



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, DECEMBER 4, 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, December 4, 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. 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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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 Minutes of the Regular Meeting on November 20, 2018. (Staffed by City Secretary's Office.) Attachment.

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

- 1) Approval on Ordinance 2018-40 rezoning 1611 Judi St. Also being Lot 1 & N1/2 of Lot 2, Block 1, Sun Country Estates Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Neighborhood business district and authorize the Mayor to execute any related documents. (First reading held November 20, 2018; staffed by Planning and Code Enforcement Department.) Attachment
- 2) Approve Ordinance 2018-41 rezoning 2416 E. Expressway 83. Also being proposed Lot 1, Camar Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business District and authorize the Mayor to execute any related documents. (First reading held November 20, 2018 staffed by Planning and Code Enforcement Department.) Attachment
- 3) Approval on Ordinance 2018-42 rezoning 225 S. Pleasantview. Also being Lot 4 & Part of Lot 3 Rev. M. Perez Dream Acres Subdivision Weslaco, Hidalgo County, Texas from B-1 Neighborhood business district to R-1 One-family dwelling district and authorize the Mayor to execute any related documents. (First reading held November 20, 2018 staffed by Planning and Code Enforcement Department.) Attachment
- 4) Approval on Ordinance 2018-43 rezoning 2318 E. Expressway 83. Also being 1.0560.57-S14.47,N20 AC acres tract out of Farm tract 17, West Tract Subdivision a/k/a Lot 13&14, Block 9, James Black Subdivision Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District and authorize the Mayor to execute any related documents. (First reading of Ordinance held November 20, 2018 staffed by Planning and Code Enforcement Department.) Attachment
- 5) Approval on Ordinance 2018-44, the Voluntary Annexation of the 5.153 acres, Weslaco, Hidalgo County, Texas. Approximately 500 ft. North of the intersection of Mile 6 ½ W & W. Expressway 83 on the east side and authorize the Mayor to execute any related documents. (First reading held November 20, 2018; staffed by Planning and Code Enforcement.) Attachment

- C. Approval to accept a reimbursement award of \$2,915.20 from the Texas State Library and Archives Commission for Inter-library Loans made to Texas public libraries in State Fiscal Year 2018-2019, accept additional funding if awarded during the grant year and authorize the Mayor to execute any related documents. (Staffed by the Library Department.) Attachment

IV. APPOINTMENTS

- A. Discussion on Resolution 2018-57 appointing a City Commissioner to the Animal Shelter Advisory Committee and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning & Code Enforcement.) Attachment

V. OLD BUSINESS

- A. Discussion and consideration approving budget and project list utilizing the \$4,000,000 Certificates of Obligation Series 2018 for drainage improvements and authorize the Mayor to execute any related documents. Possible action. (The item was tabled November 20, 2018; staffed by the City Manager's Office.) Attachment

VI. NEW BUSINESS

- A. Discussion and consideration directing Halff Associates to design a 50 year storm frequency for the City of Weslaco Drainage Plan as recommended by the Weslaco Drainage Citizen Task Force. Possible action. (Staffed by Planning and Code Enforcement.)
- B. Discussion and consideration approving Resolution 2018-69 supporting the Lower Rio Grande Valley Development Council to submit a grant application to Hidalgo County Metropolitan Planning to support funding for the Hidalgo County Active Mobility Plan and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Managers Office.) Attachment
- C. Discussion and consideration approving Resolution 2018-70 supporting the Lower Rio Grande Valley Development Council to submit a grant application to Hidalgo County Metropolitan Planning Organization supporting the Regional BCycle Bikeshare Program and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Managers Office.) Attachment
- D. Discussion and consideration amending the Civil Engineering Services Agreement for Storm Water Improvement Plan with Halff Associates by eliminating the scope of services for Task 6; Hazard Mitigation Grant Program Application in the amount of \$11,261.79 and authorize payment in the amount of \$3,088.21 for services rendered to date and authorize the Mayor to execute any related documents. Possible action. (Staffed by the City Managers Office.) Attachment

- E. Discussion and consideration for possible purchase of a Hot Jet D- Diesel Series Trailer Mounted Jetter which will be utilized for the jetting of storm drains and inlets, from Hot Jet USA in the amount not to exceed \$40,000.00 and authorize the Mayor to execute any related documents. Possible action. (Requested by Commissioner Muñoz and Mayor Suarez.) Attachment
- F. Discussion and consideration to cancel or reschedule the January 1, 2019 regular meeting. Possible action. (Staffed by City Manager's Office.)

VII. REPORTS

- A. Report by Weslaco Area Chamber of Commerce.
- B. Report by Economic Development Corporation of Weslaco.
- C. Report by Planning and Code Enforcement.
- D. Report by Inframark.
- E. Report by Public Works.
- F. Report Parks and Recreation

VIII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

§551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty

(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.

(b) An offense under Subsection (a) is a Class C misdemeanor.

§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability

(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:

(1) commits an offense; and

(2) is liable to a person injured or damaged by the disclosure for:

(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;

(B) reasonable attorney fees and court costs; and

(C) at the discretion of the trier of fact, exemplary damages.

(b) An offense under Subsection (a)(1) is a Class B misdemeanor.

(c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection (a)(2) that:

(1) the defendant had good reason to believe the disclosure was lawful; or

(2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.)

NOTE: Any documentation related to the following items will be maintained as part of the certified agenda.

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

- B. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by §551.071 of the Texas Government Code.
- C. Legal Consultation - Seek City Attorney opinion relating to the mediation with CDM as authorized by §551.071 of the Texas Government Code.
- D. 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.
- E. 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.

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 30th day of November 2018 at 4:30 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/ Adelaida Vega, Interim 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: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2108	
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):			
Aida Vega		Created/Initiated	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Steven Wagenknecht, Abiding Savior Luthern 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 2018 election			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Gerardo "Jerry" Tafolla, District 4
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: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2113	
From:			
Subject: Approval of the Minutes of the Regular Meeting on November 20, 2018. (Staffed by City Secretary's Office.) Attachment.			
Background: Record of commission action from the regular meeting on November 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:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: 181120minutes			
Responsibilities upon Approval: Execute and retain.			



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, NOVEMBER 20, 2018**

On Tuesday, November 20, 2018, at 5:33 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 presence.

Mayor Pro-Tem
Commissioner
Commissioner
Commissioner

Gerardo “Jerry” Tafolla
Greg Kerr
Jose “J.P.” Rodriguez
Letty Lopez

City Manager
Interim City Secretary
City Attorney

Mike R. Perez
Aida Vega
Juan E. Gonzalez

Also present: Yvette Mendoza, Finance Director; Olga Garza, Interim Parks and Recreation Director; Leo Gonzalez, Information Technology Director; Joe Pedraza, Interim Planning and Code Enforcement Director; Tony Lopez, Fire Chief; Robert Lozano, Asst. Police Chief; Andrew Munoz, Airport Director; Pete Garcia, Public Works Director; and other staff members and citizens

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Pro Tafolla called the meeting to order and certified the public notice of the meeting as properly posted Friday, November 16, 2018.

B. Invocation.

Father Jose F. Francisco, Saint Joan of Arc Church, led the invocation.

C. Pledge of Allegiance.

Mayor Pro Tem Tafolla led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

None.

E. Roll Call.

Aida Vega, Interim City Secretary, called the roll, noting the absence of Mayor Suarez and a quorum present.

Discussion and consideration to convene as the local canvassing authority to canvass the election returns and approve Resolution 2018-68 certifying the results of the November 6, 2018 City of Weslaco General Election in accordance with Texas Election Code 67.004(a). Possible action. (Staffed by City Secretary's Office.)

Commissioner Kerr, seconded by Commissioner Lopez, moved to accept the canvass and approve Resolution 2018-68 certifying the results of the November 6, 2018 City of Weslaco General Election. The motion carried unanimously; Mayor Pro Tem Tafolla was present and voting.

WHEREAS, the City Commission of the City of Weslaco resolved and ordered that a General Election be held on November 6, 2018 in the City of Weslaco, Texas for the purpose of electing two members to the Weslaco City Commission for the following positions:

CITY COMMISSIONER SINGLE MEMBER DISTRICT 4

WHEREAS, the returns of said election have been duly canvassed by the City Commission, and each of the candidates in said election having received the following votes to wit:

LEO MUNOZ	Votes	1005
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LUPE GARCIA	Votes	659
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GERARDO "JERRY" TAFOLLA Votes 830

SECTION 1: That it is further found and determined that the results of the election as canvassed and tabulated in the preamble hereof reflect the expressed desires of those persons voting at said election.

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PASSED, ADOPTED and APPROVED this 20th day of November 2018.

CITY OF WESLACO
/s/David Suarez, MAYOR and
PRESIDING OFFICER OF THE LOCAL CANVASSING
AUTHORITY

ATTEST:
/s/Aida Vega, INTERIM CITY SECRETARY

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

B. Conduct Oaths of Office and file Statements of Elected Officers.

Commissioner Muñoz and Commissioner Tafolla took their Oaths of Office and tendered their Statements of Elected Officers for public file. Both addressed the audience, expressing appreciation for the opportunity to serve, thanking God, their families, friends and constituents for their support.

C. Appointment of a Mayor Pro Tem in accordance with Resolution 2017-85 and authorizing the Mayor to execute any related documents. Possible action. (Staffed by the City Secretary's Office.)

Commissioner Lopez, seconded by Commissioner Pedraza moved to appoint Commissioner Kerr as Mayor Pro Tempore. The motion carried unanimously; Mayor Pro Tem Tafolla was present and voting.

Mayor Pro Tem Kerr recessed the meeting at 5:51p.m. for a brief reception.

At 6:09 p.m., Mayor Pro Tem Kerr reconvened the regular meeting as open to the public.

