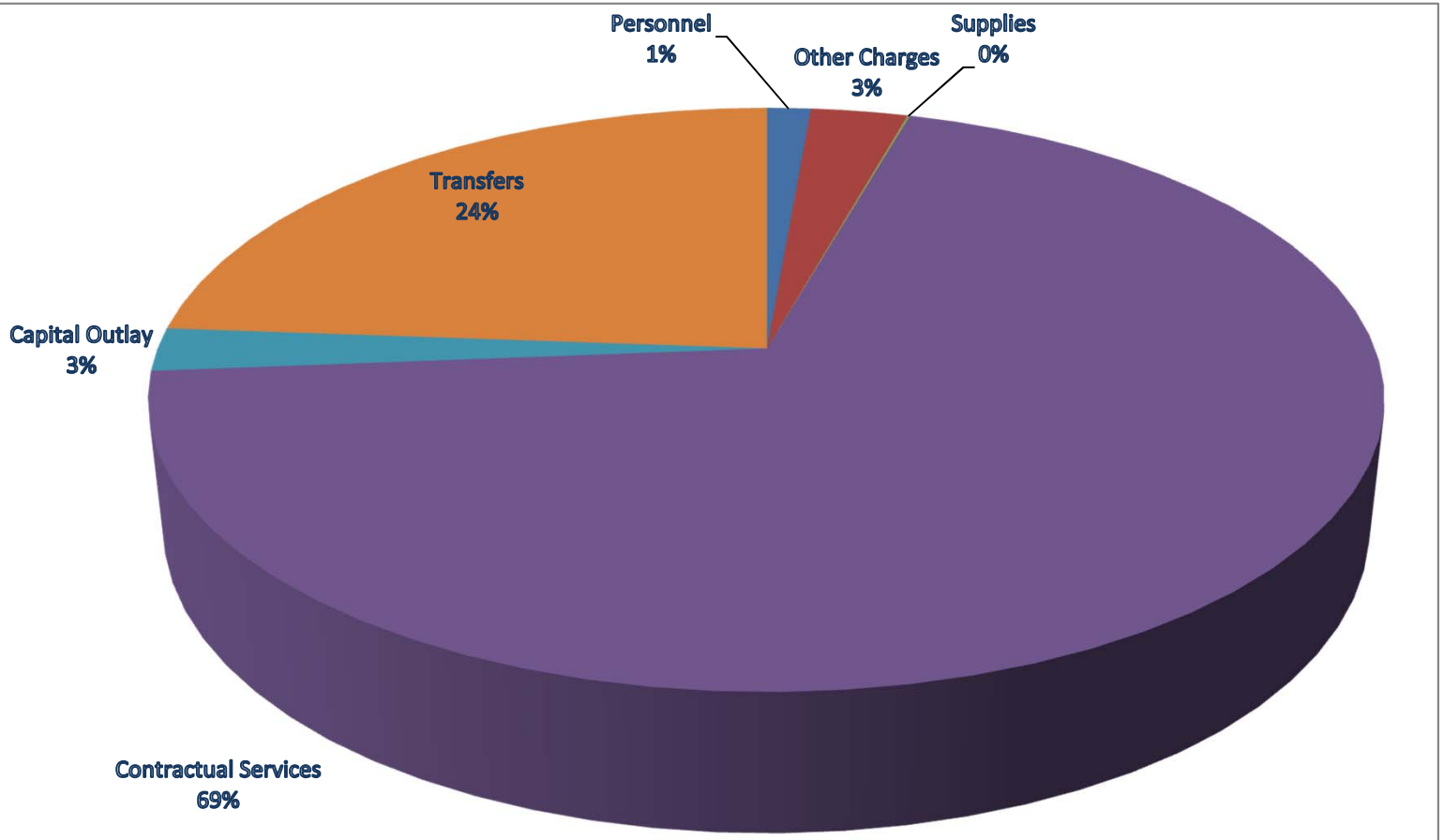


General Fund Expenditures Oct 2017 - Jun 2018

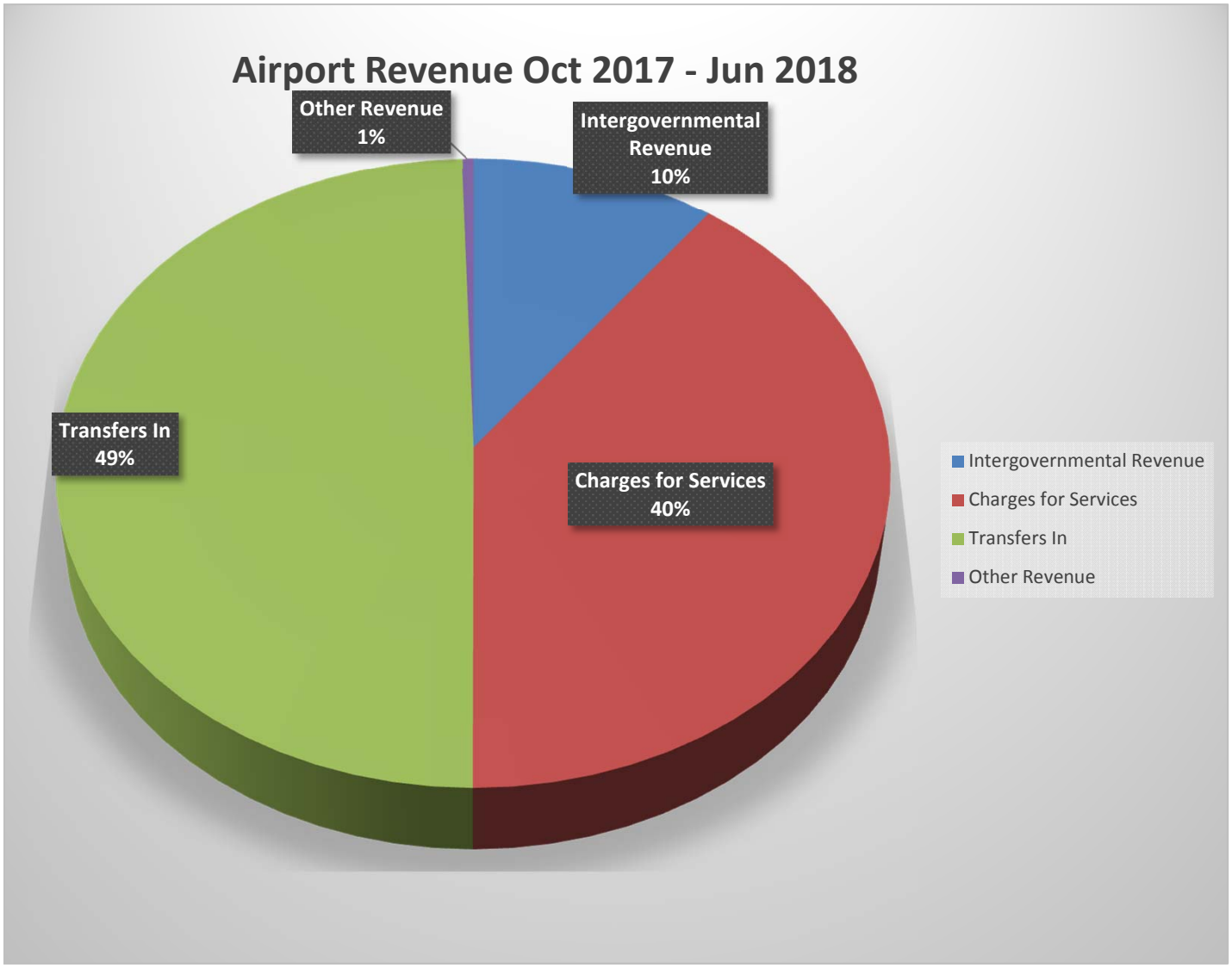

Water/Sewer Revenue Oct 2017 - Jun 2018
Interest
0%
Other Revenue
2%
Charges for Services
98%
Charges for Services
Interest
Other Revenue

