



**A SPECIAL MEETING
OF THE WESLACO CITY COMMISSION
MONDAY, OCTOBER 6, 2025**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Special Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Monday, October 6, 2025 at 10:30 AM for the purpose of discussing the following items:

NOTE: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Weslaco City Commission will convene in such executive or closed session whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act.

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, the Weslaco City Commission may attend and participate in the meeting remotely by telephonic conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

I. CALL TO ORDER

- A. Certification of Public Notice.
- B. Roll call.

II. NEW BUSINESS

- A. Discussion and consideration of Resolution 2025-64 for the purchase of real property, the northeast and southwest jughandles located along IH 2 and FM 1015 (International Blvd.) in Weslaco, Hidalgo County, Texas, and authorize the Mayor to execute any related documents. (Staffed by Asst. City Manager.)

III. EXECUTIVE SESSION

- A. Real Property — Discussion regarding the sale, purchase, exchange, lease or value of state-owned property being the northeast and southwest jughandles located along IH 2 and FM 1015 (International Blvd.) in Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

IV. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

V. ADJOURNMENT

I hereby certify this **Notice of a Special Meeting of the Weslaco City Commission** is true and correct; and that I posted the agenda on the bulletin board, a place convenient and readily accessible to the public on 30th day of September 2025 on or before 5:00 pm in accordance with the Texas Open Meetings Act (Tex. Gov't Code 551-041 – 551.050) and Section 418.016 Texas Government Code.

/s/ Norma A. Cantu, City Secretary

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

Removed from Bulletin Board

Date:

Initials:

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

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

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

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



Standardized Agenda Request Form

Date of Meeting: October 6, 2025		Agenda Item No. (to be assigned by CSO): 2025-1264	
From:			
Subject: Discussion and consideration of Resolution 2025-64 for the purchase of real property being the northeast and southwest jughandles located along IH 2 and FM 1015 (International Blvd.) in Weslaco, Hidalgo County, Texas, and authorize the Mayor to execute any related documents. (Staffed by Asst. City Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Xavier Salinas Xavier Salinas		Created	
City Manager Comments:			
Staff Recommendation:			
Attachments, if any: R2025-64 TXDOT purchase of land jughandles			
Responsibilities upon Approval:			

RESOLUTION NO. 2025-64

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, AUTHORIZING THE PURCHASE OF CERTAIN REAL PROPERTY COMMONLY KNOWN AS THE NORTHEAST AND SOUTHWEST “JUGHANDLE” PARCELS LOCATED ALONG IH 2 AND FM 1015 (INTERNATIONAL BOULEVARD) IN WESLACO, HIDALGO COUNTY, TEXAS; AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY OR CONVENIENT TO COMPLETE THE TRANSACTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission finds that acquiring the real property commonly referred to as the northeast and southwest “jughandle” parcels located along IH 2 and FM 1015 (International Boulevard) in Weslaco, Hidalgo County, Texas (collectively, the “Property”), more particularly described in Exhibit A attached hereto and incorporated herein, will further valid public purposes including improved traffic operations, safety, access management, connectivity, and related municipal objectives; and

WHEREAS, the City Commission desires to authorize the purchase of the Property on terms and conditions acceptable to the Assistant City Manager and City Attorney, and to authorize the Mayor to execute all documents necessary or convenient to effectuate the acquisition; and

WHEREAS, sufficient funds are or will be available and duly appropriated for the purchase price, closing costs, and related due diligence expenses from the fund(s) identified herein; and

WHEREAS, the City Commission finds that this action has been considered at a meeting open to the public in compliance with the Texas Open Meetings Act, and that all legal prerequisites for this action have been satisfied.

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

Section 1. Findings. The findings and recitals set out above are found to be true and correct and are hereby adopted by the City Commission as if fully set forth in this Section.

Section 2. Authorization to Purchase. The City Commission hereby authorizes the City to purchase the Property described in Exhibit A from the Texas Transportation Commission for a total purchase price not to exceed \$800,000.00, plus customary closing costs, subject to the terms and conditions approved by the Assistant City Manager and City Attorney.

The City Commission hereby acknowledges that there is a nonmaterial error in the legal description of Tract 1 of the Property that originated in Texas Transportation Commission’s minute order dated June 20, 2025, authorizing the sale of the Property to the City. In order to expedite the closing of the purchase and sale of the Property, the City Commission hereby accepts the survey of the Property and the accompanying metes and bounds description of the Property in their current forms and will execute and record a correction instrument pursuant to Section 5.028 of the Texas

Property Code following the closing of the purchase of the Property to correct the error in the legal description of Tract 1 of the Property.

Section 3. Due Diligence and Conditions. The Assistant City Manager (or designee) is authorized to undertake and complete all due diligence deemed reasonably necessary, including but not limited to appraisal(s), title commitment and insurance, boundary and ALTA survey(s), environmental assessments, and any required regulatory or third party approvals. Closing of the acquisition shall be conditioned upon due diligence results acceptable to the Assistant City Manager and approval as to form by the City Attorney.

Section 4. Earnest Money and Closing Logistics. The City Manager (or designee) is authorized to open escrow with Valley Land Title Co., deposit an amount not to exceed \$800,000.00, and to coordinate all actions necessary to close on or before October 10, 2025, with such date subject to extension as reasonably necessary to complete due diligence or obtain approvals.

Section 5. Funding Source. The purchase price, closing costs, and due diligence expenses shall be paid from [Fund/Department: _____]. The Finance Department is authorized to make all necessary budget entries or transfers consistent with this Resolution and applicable law.

Section 6. Approval of Documents; Delegation of Authority. The City Commission hereby authorizes the Mayor to execute, and the City Secretary to attest, a purchase and sale agreement, special warranty deed or other appropriate conveyance instrument, closing statements, affidavits, certificates, easements, any other agreements, instruments, or documents necessary or convenient to complete the acquisition, with such non material revisions as the City Attorney may approve. The Assistant City Manager (or designee) is authorized to execute administrative or ministerial documents related to due diligence and closing.

Section 7. Compliance. City officers and employees shall ensure compliance with all applicable laws, including the Texas Open Meetings Act and conflict of interest disclosure requirements under Chapters 171 and 176, Texas Local Government Code, as applicable.

Section 8. Severability. If any provision of this Resolution is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Section 9. Repealer. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of conflict only.

Section 10. Effective Date. This Resolution shall take effect immediately upon passage and approval.

PASSED AND APPROVED by the City Commission of the City of Weslaco, Texas, on this this 8th day of October 2025.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Benjamin Castillo, **INTERIM CITY ATTORNEY**