III. PUBLIC COMMENTS

Dr. Raul Cantu, 507 W. 15th Street, stated he was representing residents in the area; voiced concerns with flooding of the neighborhood; requesting favorable consideration of drainage improvements to Southland Heights and Mr. Martinez requested positive consideration to the drainage improvements to help alleviate the amount of water draining into their subdivision resulting from surrounding development.

IV. PUBLIC HEARING

Commissioner Tafolla, seconded by Commissioner Lopez moved to open the public hearing at 6:16p.m. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

A. To solicit input on behalf of Elizzondo Homes for a Conditional Use Permit to operate an Event Center at 616 E. 6th St., S 109.27'-W104' Lot 13 & N129.27'-W104' Lot Harding-Gills Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)

No comments received.

B. To solicit input on behalf of Ricardo Tamez for a Conditional Use Permit for Mixed Beverage Permit and Mixed Beverage Late Hours Permit at 260 S.Texas Blvd. Suite 105, also being a 98'x90' Tract, Block 18, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)

No comments received.

C. To solicit input on behalf of Virginia Lozano to rezone 1611 Judi St. Also being Lot 1 & N1/2 of Lot 2 Blk 1 Sun Country Estates Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Neighborhood business district (Staffed by Planning and Code Enforcement Department.)

Imelda Saldivar, on behalf of the applicant, stated this would be a 3-unit commercial development; surrounding area is commercial; received no objection and requested approval.

D. To solicit input on behalf of Felipe Camacho to rezone 2416 E. Expressway 83. Also being proposed Lot 1, Camar Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway Business District. (Staffed by Planning and Code Enforcement Department.)

No comments received.

E. To solicit input on behalf of Heydis Sanchez to rezone 225 S. Pleasantview. Also being Lot 4 & Part of Lot 3 Rev. M. Perez Dream Acres Subdivision Weslaco, Hidalgo County, Texas from B-1 Neighborhood business district to R-1 One-family dwelling district. (Staffed by Planning and Code Enforcement Department.)

No comments received.

F. To solicit input on behalf of RGV PorVenir LLC to rezone 2318 E. Expressway 83. Also being 1.0560.57-S14.47, N20 AC acres tract out of Farm tract 17, West Tract Subdivision a/k/a Lot 13&14, Block 9, James Black Subdivision Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. (Staffed by Planning and Code Enforcement Department.)

Commissioner Tafolla, seconded by Commissioner Muñoz moved to close the public hearing at 6:21 p.m. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

V. 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 Minutes of the Regular Meeting on November 6, 2018 (Staffed by City Secretary's Office.)

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

1) Ordinance 2018-39, authorizing and allowing under the act governing the Texas Municipal Retirement System, "updated service credits" in said system for service performed by qualifying members of such system who presently are members of the City of Weslaco; providing for increased prior and current service annuities for retirees and beneficiaries of deceased retirees of the city; and establishing an effective date for such actions. (First reading held November 2, 2018; staffed by Finance Department.)

C. Authorization to solicit Requests for Proposals (RFP) to purchase the City Hall Commissioners' Chambers Audio and Video (A/V) System and professional installation services and authorize the Mayor to execute any related documents. (Staffed by Information Technology Department.)

D. Approval on the continuance on the Memorandum of Understanding with FBI Rio Grande Valley Safe Streets Task Force and Weslaco Police Department and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

E. Authorization to award RFB No. 2018-19-02 for the Rehab of the Water Tower located at 8th & Bridge St. to the most advantageous bidder, Maguire Iron, Inc., in the amount not to exceed \$106,000.00 and authorize the Mayor to execute any related documents. (staffed by Public Works.)

F. Approval to Terminate Airport Ground Lease Agreements with Tenant Terry Barbee D/B/A WTB Trading Co., for Hangars W12, W13, W14, W26 and W28 and Approval of Mid Valley Airport Lease Agreements with Tenant Clifford Robert Gardner, Jr. for Hangers W12, W13, W14, W26 and W28 and authorize the Mayor to execute any related documents. (Staffed by Airport.)

G. Approval of a Mid Valley Airport Ground Lease Agreement with Tenant Jerry Gifford for Hangar W8 and authorize the Mayor to execute any related documents. (Staffed by Airport.)

Commissioner Muñoz, seconded by Commissioner Pedraza moved to approve consent agenda items A through G as presented. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

For the record, following is the ordinance.

ORDINANCE 2018-39

TEXAS MUNICIPAL RETIREMENT SYSTEM

AN ORDINANCE AUTHORIZING AND ALLOWING, UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM, "UPDATED SERVICE CREDITS" IN SAID SYSTEM FOR SERVICE PERFORMED BY QUALIFYING MEMBERS OF SUCH SYSTEM

WHO PRESENTLY ARE MEMBERS OF THE CITY OF WESLACO; PROVIDING FOR INCREASED PRIOR AND CURRENT SERVICE ANNUITIES FOR RETIREES AND BENEFICIARIES OF DECEASED RETIREES OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE FOR SUCH ACTIONS.

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

Section 1. Authorization of Updated Service Credits.

(a) On the terms and conditions set out in Sections 853.401 through 853.403 of Subtitle G of Title 8, Government Code, as amended (hereinafter referred to as the "TMRS ACT"), each member of the Texas Municipal Retirement System (hereinafter referred to as the "System") who has current service credit or prior service credit in the System in force and effect on the 1st day of January of the calendar year preceding such allowance, by reason of service in the employment of the City, and on such date has at least 36 months of credited service with the System, shall be and is hereby allowed "Updated Service Credit" (as that term is defined in subsection (d) of Section 853.402 of said title) in an amount that is 50% of the "base Updated Service Credit" of the member (calculated as provided in subsection (c) of Section 853.402 of said title). The Updated Service Credit hereby allowed shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(b) On the terms and conditions set out in Section 853.601 of said title, any member of the System who is eligible for Updated Service Credits on the basis of service with this City, and who has unforfeited credit for prior service and/or current service with another participating municipality or municipalities by reason of previous service, and was a contributing member on 1st day of January of the calendar year preceding such allowance, shall be credited with Updated Service Credits pursuant to, calculated in accordance with, and subject to adjustment as set forth in said 853.601.

(c) In accordance with the provisions of subsection (d) of Section 853.401 of said title, the deposits required to be made to the System by employees of the several participating departments on account of current service shall be calculated from and after the date aforesaid on the full amount of such person's earnings as an employee of the City.

Section 2. Increase in Retirement Annuities.

(a) On terms and conditions set out in Section 854.203 of Subtitle G of Title 8, Government Code, as amended, the City hereby elects to allow and to provide for payment of the increases below stated in monthly benefits payable by the System to retired employees and to beneficiaries of deceased employees of this City under current service annuities and prior service annuities arising from service by such employees to this City. An annuity increased under this Section replaces any annuity or increased annuity previously granted to the same person.

(b) The amount of annuity increase under this Section is computed as the sum of the prior and current service annuities on the effective date of retirement of the person on whose service the annuities are based, multiplied by 30% of the percentage change in Consumer Price Index for All Urban Consumers, from December of the year immediately preceding the effective date of the person's retirement to the December that is 13 months before the effective date of this ordinance.

(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation hereunder does not result in an increase in the amount of an annuity, the amount of the annuity will not be changed hereby.

(e) The amount by which an increase under this Section exceeds all previously granted increases to an annuitant is an obligation of this City and of its account in the Benefit Accumulation Fund of the System.

Effective Date Subject to approval by the Board of Trustees of Texas Municipal Retirement System, the updated service credits and increases in retirement annuities granted hereby shall be and become effective on the 1st day of January 2019.

Passed and approved this the 6th day of November 2018.

Passed and approved this the 20th day of November 2018.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Aida Vega, INTERIM CITY SECRETARY

Mayor Pro Tem Kerr changed the order of the day to item N New Business.

N. Discussion and consideration on drainage improvements in the area of the 500 to 800 Block of West 15th Street and authorize the Mayor to execute any related documents. Possible action. (Requested by Commissioner Kerr and Commissioner Muñoz.)

Efrain Tafolla, CAD Supervisor, stated improvements include upgrading two 18-inch lines to 24-inch RCP pipes at Georgia Avenue and the design upgrade was done by Sigler, Winston and Greenwood.

In response to Commissioner Muñoz, staff stated the improvements will help alleviate the amount of water going into the existing system by upgrading the lines; improvements are for this subdivision only. The City Manager stated the estimated cost is \$13,000 and recommended approval for the improvements. In response to Commissioner Tafolla, staff is in discussion with Halff Associates for a solution that would have the surrounding subdivisions to drain North.

Commissioner Tafolla, seconded by Commissioner Muñoz moved to approve drainage improvements in the area of the 500 to 800 Block of West 15th as presented. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

VI. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of Elizzondo Homes to approve a Conditional Use Permit to operate an Event Center at 616 E. 6th St., S 109.27'-W104' Lot 13 & N129.27'-W104' Lot Harding-Gills Subdivision, Weslaco Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah De La Fuente, Senior Planner stated nine property owners were notified with no objection received. This is a redevelopment of a commercial property; applicant will operate an events center. The Planning and Zoning Commission and staff recommended approval with condition the property owner executes an access agreement to share parking with the adjacent property.

Commissioner Muñoz, seconded by Commissioner Pedraza moved to approve a Conditional Use Permit to operate an Events Center with as presented. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

B. Discussion and consideration after public hearing on behalf of Ricardo Tamez to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit at 260 S. Texas Blvd. Suite 105, Original Townsite Weslaco, Hidalgo County, Texas and

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

Commissioner Pedraza, seconded by Commissioner Rodriguez moved to approve.

Rebekah De La Fuente stated twenty property owners were notified with no objection received; applicant is tenant that will operate a lounge at said premises. The Planning and Zoning Commission and staff recommended approval with the condition hours of operation would be Tuesday –Thursday 5pm to 11pm and Friday - Saturday 5pm to 2am and there will be 2 security guards on duty during the late hours.