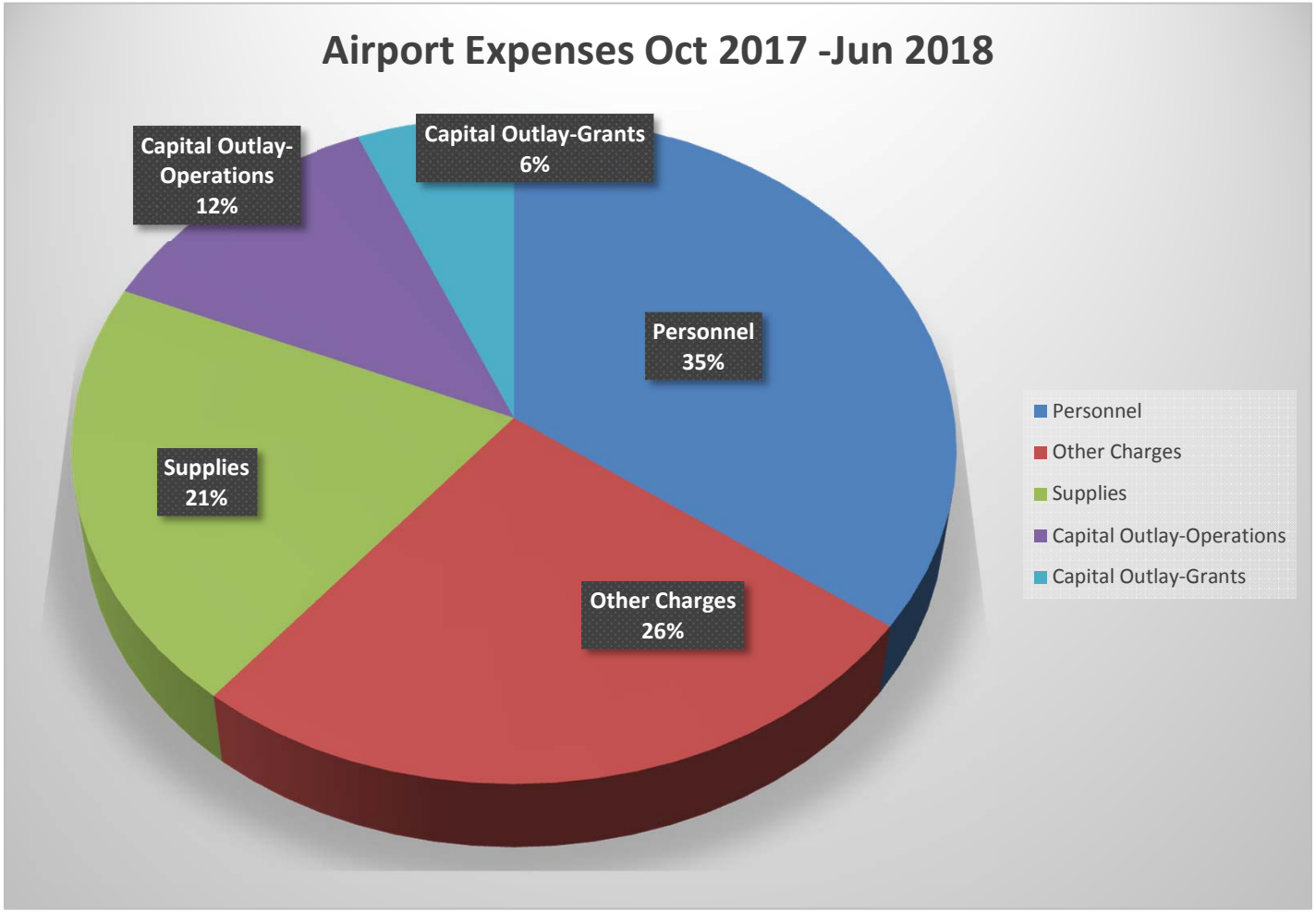

Water/Sewer Expenses Oct 2017 - Jun 2018
Personnel
Other Charges
Supplies
Contractual Services
Capital Outlay
Debt Service
Transfers
Transfers 10%
Personnel 5%
Other Charges 10%
Debt Service 18%
Supplies 3%
Contractual Services 21%
Capital Outlay 33%

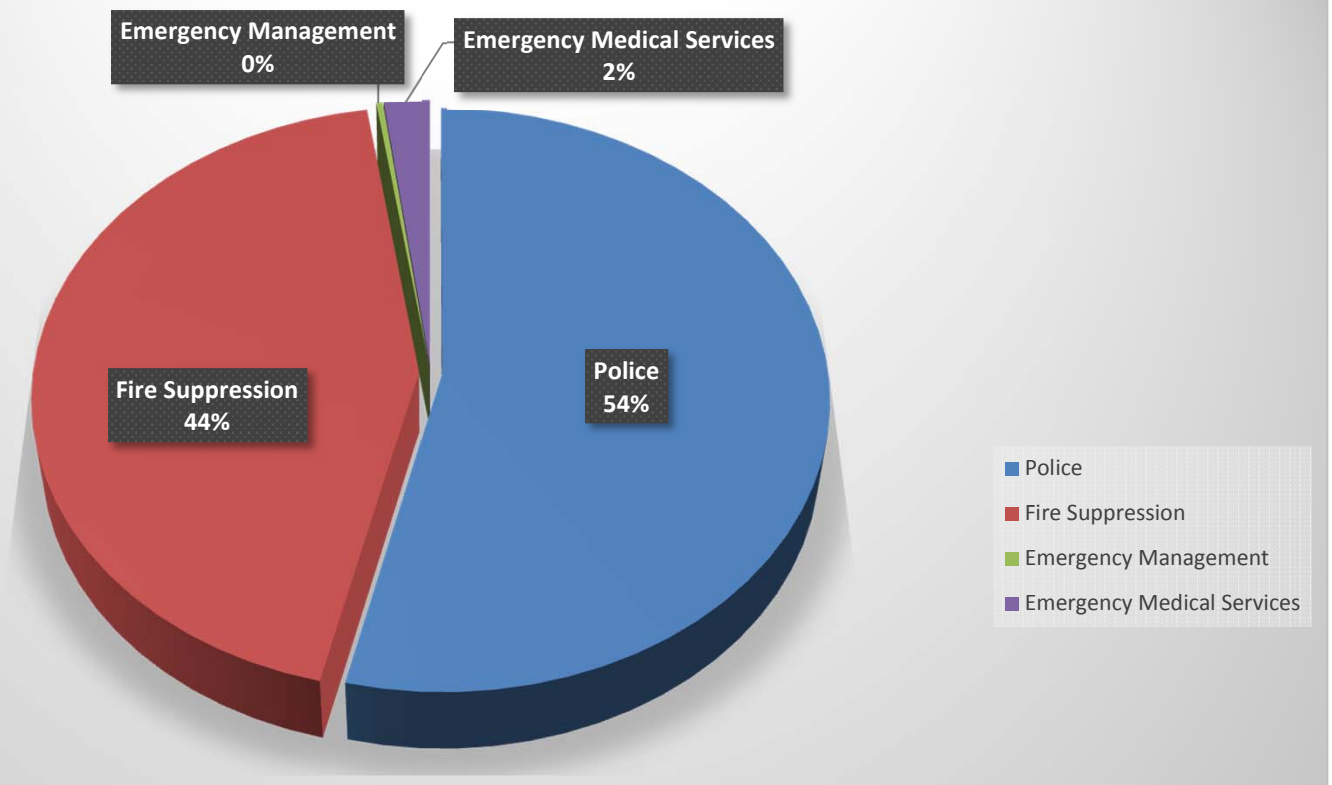

Other Revenue
1%
Charges for Services
99%
Solid Waste Revenue Oct 2017 - Jun 2018
Charges for Services
Other Revenue