Commissioner Tafolla, seconded by Commissioner Muñoz amended the motion to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit with the condition hours of operation would be Tuesday –Thursday 5pm to 11pm and Friday - Saturday 5pm to 2am and there will be 2 security guards on duty during the late hours. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

The original motion carried unanimously.

C. Discussion and consideration after public hearing on behalf of Virginia Lozano to approve Ordinance 2018-40 rezoning 1611 Judi St. Also being Lot 1 & N1/2 of Lot 2, Block 1, Sun Country Estates Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2018-40. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah De La Fuente stated nineteen property owners were notified with no objection received; applicant proposes office suites. The Planning and Zoning Commission recommended approval and staff recommends compliance with the 2040 Future Land Map identified as residential.

The City Manager stated the Planning and Zoning Commission recommended approval based on the area establishing primarily as commercial growth.

Commissioner Tafolla, seconded by Commissioner Lopez moved to approve Ordinance 2018-40 rezoning 1611 Judi Street from R-1 One-family dwelling district to B-1 Neighborhood business district as presented. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

D. Discussion and consideration after public hearing on behalf of Felipe Camacho to approve Ordinance 2018-41 rezoning 2416 E. Expressway 83. Also being proposed Lot 1, Camar Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2018-41. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah De La Fuente stated twelve property owners were notified with no objection received; property when annexed was commercial consequently rezoned residential; applicant is wanting to

redevelop the property for commercial use. The Planning and Zoning Commission and staff recommended approval.

Commissioner Pedraza, seconded by Commissioner Muñoz moved to approve Ordinance 2018-41 rezoning 2416 E. Expressway 83 from R-1 One-family dwelling district to B-2 Secondary highway business District as presented. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

E. Discussion and consideration after public hearing on behalf of Heydis Sanchez to approve Ordinance 2018-42 rezoning 225 S. Pleasantview. Also being Lot 4 & Part of Lot 3 Rev. M. Perez Dream Acres Subdivision Weslaco, Hidalgo County, Texas from B-1 Neighborhood business district to R-1 One-family dwelling district and authorize the Mayor to execute any related documents. First reading of Ordinance 2018-42. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah De La Fuente stated thirteen property owners were notified with no objection received; property is zoned business district and the new owner wishes to maintain residential integrity of the property. The Planning and Zoning and staff recommended approval.

Commissioner Pedraza, seconded by Commissioner Lopez moved to approve Ordinance 2018-42 rezoning 225 S. Pleasantview. Also being Lot 4 & Part of Lot 3 Rev. M. Perez Dream Acres Subdivision Weslaco, Hidalgo County, Texas from B-1 Neighborhood business district to R-1 One-family dwelling district as presented. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

F. Discussion and consideration after public hearing on behalf of RGV PorVenir LLC to approve Ordinance 2018-43 rezoning 2318 E. Expressway 83. Also being 1.0560.57-S14.47,N20 AC acres tract out of Farm tract 17, West Tract Subdivision a/k/a Lot 13&14, Block 9, James Black Subdivision Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2018-43. Possible action. (Staffed by Planning and Code Enforcement Department.)

Rebekah De La Fuente stated fourteen property owners were notified with no objection received. The Planning and Zoning and staff recommended approval of the rezone for a proposed use of a Quick Lane.

Commissioner Muñoz, seconded by Commissioner Lopez moved to approve Ordinance 2018-43 rezoning 2318 E. Expressway 83 from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District as presented. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

G. Discussion and consideration to approve Ordinance 2018-44, the Voluntary Annexation of the 5.153 acres, Weslaco, Hidalgo County, Texas. Approximately 500 ft. North of the intersection of Mile 6 ½ W & W. Expressway 83 on the east side and authorize the Mayor to execute any related documents. First Reading of Ordinance 2018-44. Possible action. (Staffed by Planning and Code Enforcement.)

Rebekah De La Fuente stated developer has begun rezone and subdivision process; proposed development is for elderly housing; city services are available adjacent to the property and annexation includes two tracts of land the first of which is the proposed site for the development and the second is the adjacent right-of-way. Staff recommended approval.

Commissioner Tafolla, seconded by Commissioner Muñoz moved to approve Ordinance 2018-44, the Voluntary Annexation of the 5.153 acres, Weslaco, Hidalgo County, Texas. Approximately 500 ft. North of the intersection of Mile 6 ½ W & W. Expressway 83 on the east side as presented. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

H. Discussion and consideration to approve the Single Lot Variance for Quick Lane Payne Subdivision— being a 1.056 acres out of Farm Tract 17, West Tract Subdivision, a/k/a Lot 13&14, Block 9, James Black Subdivision Weslaco, Hidalgo County, Texas. Approximately 620 ft. West of N Pleasantview Dr. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Rebekah De La Fuente stated this was a proposed one (1) lot subdivision; a continuation of rezone approved under Item F and all infrastructure in place. The Planning and Zoning and staff recommended approval.

Commissioner Pedraza, seconded by Commissioner Muñoz moved to approve the Single Lot Variance for Quick Lane Payne Subdivision being a 1.056 acres out of Farm Tract 17, West Tract Subdivision, a/k/a Lot 13&14, Block 9, James Black Subdivision as presented. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

I. Discussion and consideration authorizing City staff to dig out Time Capsule located in front of Porter P. Doss Building at 515 S. Kansas Ave. on December 5, 2018 and display at Weslaco Museum until December 11, 2018 in celebration of Weslaco's 100th Birthday, authorize street closure of 5th St from Texas Blvd. to S. Missouri Ave. to include four parking spaces in front of the Weslaco Museum, waive all associated fees as appropriate; and authorize the Mayor to execute any related documents. Possible Action. (Staffed by Parks and Recreation Department.)

Olga Garza, Interim Parks Director, stated the request is in celebration of the Weslaco 100th Centennial, the centennial committee is requesting assistance to probe and dig out the Time Capsule and moved to the museum for display. Staff recommended approval.

Commissioner Muñoz, seconded by Commissioner Pedraza moved to approve staff to dig out Time Capsule located in front of Porter P. Doss Building at 515 S. Kansas Ave. on December 5, 2018 and display at Weslaco Museum until December 11, 2018 in celebration of Weslaco's 100th Birthday, authorize street closure of 5th St from Texas Blvd. to S. Missouri Ave. to include four parking spaces in front of the Weslaco Museum, waive all associated fees as appropriate fees as presented. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

J. Discussion and authorization for city staff to install Weslaco 100th Celebration Banners on Texas Blvd. from Expressway 83 to 6th Street and display for one year from January

2019 until after December 10, 2019. Possible Action. (Staffed by Parks and Recreation Department)

Olga Garza, stated the centennial committee is requesting to place banners 60x24 along Texas Blvd. in observance of the centennial celebration and display for a year. Staff recommended approval.

Commissioner Rodriguez, seconded by Commissioner Muñoz moved to approve to install Weslaco 100th Celebration Banners on Texas Blvd. from Expressway 83 to 6th Street and display for one year from January 2019 until after December 10, 2019 as presented. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

K. Discussion and consideration to extend the Inframark annual agreement to one year for an annual increase capped at 3.2% and authorize the Mayor to execute any related documents. Possible action (Requested by Inframark)

George Quilantan, with Inframark, requested to extend the annual agreement for one year with an annual increase capped at 3.2% as negotiated with the City Manager instead of 3.43% that could be justified based on the 2018 Consumer Price Index data. The City Manager recommended approval.

Commissioner Tafolla, seconded by Commissioner Lopez moved to approve and extend the Inframark annual agreement to one year for an annual increase capped at 3.2% as presented. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

L. Discussion and consideration to select a committee to evaluate Request for Qualifications No. 2018-19-03 Architectural Design Services for North Side Sports Complex and authorize the Mayor to execute any related documents. Possible Action. (Staffed by Airport.)

Commissioner Tafolla, seconded by Commissioner Lopez moved to approve.

Andrew Munoz, Aviation Director, stated six respondents were received. Staff recommended a committee to review and evaluate for a recommendation for Architectural Design Services for North Side Sports Complex.

In response to Commissioner Muñoz respondents were Sam Garcia Architect, Negrete & Kolar Architects, LLP, GIGNAC, Gomez Mendez Saenz, Inc., Alvarado Architects & Associates, Inc. and Guzman & Munoz Engineering and Surveying, Inc.

In response to Mayor Pro Tem Kerr, the City Manager recommended three commissioners and four staff members; Airport Director, Public Works Director, Parks Director and himself. Commissioners Pedraza, Lopez and Tafolla expressed interest on the committee.

Commissioner Tafolla, seconded by Commissioner Muñoz amended the motion to appoint Commissioners Pedraza, Lopez and Tafolla with four staff members; Airport Director, Public Works Director, Parks Director and City Manager. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

The original motion carried unanimously.

M. Discussion and consideration to accept and award bid for a F-250 4x4 crew cab gas and a F-550 4x4 gas chassis to replace a 2004 Expedition2018 and a 2008 F-550 Brush truck chassis under the apparatus replacement program and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department).

Antonio Lopez, Fire Chief, stated bids were solicited and evaluated recommending Boggus Motor Co. as the most advantageous respondent for the F-250 truck in the amount of \$31,990.08 and the F-550 Chassis in the amount of \$39,154.84.

Commissioner Tafolla, seconded by Commissioner Lopez moved to approve and award Boggus Motor Co. as the most advantageous respondent for the F-250 truck in the amount of \$31,990.08 and the F-550 Chassis in the amount of \$39,154.84 as presented. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

O. Discussion and consideration approving budget and project list utilizing the \$4,000,000 Certificates of Obligation Series 2018 for drainage improvements and authorize the Mayor to execute any related documents. Possible action. (Staffed by the City Manager's Office.)