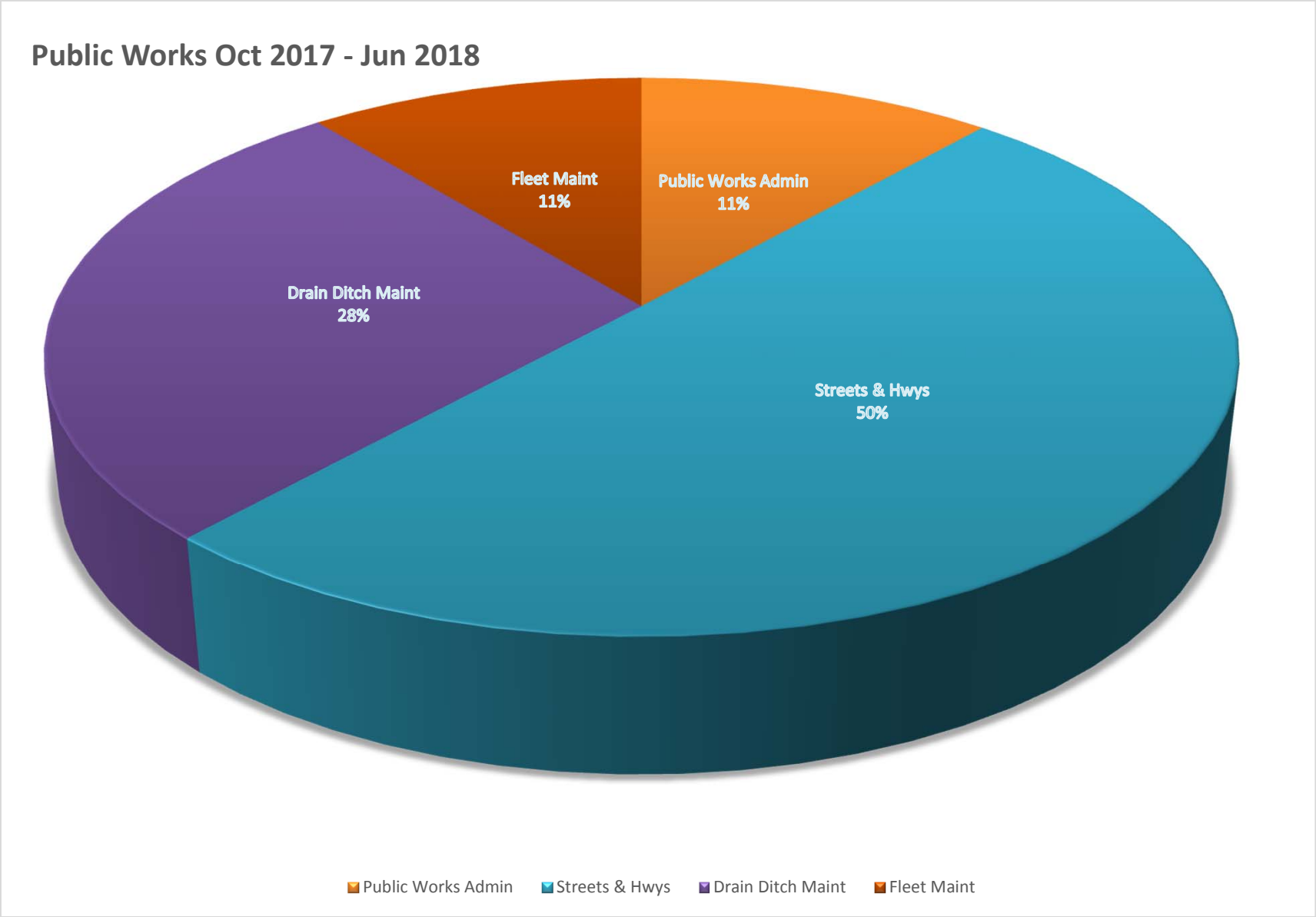
Solid Waste Expenses Oct 2017 - Jun 2018


Airport Revenue Oct 2017 - Jun 2018
Other Revenue 1%
Intergovernmental Revenue 10%
Transfers In 49%
Charges for Services 40%
Intergovernmental Revenue
Charges for Services
Transfers In
Other Revenue


Airport Expenses Oct 2017 -Jun 2018
Capital Outlay-Grants 6%
Capital Outlay-Operations 12%
Personnel 35%
Supplies 21%
Other Charges 26%
Personnel
Other Charges
Supplies
Capital Outlay-Operations
Capital Outlay-Grants



Public Safety Oct 2017 - Jun 2018


Public Works Oct 2017 - Jun 2018
Fleet Maint
11%
Public Works Admin
11%
Drain Ditch Maint
28%
Streets & Hwys
50%
Public Works Admin
Streets & Hwys
Drain Ditch Maint
Fleet Maint

May
2018 Tourism Marketing Report
Presented to City of Weslaco

May Advertising

- Texas Domestic:
  - ✓ Ongoing billboard advertising on I-2 / Expressway 83 (both directions) - $2,300

Total: $2,300

May Registered Visitors

Visitors	In-State	Out of State
	25	5

May Meetings & Events

19 events hosting 776 visitors

Doug Croft supported the Weslaco EDC and City of Weslaco in working the recent I.C.S.C. show.