Commissioner Tafolla, seconded by Commissioner Muñoz moved to table for the next regular meeting. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

Commissioner Muñoz departed from the meeting at 6:55 p.m.

Mayor Pro Tem Kerr dispensed with reports until the next regular meeting.

VII. REPORTS

- A. Report by Weslaco Area Chamber of Commerce.
- B. Report by Economic Development Corporation of Weslaco.
- C. Report by Planning and Code Enforcement.
- D. Report by Inframark.
- E. Report by Public Works.
- F. Report Parks and Recreation

VIII. EXECUTIVE SESSION

At 6:56 p.m. Commissioner, seconded by Commissioner moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

At 7:26 p.m. Mayor Pro Tem Kerr 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. Legal Consultation - Seek City Attorney opinion relating to breach of contract by Accela and consider authorizing City Attorney to proceed with legal action as authorized by §551.071 of the Texas Government Code.

Commissioner Lopez, seconded by Commissioner Pedraza, moved to authorize the City Attorney to proceed with litigation against Accela relating to breach of contract. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

E. 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.

No action.

F. 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.

No action.

X. ADJOURNMENT

Commissioner Pedraza, seconded by Commissioner Lopez moved to adjourn the meeting at 7:27 p.m. The motion carried unanimously; Mayor Pro Tem Kerr was present and voting.

CITY OF WESLACO

ABSENT

MAYOR, David Suarez

ATTEST:

INTERIM CITY SECRETARY, Aida Vega

MAYOR PRO-TEM, Greg Kerr

COMMISSIONER, Leo Muñoz

COMMISSIONER, Jose “J.P.” Rodriguez

COMMISSIONER, Gerardo “Jerry” Tafolla

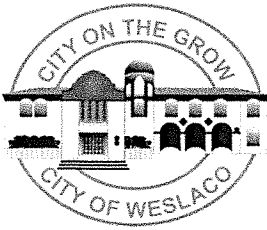
COMMISSIONER, Letty Lopez

COMMISSIONER, Josh Pedraza



Standardized Agenda Request Form

Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2087	
From: Joe Pedraza			
Subject: Approval on Ordinance 2018-40 rezoning 1611 Judi St. Also being Lot 1 & N1/2 of Lot 2, Block 1, Sun Country Estates Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Neighborhood business district and authorize the Mayor to execute any related documents. (First reading held November 20, 2018; staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-1 Neighborhood business district. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on October 26, 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 October 22, 2018.			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning recommended approval on November 7, 2018.			
Aida Vega		Created/Initiated	
Joe Pedraza		Approved	
Mike Perez		Final Approval	
City Manager Comments: Deny.			
Staff Recommendation: Staff recommends denial based on 2040 Future Land map designation.			
Attachments, if any: 1611 Judi rezone - attach, 1611 Judi- Aerial, O2018-40 rezone 1611 Judi St			
Responsibilities upon Approval: Staff will notify applicant.			



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. REZ 18-00019

RECEIVED

SEP 21 2018

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot _____ Block _____

Planning &
Code Enforcement Dept.

Subdivision Name _____

Street Address 1614 Judi St Weslaco TX 78599

Existing Zoning R-1 Existing Land Use residencial

Proposed Zoning B-1 Proposed Land Use Commercial

_____ \$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 Virginia Yolanda Lozano Phone 956-373-1601

Address 1902 W. Mimosa Dr Fax: _____

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

OWNER

Name Virginia Yolanda Lozano Phone 956-373-1601

Address 1902 W Mimosa Dr. Fax: _____

City Weslaco State TX Zip Code 78596 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 [Signature] Date 9-21-18
Owner

Signature [Signature] Date 9-21-18
Applicant

Signature _____ Date _____
Authorized Agent

Rezone Request

1611 Judi St.

Legend

Westgate Dr.

Judi St.

Edna St

Judi St

Joyce St

Carlene Ave

Westgate

300 ft



Google Earth

© 2018 Google
© 2018 INEGI



ORDINANCE NO. 2018-40

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 1611 JUDI ST ALSO BEING LOT 1 & N1/2 OF LOT 2 BLK 1 SUN COUNTRY ESTATES, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT.

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

SECTION I: R-1 One-family dwelling district to B-1 Neighborhood Business District being 1611 Judi St also being Lot 1 & N1/2 of Lot 2, Block 1, Sun Country Estates, 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 20th day of November 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 4th day of December 2018.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Adelaida Vega, **INTERIM CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

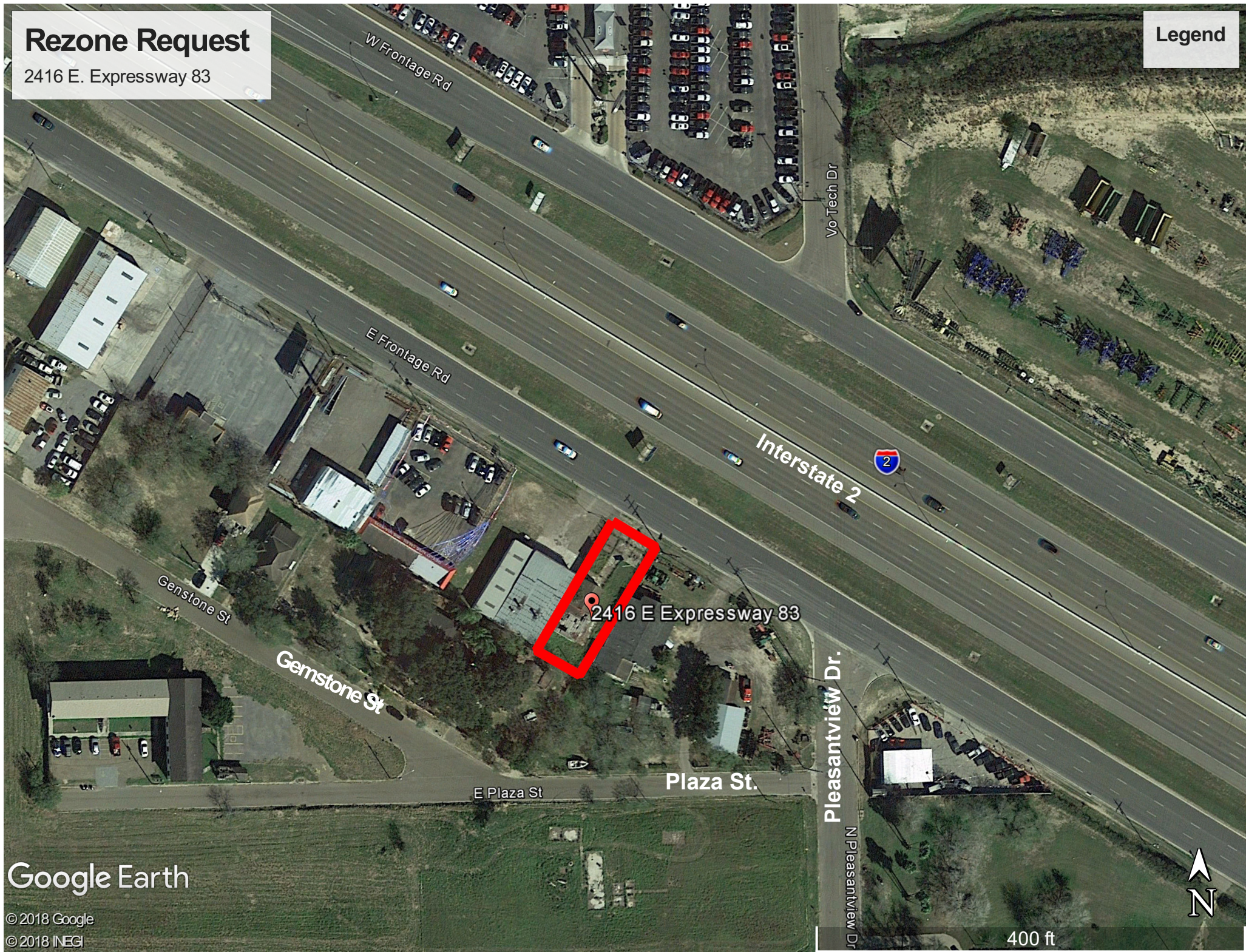
Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2089	
From: Joe Pedraza			
Subject: Approve Ordinance 2018-41 rezoning 2416 E. Expressway 83. Also being proposed Lot 1, Camar Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business District and authorize the Mayor to execute any related documents. (First reading held November 20, 2018 staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-2 Secondary highway business District. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on October 26, 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 October 22, 2018.			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning recommended approval on November 7, 2018.			
Aida Vega Joe Pedraza Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 2416 E Expressway 83- Aerial, 2416 E Expressway 83 - ATTACHMENTS, O2018-41 rezone 2416 E. Expwy 83			
Responsibilities upon Approval:			

Staff will notify applicant.

Rezone Request

2416 E. Expressway 83

Legend



Google Earth

© 2018 Google

© 2018 INEGI



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. REZ 18-00018

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 Block _____

Subdivision Name Camar Subdivision

Street Address 2416 E. Expressway 83

Existing Zoning R-1 Existing Land Use _____

Proposed Zoning B-2 Proposed Land Use Business Office

_____ \$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 Felipe Camacho Phone (956) 373-6375

Address 1504 Clifton Street Fax: _____

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

OWNER

Name Felipe Camacho Phone (956) 373-6375

Address 1504 Clifton Street Fax: _____

City Weslaco State TX Zip Code 78596 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 9/20/2018

Signature _____ Date _____

Applicant

Signature _____ Date _____

Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing Sent to Property Owners within 200' of Proposed Site Date _____

P & Z Notice of Public Hearing Published in Newspaper Date _____

City Commission Notice of Public Hearing Published Date _____

Presented to P & Z Commission
Approved _____ Disapproved _____ Tabled _____ Date _____

Presented to City Commission
Approved _____ Disapproved _____ Tabled _____ Date _____

Ordinance No. _____

CITY OF WESLACO
956-968-3181

REC#: 02426275 9/20/2018 3:40 PM
OPER: LVALD TERM: 036
REF#: 0918
PAID BY:

TRAN: 235.1000 PROCESSING FEE
10348
101-400-3200
PROCESSING FEE-ONLI 5.00CR

TRAN: 204.0000 REZONING APPL FEE
10348
101-400-1027
REZONING APPLICATIO 300.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CHANGE: _____ 0.00

SEP 20 2018

U.S. EXPRESSWAY 83
300' R.O.W.

300 R.O.W.

1

BEING A SUBDIVISION OF 0.1578 OF ONE ACRE OF LAND OUT OF FARM TRACT 17 OF THE WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS

INENCE. NORTH 32.19 42. EAST. 140.00 feet to the POINT OF BEGINNING and containing 0.1578 of one acre of land more or less.

INCE. NORTH 32.19 42 EAST. 140.00 feet to the containing 0.1578 of one acre of land more or less.

ADDITIONALY BASED ON USUALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

DATE _____

DATE _____

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MESQUITE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHERE MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION CITY OF WESLACO	DATE
--	------

THE UNDERSIGNED, RENEALDO ROBLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAN IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE FOLLOWING

REYNALDO ROILES
R.P.L.S.#4032
PO BOX 476
WESLACO, TX, 78595

REYNALDO ROILES
R.P.L.S.#4032
PO BOX 476
WESLACO, TX, 78595

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.

DATE _____

MAYOR DAVID SUAREZ
CITY OF WESLACO

ATTEST: CITY SECRETARY _____ DATE _____

STATE OF TEXAS
HIDALGO COUNTY

THE UNDERSIGNED, REYNALDO ROBLES JR, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

DATE _____

RETINALDO ROBLES, JR.
LICENSED PROFESSIONAL ENGINEER #10235
PO BOX 476
MESA, TX, 78599

This plot is approved by Hidalgo and Cameron Counties Irrigation District No.9
Dated this _____ day of _____, 20____.

This plot is approved by Hidalgo and Cameron Counties Irrigation District No.9
Dated this _____ day of _____, 20____.

1. No improvements of any kind shall be placed upon Hidalgo and Cameron Counties Irrigation District No. 9 Right-of-Ways and/or Easements without the expressed written permission of HCID #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. HICID #9 will not be responsible for the storm/drainage water system to any lot with in this subdivision. As well, HICID #9 will not be responsible for the delivery of water to any lot with in this subdivision. If desired, this will NOT be at the Districts Expense.

4. HCCID #9 has not reviewed and does not certify that the storm sewer or utilities systems described are appropriate for the particular subdivision, based on generally accepted engineering criteria. The developer and his engineer are responsible for their determinations.

General Manager
Hidalgo & Cameron Counties Irrigation District No. 9

General Manager
Hidalgo & Cameron Counties Irrigation District No. 9

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

THE COUNTY OF HIDALGO
TEXAS

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

PRELIMINARY- FOR REVIEW ONLY

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NO. 480334 450 C; EFFECTIVE DATE: REVISED TO REFLECT LORR DATED MAY
30, 2002.

2. YARD REGULATIONS:

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NO. 480334 450 C; EFFECTIVE DATE: REVISED TO REFLECT LORR DATED MAY
30, 2002.

2. YARD REGULATIONS:

- A. FRONT YARD: THERE SHALL BE A FRONT YARD ALONG THE FRONT LINE OF THE LOT.
- B. CORRIDORS IDENTIFIED ON THE MIDALGO COUNTY THOROUGHFARE MAP: THE MINIMUM DEPTH OF A FRONT YARD ONE FOOT BACK FROM THE 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 25.00 FEET OR BACKSET WHICHEVER IS GREATER.
- C. ALL OTHER CORRIDORS: THE MINIMUM LOT DEPTH SHALL BE 20 FEET.

C. REAR YARD: THE REAR YARD SETBACK SHALL BE 10 FEET.

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

4. BENCHMARK: ELEV. 70.32. CPS IN CONCRETE LOCATED ON THE NORTHEAST CORNER OF THIS SUBDIVISION AND ON SOUTH RIGHT-OF-WAY OF U.S. EXPRESSWAY 83.

IN ACCORDANCE WITH THE HUALAHO COUNTY DRAINAGE DISTRICT NO. 1 AND HUALAHO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO PROVIDE A TOTAL OF 1,212 CUBIC FEET (0.028 ACRE-FEET) OF STORM WATER RUNOFF. AN APPROVED STORM WATER DETENTION PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAILED 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 IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

7.. NO STRUCTURES SHALL BE PERMITTED ON, OVER OR WITHIN ANY EASEMENT.

9. SITE PLAN SHALL BE APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF A BUILDING PERMIT. NO CONSTRUCTION OF ANY STRUCTURES IS ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.

10. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

11. STREET LIGHT MUST BE LOCATED EVERY 300 FEET

12. TxDOT APPROVAL AND DRIVEWAY PERMIT IS REQUIRED FOR ENTRANCES ONTO U.S. EXPRESSWAY

13. 5 FT SIDE WALK IS REQUIRED ALONG THE EXTERIOR PERIMETER UPON THE ISSUANCE OF A BUILDING PERMIT.

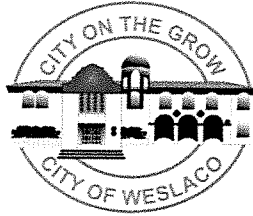
NOTARY PUBLIC, FOR THE STATE OF TEXAS

NOTARY PUBLIC, FOR THE STATE OF TEXAS

NOTARY PUBLIC, FOR THE STATE OF TEXAS

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

October 26, 2018

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 7 2018 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, November 20, 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:

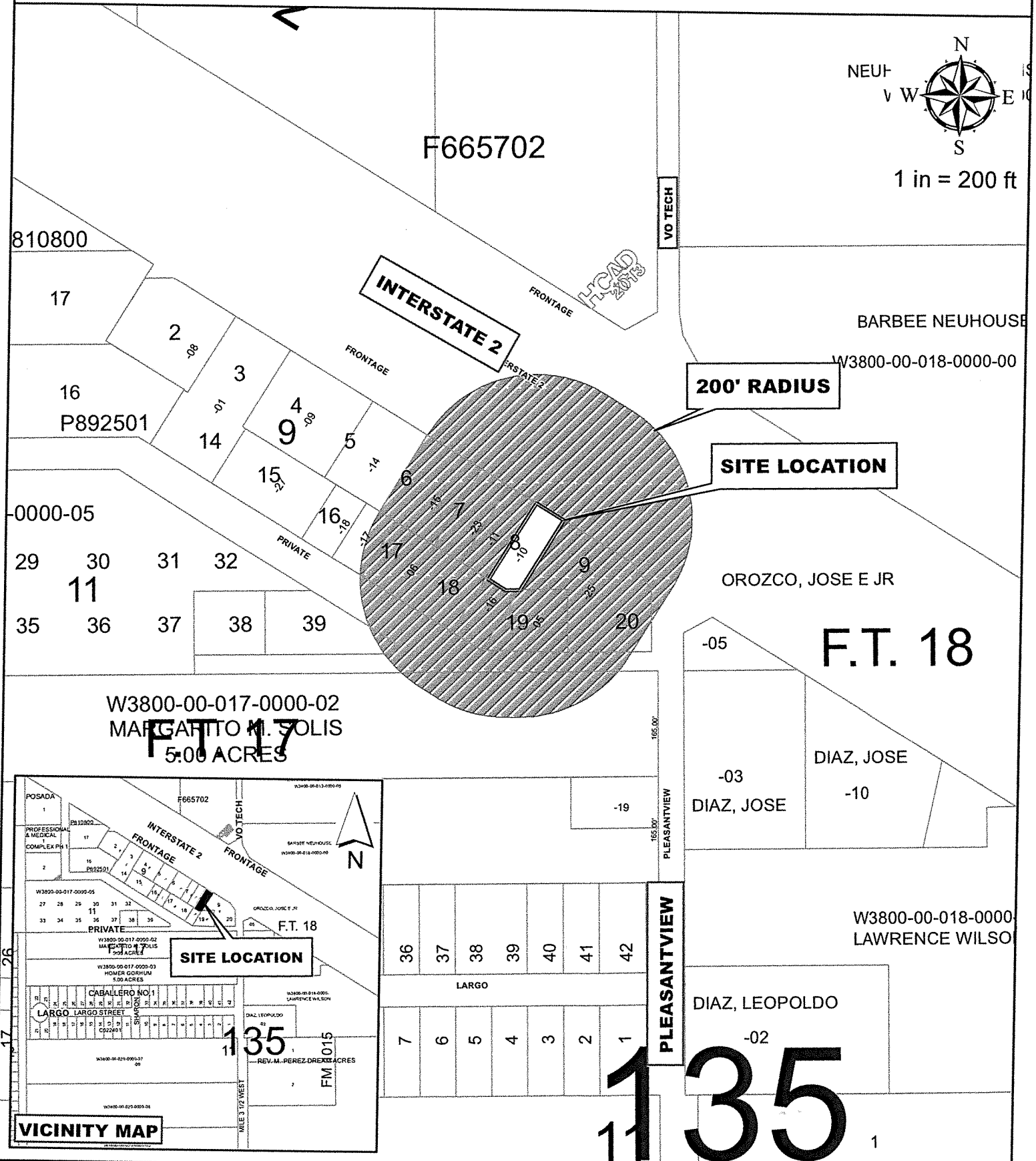
Felipe Camacho is requesting to rezone 2416 E. Expressway 83. Also being Lot 1, Camar Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary highway business District.

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.