We have been providing extensive content to the new Discover South TX app. We are expending use of the new digital sign outside of our building. Additionally, we are providing significant photo content to the new Explore RGV website and app.

For several years, the Chamber has represented Weslaco in the regional South Texas Nature organization. We are part of that organization's rebranding to Texas Birding. With that, we are supplying photos and other content to the Texas Birding website and social media. The rebranded website is under construction. The social media sites are here: https://www.facebook.com/texasbirding/ and here: https://twitter.com/TexasBirding?lang=en

Lastly, we are assisting Super 8 Motel with their Ribbon-cutting and re-opening of their renovated pool.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO

Whether you are launching, expanding or relocation a business, it makes sense to choose Weslaco – it is the Business Center of the Rio Grande Valley!

May 30, 2018

UTRGV CIC
We received a progress report from the architect, attached from the meeting 5/24/2018. This month, EDC was host to the UTRGV Ph.D. students and will be housed in Weslaco and completing their Ph.D. work. They also toured the University Apartments.

4th of July Committee
The committee for the discussed traffic control; parking; volunteers; signs; stage; vendors; banners; and the fireworks. The bands are Legendezz, Tony Perez Band and Matt & the Herdsmen confirmed for the event.

Japan Texas Council
On May 7 -9th, EDC participated in the Japan Texas Council. CEO's from major Japanese firms like, Mr. Hayakawa, Vice Chairman of the Board of Directors, Toyota Motor Corporation / Vice Chair, Keidanren, the top business council in Japan participated in the Council. Mr. Sugiura, Vice – Consul, Consulate – General of Japan in Houston and I had a discussion about Weslaco.

ICSC RECon
The ICSC tradeshow was very good. The teams had 10 appointments with commercial real estate brokers and 12 meeting with retail operators. There is activity in the Weslaco and we should see construction in the 3rd quarter.

Summary of Leads List
We have a summary of leads list that shows the retail/restaurants, hotels, warehouse, logistics & supply firms prospect interested in expanding or coming to Weslaco. There are 61 leads, and that translates into 677 jobs and $30.8 million dollars' worth of investment if they all land in Weslaco.

WINS included: North side park; LF Trinity Development; Kapal Hangar; University Apartments and land; KAM Inc.; Weslaco's Daily Grind; and Bar B Cuties Smokehouse. 57 jobs and $6.6 mm dollars invested in Weslaco.

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megamorphosis

Field Report 05

Project: **Weslaco EDC/UTRGV CIC** EDA grant #08-01-05123

Contractor: Texas Noble Builders

Megamorphosis Project #:1511

Weather: Overcast/Sunny 94°

Time: 4:00 pm

Date: 2018.05.24

Est. Complete: 46%

Distributed: Texas Noble Builders (atten. Andrea Solis), Weslaco EDC (atten. Marie McDermott)

Present at Site: Chris Sias, Duane Guzman, Karla Astudillo

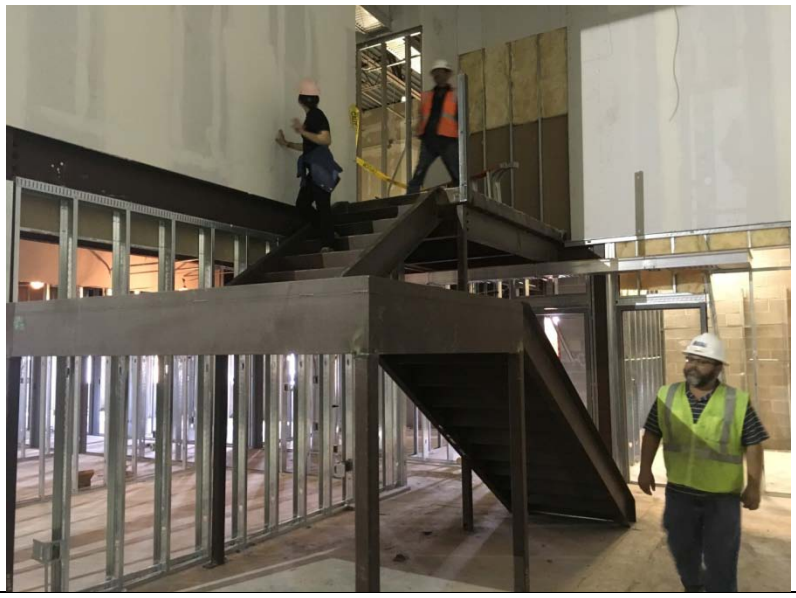
On the above referenced date a representative of Megamorphosis Design visited the site to review the existing conditions. Photos of conditions are attached.