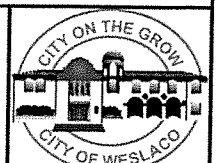
Sincerely,

Rebekah de la Fuente
Senior Planner



FELIPE CAMACHO
2416 E. EXPRESSWAY 83
CAMAR SUBDIVISION
Lot 1

Purpose for the rezone request
Existing zoning: R-1
Existing land use: Business Office
Prop zone: B-2



OCT 17, 2018

PEREZ FRED JR PO BOX 27 WESLACO TX 78599	W3800-00-017-0000-02 WEST TRACT-N5AC-S20AC FT 17 4.89 AC NET 121 N PLEASANTVIEW DR	L: 0 B: 0
PEREZ FRED Jr PO BOX 27 WESLACO TX 78599	W3800-00-017-0000-05 WEST TRACT 4.74AC BNG 2 IRR TRS - N660' FT 17 4.74AC NET 1 E PLAZA ST	L: 0 B: 0
AYALA MARIA 1502 SOUTHLAND DR WESLACO TX 78596	W3800-00-017-0000-06 WEST TRACT 0.42AC-S 14.47AC-N 20 AC FT 17 A/K/A U/R JAMES BLACK S 225 PLEASANT VIEW DR	L: 43880 B: 72007
GONZALEZ PEDRO C 2222 N WILSON DR WESLACO TX 78599	W3800-00-017-0000-07 WEST TRACT 0.339AC-S14.4711AC-N2 0AC FT 17 0.339AC NET 223 N PLEASANTVIEW DR	L: 37653 B: 78087
ESCOBAR FRANCISCA 604 COMEDY LN EDINBURG TX 78542	W3800-00-017-0000-10 WEST TRACT 0.16AC-S14.47-N20AC F T 17 A/K/A U/R JAMES BLACK S/D E 2416 E EXPRESSWAY 83	L: 90597 B: 7674
RODRIGUEZ GUADALUPE I & 2708 DELAWARE ST WESLACO TX 78599	W3800-00-017-0000-11 WEST TRACT 0.16AC-S14.47AC-N20AC FT 17 A/K/A U/R JAMES BLACK S/D 2406 E EXPRESSWAY 83	L: 90597 B: 34227
VASQUEZ RICARDO 620 S ILLINOIS AVE WESLACO TX 78596	W3800-00-017-0000-14 WEST TRACT 0.32AC-S14.85AC-N20AC -FT 17 A/K/A U R JAMES BLACK S/D 2320 E EXPRESSWAY 83	L: 137717 B: 16366
VASQUEZ ALVARO & CLAUDIA 3296 LOS ARCOS CIR WESLACO TX 78599	W3800-00-017-0000-15 WEST TRACT 0.32AC-S14.85AC-N20AC FT 17 A/K/A UR JAMES BLACK S/D 2402 E EXPRESSWAY 83	L: 181207 B: 19445
AYALA RENE ANGEL 225 N PLEASANTVIEW DR WESLACO TX 78596	W3800-00-017-0000-16 WEST TRACT 0.13AC-S14.85AC-N20-F T 17 A/K/A UR JAMES BLACK SUBD W 0 N PLEASANTVIEW DR	L: 16182 B: 0
AYALA GREGORIO 225 N PLEASANTVIEW DR WESLACO TX 78596	W3800-00-017-0000-17 WEST TRACT 0.13AC-S14.85-N20-FT 17 A/K/A UR JAMES BLACK SUBD W55 0	L: 16182 B: 0
RODRIGUEZ GUADALUPE 2708 DELAWARE ST WESLACO TX 78599	W3800-00-017-0000-23 WEST TRACT 0.16AC-S14.47AC-N20AC FT 17 A/K/A U/R JAMES BLACK S/D 0 E EXPRESSWAY 83	L: 90597 B: 0
GARCIA JOSE ANGEL 2418 E EXPRESSWAY 83 WESLACO TX 78596	W3800-00-017-0000-25 WEST TRACT 0.58AC-S14.47AC-N20.A C FT 17 A/K/A U/R JAMES BLACK S/ 2418 E EXPRESSWAY 83	L: 52388 B: 46403

ORDINANCE NO. 2018-41

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 2416 E. EXPRESSWAY 83 ALSO BEING PORPOSED LOT 1, CAMAR SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-2 SECONDARY HIGHWAY 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-2 Secondary highway business District being 2416 E. Expressway 83 also being proposed Lot 1, Camar Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 20th day of November 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 4th day of December 2018.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Aida Vega, **INTERIM CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2092	
From: Joe Pedraza			
Subject: Approval on Ordinance 2018-42 rezoning 225 S. Pleasantview. Also being Lot 4 & Part of Lot 3 Rev. M. Perez Dream Acres Subdivision Weslaco, Hidalgo County, Texas from B-1 Neighborhood business district to R-1 One-family dwelling district and authorize the Mayor to execute any related documents. (First reading held November 20, 2018 staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from B-1 Neighborhood business district to R-1 One-family dwelling district. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on October 26, 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 October 22, 2018.			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning recommended approval on November 7, 2018.			
Aida Vega Joe Pedraza Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 225 S Pleasantview- Aerial, 225 S Pleasantview- attachments, O2018-42 rezone 225 S. Pleasantview			
Responsibilities upon Approval: Staff will notify applicant.			

Rezone Request

225 S. Pleasantview

Legend

Pleasantview Dr.

S Pleasantview Dr

Interstate 2

E Frontage Rd

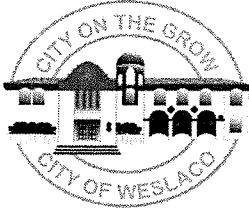
Google Earth

© 2018 Google

© 2018 INEGI



1000 ft



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. ReZ19-00001

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot PART OF LOT 3 AND ALL OF LOT 4 Block —

Subdivision Name REV. M. PEREZ DREAM ACRES SUBD.

225 S. Pleasant View
Street Address +/- 2000' SOUTH OF EXP. 83 ALONG E. SIDE OF PLEASANT VIEW

Existing Zoning B-1 Existing Land Use OPEN / AG.

Proposed Zoning R-1 Proposed Land Use RESIDENTIAL

- ☒ \$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 KEYDIS SANCHEZ Phone 534-2142

Address 1206 LINDBERG Fax: —

City PALM HURST State TX Zip Code 78573 E-Mail: EXCLUSIVE PAB@

GMAIL

OWNER

Name SAME AS APPLICANT Phone —

Address — Fax: —

City — State — Zip Code — 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.

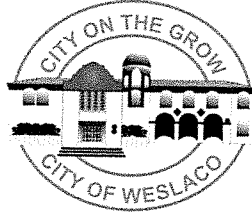
Signature Keydis Sanchez Date 10/4/18
Owner

Signature — Date —
Applicant

Signature — Date —
Authorized Agent

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

October 26, 2018

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 7 2018 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, November 20, 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:

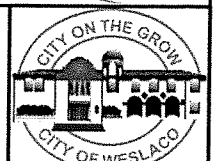
Heydis Sanchez is requesting to rezone 225 S. Pleasantview. Also being Lot 4 & Part of Lot 3 Rev. M. Perez Dream Acres Subdivision Weslaco, Hidalgo County, and Texas from B-1 Neighborhood business district to R-1 One-family dwelling district. Approximately 1600 ft. South of E Frontage Rd.

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,

Rebekah de la Fuente
Senior Planner



Purpose for the rezone request
Existing zoning: B-1
Existing land use: OPEN
Prop zone: R-1

OCT 17, 2018

RANGEL SAN JUANITA 342 W MAIN LYFORD TX 78569	R1171-00-000-0001-00 RANGEL LOT 1 301 S PLEASANTVIEW DR	L: 29871 B: 15531
SALAZAR MARIO CESAR PO BOX 412 DONNA TX 78537	R1171-00-000-0002-00 RANGEL LOT 2 301 S PLEASANTVIEW DR	L: 31968 B: 66390
MID VALLEY ASSEMBLY OF GOD PO BOX 755 WESLACO TX 78599	R2360-00-000-0003-00 REV. M. PEREZ DREAM ACRES LOT 3 EXC S35' 0 S PLEASANTVIEW DR	L: 0 B: 0
MID VALLEY ASSEMBLY OF GOD PO BOX 755 WESLACO TX 78596	R2360-00-000-0004-00 REV M. PEREZ DREAM ACRES LOT 4	L: 119543 B: 0
GARZA JOSE & SALOME 302 S PLEASANTVIEW DR WESLACO TX 78596	W3800-00-020-0000-01 WEST TRACT 4.45AC-S5.45AC FT 20 302 S PLEASANTVIEW DR	L: 0 B: 0
GARZA JOSE & SALOME 302 S PLEASANTVIEW DR WESLACO TX 78596	W3800-00-020-0000-02 WEST TRACT 1.0AC-S5.45AC FT 20 0	L: 35000 B: 30337
GARZA SALOME 302 S PLEASANTVIEW DR WESLACO TX 78596	W3800-00-020-0000-03 WEST TRACT N3.03AC-S8.49AC FT 20 302 PLEASANT VIEW DR	L: 0 B: 0
PLEASANTVIEW HOLDING LLC 27838 BIXBY RD LA FERIA TX 78559	W3800-00-020-0000-04 WEST TRACT N215'-S494.80' FT 20 6.52 AC GR 6.38 216 S PLEASANTVIEW DR	L: 31150 B: 3741
BATAQUES LTD 5804 LA QUINTA LN WESLACO TX 78599	W3800-00-020-0000-05 WEST TRACT-S275'-N825 FT 20 8.33 AC GR 8.15AC NET 0 S PLEASANTVIEW DR	L: 42000 B: 78627
GARCIA GUADALUPE & EXCLUSIVE PLATINUM HOME BUILDERS LLC 1618 SANSONE DR MISSION TX 78572	R2360-00-000-0003-05 REV. M. PEREZ DREAM ACRES S35' L OT 3 & ALL LOT 4 225 S PLEASANTVIEW DR	L: 0 B: 0
RANGEL TOMAS IV & MARIA L 307 S PLEASANT VIEW DR WESLACO TX 78596	R1175-02-000-0001-00 RANGEL #2 LOT 1 0	L: 56359 B: 33021
RANGEL TOMAS IV 307 S PLEASANTVIEW DR WESLACO TX 78596	R1175-02-000-0002-00 RANGEL #2 LOT 2 0	L: 18912 B: 162904

OCT 17, 2018

HIDALGO COUNTY IRRIGATION DIST

R1175-02-000-0000-00

L: 8459

RANGEL #2 N75'-E968' & S150'-E75

PO BOX 237

' D/D R/O/W

B: 0

MERCEDES TX 78570

0

ORDINANCE NO. 2018-42

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 225 S. PLEASANTVIEW ALSO BEING LOT 4 & PART OF LOT 3 REV. M. PEREZ DREAM ACRES SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM B-1 NEIGHBORHOOD BUSINESS DISTRICT TO R-1 ONE-FAMILY DWELLING DISTRICT.