During the site visit, the following observations were noted:

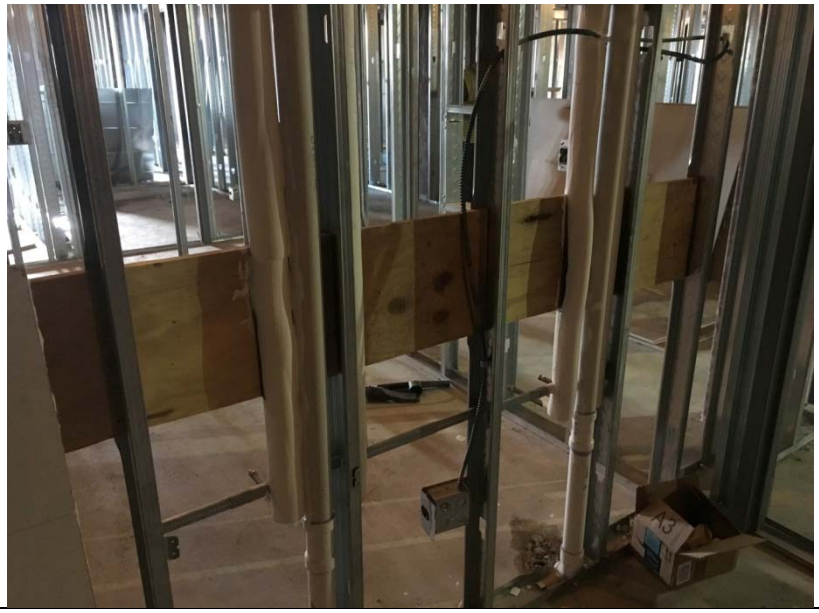
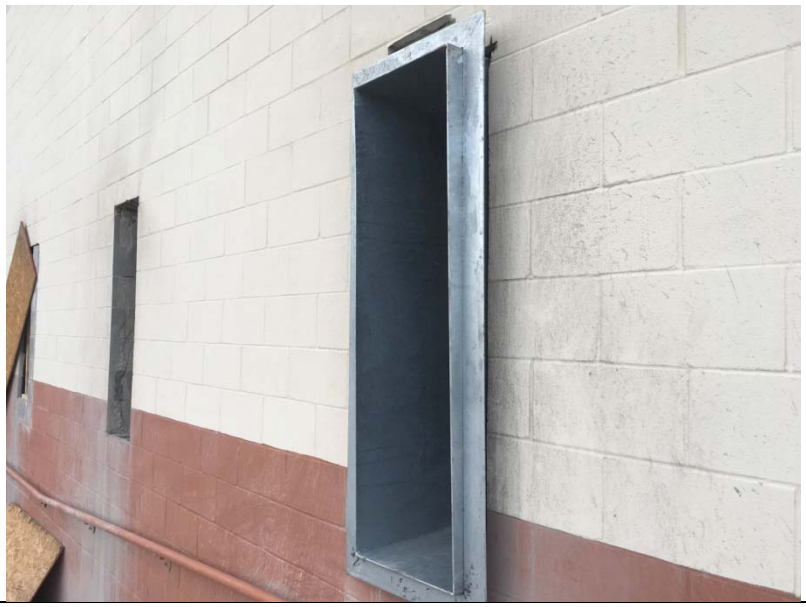
- Second floor work is progressing nicely. The slab has been poured and walls have been framed.
- Duct work is ongoing.
- Interior steel stairs are in place. Decking and handrails are still pending.
- Existing fiber optic conduit on the second floor has been measured with Owner and Tenant. All agreed that it is acceptable, and architect confirmed it is within code requirements.
- Electrical and plumbing work is roughed in.
- Exterior tower steel is being erected.
- Exterior concrete stairs had been poured.