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

SECTION I: B-1 Neighborhood business district to R-1 One-family dwelling district being 225 S. Pleasantview also being Lot 4 & Part of Lot 3 Rev. M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 20th day of November 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 4th day of December.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Aida Vega, **INTERIM CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2094	
From: Joe Pedraza			
Subject: Approval on Ordinance 2018-43 rezoning 2318 E. Expressway 83. Also being 1.0560.57-S14.47,N20 AC acres tract out of Farm tract 17, West Tract Subdivision a/k/a Lot 13&14, Block 9, James Black Subdivision Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District and authorize the Mayor to execute any related documents. (First reading of Ordinance held November 20, 2018 staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-2 Secondary highway business district. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on October 26, 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 October 22, 2018.			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning recommended approval on November 7, 2018.			
Aida Vega Joe Pedraza Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 2318 E EXWY 83- Aerial, 2318 E EXWY 83 - REZONE, O2018-43 rezone 2318 E. Expwy 83			

Responsibilities upon Approval:

Staff will notify applicant.

Rezone Request

2318 E. Expressway 83

Legend



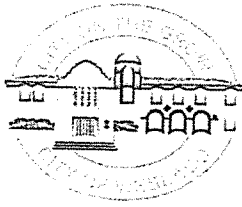
Google Earth

© 2018 Google
© 2018 INEGI

E Plaza St

500 ft





APPLICATION FOR REZONING

RECEIVED

OCT 15 2018

Planning &
Code Enforcement Dept.

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. REZ19-00002

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1.056 Ac out of Farm Tract 17 Block _____

Subdivision Name West Tract Subdivision

Street Address 2318 E Expressway 83

Existing Zoning R-1 Residential Existing Land Use Commercial

Proposed Zoning Commercial B-2 Proposed Land Use Commercial

☒ \$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 RGV PorVenir LLC Phone 956-969-2525

Address 2401 E. Expressway 83 Fax: 956-973-9843

City Weslaco State TX Zip Code 78596 E-Mail: austinp@paynegroup.com

→ OWNER

Name RGV PorVenir LLC Phone 956-969-2525

Address 2401 E. Expressway 83 Fax: 956-973-9843

City Weslaco State TX Zip Code 78596 E-Mail: austinp@paynegroup.com

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

→ Signature [Signature] Date 10-08-18

→ Signature [Signature] Date 10-08-18

Signature _____ Date _____

Authorized Agent

DESCRIPTION OF 1.056 ACRES OF LAND

BEING 1.056 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 17, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 , HIDALGO COUNTY MAP RECORDS, AND SAID 1.056 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING FR REFERENCE AT THE NORTHWEST CORNER OF SAID FARM TRACT 17; THENCE, EAST, 485.24 FEET WITH THE NORTH LINE OF SAID FARM TRACT 17 TO A POINT. THENCE SOUTH 57°40'18" EAST, 189.80 FEET, WITH THE SOUT RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 57°40'18" EAST, 250.00 FEET, WITH THE SOUTH RIGHT OF WAY LINE OF SAID U.S. EXPRESSWAY 83 TO A ½-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 32°19'42" WEST, 140.00 FEET, WITH THE WEST LINE OF A 0.32 ACRE TRACT AS DESCRIBED IN DOCUMENT #2906413 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED AND THE SOUTHWEST CORNER OF SAID 0.32 ACRE TRACT;

THENCE, NORTH 57°40'18" WEST, 146.22 FEET, WITH THE NORTH LINE OF A 0.3788 OF ONE ACRE TRACT AS DESCRIBED IN DOCUMENT #1851593 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 32°19'42" WEST, 100.00 FEET, WITH THE WEST LINE OF SAID 0.3788 OF ONE ACRE TRACT TO A ½-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.3788 OF ONE ACRE TRACT AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 57°40'18" WEST, 110.00 FEET, WITH THE NORTH RIGHT OF WAY LINE OF GEM STREET TO A ½-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 32°19'42" EAST, 100.00 FEET, WITH THE EAST LINE OF LOT 16, PROFESSIONAL & MEDICAL COMPLEX, PHASE I AS PER MAP RECORDED IN DOCUMENT #2108095 MAP RECORDS OF HIDALGO COUNTY, TEXAS, TO A ½-INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 57°40'18" EAST, 6.22 FEET, WITH THE SOUTH LINE OF A 0.582 ACRE TRACT AS DESCRIBED IN DOCUMENT #2713516 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO A ½-INCH IRON ROD FOUND FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 32°19' 42" EAST, 140.00 FEET, WITH THE EAST LINE OF SAID 0.582 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 1.056 ACRES OF LAND MORE OR LESS.

ROBLES & ASSOCIATES, NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY. EASEMENTS OF RECORD MAY AFFECT SUBJECT PROPERTY.

1. REMOVED ALL NEAREST PROFESSIONAL LAND SURVEYORS OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND LOCATED BY SUPERSEDED PLAT THERE ARE NO VISIBLE ENCROACHMENTS NOR VISIBLE AND MEASUREMENT EXCESSES AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY SAVING PLATTING ONLY THIS PRESENTLY LIES IN A GOOD STATE OF PRESERVATION AND IS CONSIDERED A TRUE AND ACCURATE COPY OF THE ORIGINAL PLAT. DATED & SIGNED TO REFLECT CORRECT DATA MAY 16, 2002

REYNALDO ROBLES, R.P.L.S. #4012

EXPRESSWAY 83 (EAST BOUND FRONTAGE RD.)

LEGEND

- Found 1/2" iron rod
- g Set nail
- ▲ Firehydrant
- Found 3/4" iron pipe
- ▲ Found cotton picker spindle
- TPo Telephone pedestal
- WpO Manhole
- Light post
- * Chainlink fence
- * Wood fence
- * Iron fence
- Power pole

BASIS OF BEARINGS:
S. R.O.W. LINE
EXPRESSWAY 83

19946

RA ROBLES AND ASSOCIATES, PLLC

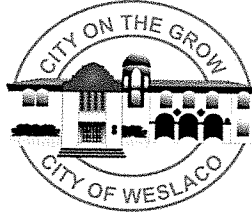
PROPERTY ADDRESS: 2813 E. EXPRESSWAY 83
MESA, QJ, TX 78006

SURVEYED: 08-21-18 SCALE: 1"=30' TITLE: COMMENT: No.	DRAWN BY: PG/08-22-18 JOB NO. 19948 REVISION:
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© COPYRIGHT 2018

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

October 26, 2018

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 7 2018 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, November 20, 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:

RGV PorVenir LLC is requesting to rezone 2318 E. Expressway 83. Also being 1.0560.57-S14.47,N20 AC acres tract out of Farm tract 17, West Tract Subdivision a/k/a Lot 13&14, Block 9, James Black Subdivision Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Approximately 630 ft. West of N Pleasantview Dr. . Possible Action.

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,

Rebekah de la Fuente
Senior Planner



1 in = 200 ft

OSADA

F665702

200' RADIUS

SITE LOCATION

P810800

16
P892501

W3800-00-017-0000-05

27 28 29 30 31
11
33 34 35 36 37

PRIVATE

W3800-00-017-0000-02
MARGARITO M. SOLIS
5.00 ACRES

-017-0000-03
R GORHUM
0 ACRES

RO NO.1

SHARON

32 33 34 35 36 37 38 39 40 41 42
11 10 9 8 7 6 5 4 3 2 1

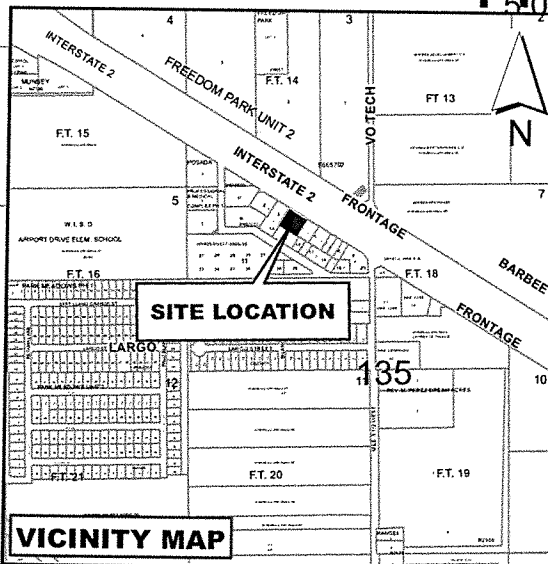
OROZCO, JOS

-05

-03
DIAZ, JOSE

DIAZ, LEOPOLDO

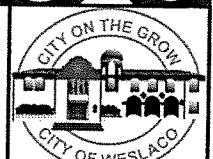
-02



VICINITY MAP

**RGV PORVENIR LLC
WEST TRACT SUBDIVISION
2318 E. EXPRESSWAY 83
1,056 AC OUT OF FARM TRACT 17**

Purpose for the rezone request
Existing zoning: R-1
Existing land use: Commercial
Prop zone: B-2