During the site visit, the following items were noted to be addressed by the GC:

- Ductwork and sprinkler conflicts need to be resolved.
- G.C. shall carefully coordinate with steel subcontractor throughout work on erecting tower, mesh panels, EIFS system, and structural metal studs at elevator shaft to accomplish desired finish products per drawings and specifications.
- Schedule required Pre-installation meetings for hat channels, exterior studs at elevator tower, and fiber cement panels.

Photo	Description
	Existing 4” Conduits on 2nd floor. The design team reviewed the height of the conduits with Owner and Tenant present, and everyone agreed it could be lived with.
	Interior stairs are installed. Decking and handrails are still pending.

	Fire line to be raised as high as possible.
	View of plumbing chase between bathrooms. Contractor shall frame in opening for removable MDF panel.
	Contractor shall clean all dirt off of the structural steel in preparation of priming for paint.

	Plumbing rough-ins shown installed at first floor restrooms.
	Overhead ductwork is ongoing.
	Window openings to be resolved to fit steel framing as required.

	Exterior tower erection is in progress-ongoing for next two weeks.
	Contractor shall replace damaged steel beam. Note dent on top flange.

megamorphosis

MEETING MINUTES

PARTICIPANTS: See Sign in Sheet

COPIES TO: All parties

PLACE/DATE OF MEETING: EDC Board Room, Weslaco TX. 05/024/2018

MINUTES BY: Chris Sias

PROJECT: EDC of Weslaco - UTRGV CIC

PROJECT #:1511

DISCUSSION / REVIEW ITEMS:

- **Review of Previous Minutes**
  - All items have been addressed.
- **Project Update**
  - Framed first and second floor. Ethos performed in wall inspection.
  - Two side within the next two weeks
  - Insulation inspection with the City is pending.
  - Roof top units delivered on Tuesday the 29th – Noble to request city to barricade the streets. Just in the morning from 8-12. Marie said its' okay. Mardoqueo, the city engineer says it's okay. They can put them up at 8:30. Duane to send an e-mail request to Mardoqueo.
  - Interior stairs are installed. Decking and handrails are still pending.
  - Overhead ductwork is ongoing – ductwork and sprinkler conflicts need to be resolved.
  - Core drilling tomorrow for permanent power. No date for permanent power yet. June 5 – 15 is the date to install the Meter Can.
  - Exterior foundation and concrete stairs have been poured.
  - Exterior tower framing/erection is on progress-outgoing for next two weeks.
- **Review of Work in Place**
- **Three Week Look Ahead**
  - See Contractor's updated schedule
- **Upcoming Inspections / Pre-Installation Meetings**
  - Once steel is complete, exterior studs at Elevator tower and for fiber cement cladding
  - Pre-Installation for hatch channels
  - Pre-Installation for elevator
- **Pay Application Status**
  - Pay app 1-3 have been paid. Pay app 4 is being processed.
- **Safety**
  - No major safety concerns.
  - Contractor requested City to barricade street next week for delivery of the Air Conditioning Units.

- **Submittals**
    - Open for Noble: Exterior Ramp, MDF panels, and Signage.
    - Open for design team: Weather Barriers (high priority). Design team is waiting on feedback letter from manufacturer; and will follow up.
    - Joint Sealants
    - Cast Letters-Signage

- **RFI's**
    - None pending – All have been answered.

- **Cost Proposal Log**
    - Total of 14 cost proposals
    - Still waiting on additional windows pricing – PR #12
- **Additional Comments**
    - Laurie asked about the Millwork update. The design team received an updated layout from UTRGV earlier in the week. The changes were discussed and the design team noted that this would require additional services to revise. The Contractor gave a drop dead date of Tuesday, May 29. The design team will not be able to meet that date, however, in an effort to not hold the Contractor liable for delays, it was noted that the Architect would not hold completion of this item as an obstacle to issuing a certificate of substantial completion.
    - Laure also asked about the lounge cameras to be make sure they were roughed in at the desired location.
    - 4" Conduits on 2nd floor. Contractor spoke with Smart Com and they do have 150' of conduit. Frontier communications – telephone, does not have any slack to move the conduits without re-pulling the entire cable. The design team reviewed the height of the conduits with all present, and everyone agreed it could be lived with.