OCT 17, 2018

RGV PORVENIR LLC 84 ARIEN CT BROWNSVILLE TX 78521	W3800-00-017-0000-01 WEST TRACT 0.57AC-S 14.47-N 20AC FT 17 A/K/A U/R JAMES BLACK S/D 2302 E EXPRWY 83	L: 322777 B: 105514
PEREZ FRED Jr PO BOX 27 WESLACO TX 78599	W3800-00-017-0000-05 WEST TRACT 4.74AC BNG 2 IRR TRS - N660' FT 17 4.74AC NET 1 E PLAZA ST	L: 0 B: 0
AYALA MARIA 1502 SOUTHLAND DR WESLACO TX 78596	W3800-00-017-0000-06 WEST TRACT 0.42AC-S 14.47AC-N 20 AC FT 17 A/K/A U/R JAMES BLACK S 225 PLEASANT VIEW DR	L: 43880 B: 72007
GONZALEZ PEDRO C 2222 N WILSON DR WESLACO TX 78599	W3800-00-017-0000-07 WEST TRACT 0.339AC-S14.4711AC-N2 0AC FT 17 0.339AC NET 223 N PLEASANTVIEW DR	L: 37653 B: 78087
YARRISON STEVEN R & SANDRA DE JOSEPH R YARRINSON 2018 E EXPRSWY 83 WESLACO TX 78596	W3800-00-017-0000-08 WEST TRACT 0.48AC-S 14.47-N 20AC FT 17 A/K/A U/R JAMES BLACK S/D 0 E EXPRESSWAY 83	L: 271804 B: 56389
RGV PORVENIR LLC 84 ARIEN CRT BROWNSVILLE TX 78521	W3800-00-017-0000-09 WEST TRACT-0.48AC-S14.47AC-N 20A C FT 17 A/K/A UR JAMES BLACK S/D 2318 E EXPRESSWAY 83	L: 271804 B: 34940
GONZALEZ PEDRO C 2222 N WILSON DR WESLACO TX 78599	W3800-00-017-0000-13 WEST TRACT 0.25AC-S14.47-N20AC F T 17 A/K/A U/R JAMES BLACK S/D L 223 N PLEASANTVIEW DR	L: 28859 B: 85641
VASQUEZ RICARDO 620 S ILLINOIS AVE WESLACO TX 78596	W3800-00-017-0000-14 WEST TRACT 0.32AC-S14.85AC-N20AC -FT 17 A/K/A U R JAMES BLACK S/D 2320 E EXPRESSWAY 83	L: 137717 B: 16366
VASQUEZ ALVARO & CLAUDIA 3296 LOS ARCOS CIR WESLACO TX 78599	W3800-00-017-0000-15 WEST TRACT 0.32AC-S14.85AC-N20AC FT 17 A/K/A UR JAMES BLACK S/D 2402 E EXPRESSWAY 83	L: 181207 B: 19445
AYALA GREGORIO 225 N PLEASANTVIEW DR WESLACO TX 78596	W3800-00-017-0000-17 WEST TRACT 0.13AC-S14.85-N20-FT 17 A/K/A UR JAMES BLACK SUBD W55 0	L: 16182 B: 0
SIFUENTES AMANDA DELEON 2004 METAIRIE RD METAIRIE LA 70005	W3800-00-017-0000-18 WEST TRACT 0.1389AC-S14.85AC-N20 AC FT 17 A/K/A UR JAMES BLACK S/ 229 N PLEASANTVIEW DR	L: 17427 B: 20943
RODRIGUEZ GUADALUPE 2708 DELAWARE ST WESLACO TX 78599	W3800-00-017-0000-23 WEST TRACT 0.16AC-S14.47AC-N20AC FT 17 A/K/A U/R JAMES BLACK S/D 0 E EXPRESSWAY 83	L: 90597 B: 0

City of Weslaco Code Enforcement Dept.

OCT 17, 2018

FREEMAN ROBERT	W3800-00-017-0000-27	L: 41790
2004 METAIRIE RD	WEST TRACT 0.38AC-S14.47AC-N20AC	B: 25863
METAIRIE LA 70005	FT 17 AKA U/R JAMES BLACK S/D L 0	
FARRELL PLUMBING & COOLING INC	P8925-01-000-0016-00	L: 186150
2112 W . BUSINESS 83	PROFESSIONAL & MEDICAL COMPLEX P	B: 14178
WESLACO TX 78596	H 1 LOT 16 412 PROFESSIONAL DRIVE	

ORDINANCE NO. 2018-43

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 2318 E. EXPRESSWAY 83 ALSO BEING 1.0560.57-S14.47,N20 AC ACRES TRACT OUT OF FARM TRACT 17, WEST TRACT SUBDIVISION A/K/A LOT 13&14, BLOCK 9, JAMES BLACK SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-2 SECONDARY HIGHWAY 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-2 Secondary Highway Business District being 2318 E. Expressway 83 also being 1.0560.57-S14.47, N20 AC acres tract out of Farm tract 17, West Tract Subdivision a/k/a Lot 13&14, Block 9, James Black Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 20th day of November 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 4th day of December 2018.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Aida Vega, **INTERIM CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2095	
From: Joe Pedraza			
Subject: Approval on Ordinance 2018-44, the Voluntary Annexation of the 5.153 acres, Weslaco, Hidalgo County, Texas. Approximately 500 ft. North of the intersection of Mile 6 ½ W & W. Expressway 83 on the east side and authorize the Mayor to execute any related documents. (First reading held November 20, 2018; staffed by Planning and Code Enforcement.)			
Background: The property is within a Flood Zone "X". Developer will begin subdivision process in the next few months. City services are available adjacent to the property. Consensual annexation includes two tracts of land the first of which is the proposed site for the development and the second is the adjacent right-of-way.			
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): Planning and Zoning recommended approval on November 7, 2018.			
Aida Vega Joe Pedraza Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Midway Villas- Aerial, Midway Villas- attachments, O2018-44 annexation 5.153 acres			
Responsibilities upon Approval: Staff will advise applicant.			

st Mile 8 1/2 N

Voluntary Annexation

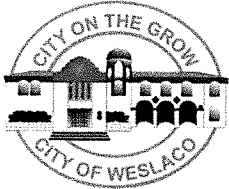
Proposed Midway Villas

Legend



Google Earth

© 2018 Google
© 2018 INEGI



APPLICATION FOR VOLUNTARY ANNEXATION

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

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

FILE NO. ANY 18-00001

RECEIVED

SEP 19 2018

GENERAL INFORMATION

Name of Subdivision: Midway Villas

Location: Approximately 500 ft. North of the intersection of Mile 6 1/2 West & W. Expressway 83 on the east side

Legal Description: 4.613 acres out of Farm Tract 154, Block 179 West Tract

- ☒ Petition for annexation signed and notarized by property owners.
☒ Detailed dimensioned site plan/map must be submitted with this request.
☒ Survey and metes and bounds.
☒ City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: Rosa Maria Valdez Telephone: c/o 381-0981
Address: 3301 S. Airport Dr. Fax: c/o 381-1839
City: Weslaco State: TX Zip: 78596 E-mail: c/o mario@meldenandhunt.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. c/o Mario A. Reyna Telephone: 381-0981
Address: 115 W. McIntyre Street Fax: 381-1839
City: Edinburg State: TX Zip: 78541 E-mail: mario@meldenandhunt.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 9-17-10

Authorized Agent Printed Name: Maie Reym

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

OWNER'S AUTHORIZATION

I, **ROSA MARIA VALDEZ**, hereby authorize Mario A. Reyna, P.E., Project Engineer and Fred Kurth, P.E., President of Melden and Hunt, Inc. to sign all subdivision application(s) and related paperwork unto the City of Weslaco for the proposed multi-family residential development described as 4.613 +/- acres out of FARM TRACT 154, BLOCK 179 WEST TRACT SUBDIVISION LLANO GRANDE GRANT Volume 2, Pages 34-37, H.C.M.R., City of Weslaco, Hidalgo County, Texas.

BY: 
ROSA MARIA VALDEZ, OWNER

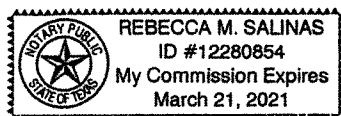
(ACKNOWLEDGEMENT)

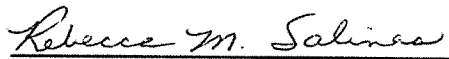
STATE OF TEXAS §

COUNTY OF HIDALGO §

Before me, the undersigned authority on this day personally appeared **ROSA MARIA VALDEZ** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this 12TH day of SEPTEMBER, 2018.




Notary Public, State of Texas

February 22, 2018

**METES AND BOUNDS DESCRIPTION
4.613 ACRES OUT OF
FARM TRACT 154, BLOCK 179,
WEST TRACT SUBDIVISION
LLANO GRANDE GRANT
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS**

A tract of land containing 4.613 acres situated in the City of Weslaco, Hidalgo County, Texas, being a part or portion out of Farm Tract 154, Block 179, West Tract Subdivision Llano Grande Grant, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 4.613-acre tract is out of a bigger tract conveyed to Rosa Maria Valdez, by virtue of a Warranty Deed recorded under Document Number 2496936, Hidalgo County Official Records, said 4.613 acres also being more particularly described as follows:

BEGINNING at a Nail set on the Southwest corner of Sunflower Subdivision, according to the plat thereof recorded in Volume 29, Page 157B, Hidalgo County Map Records and within the existing right-of-way of Mile 6 ½ West, for the Northwest corner of this tract;

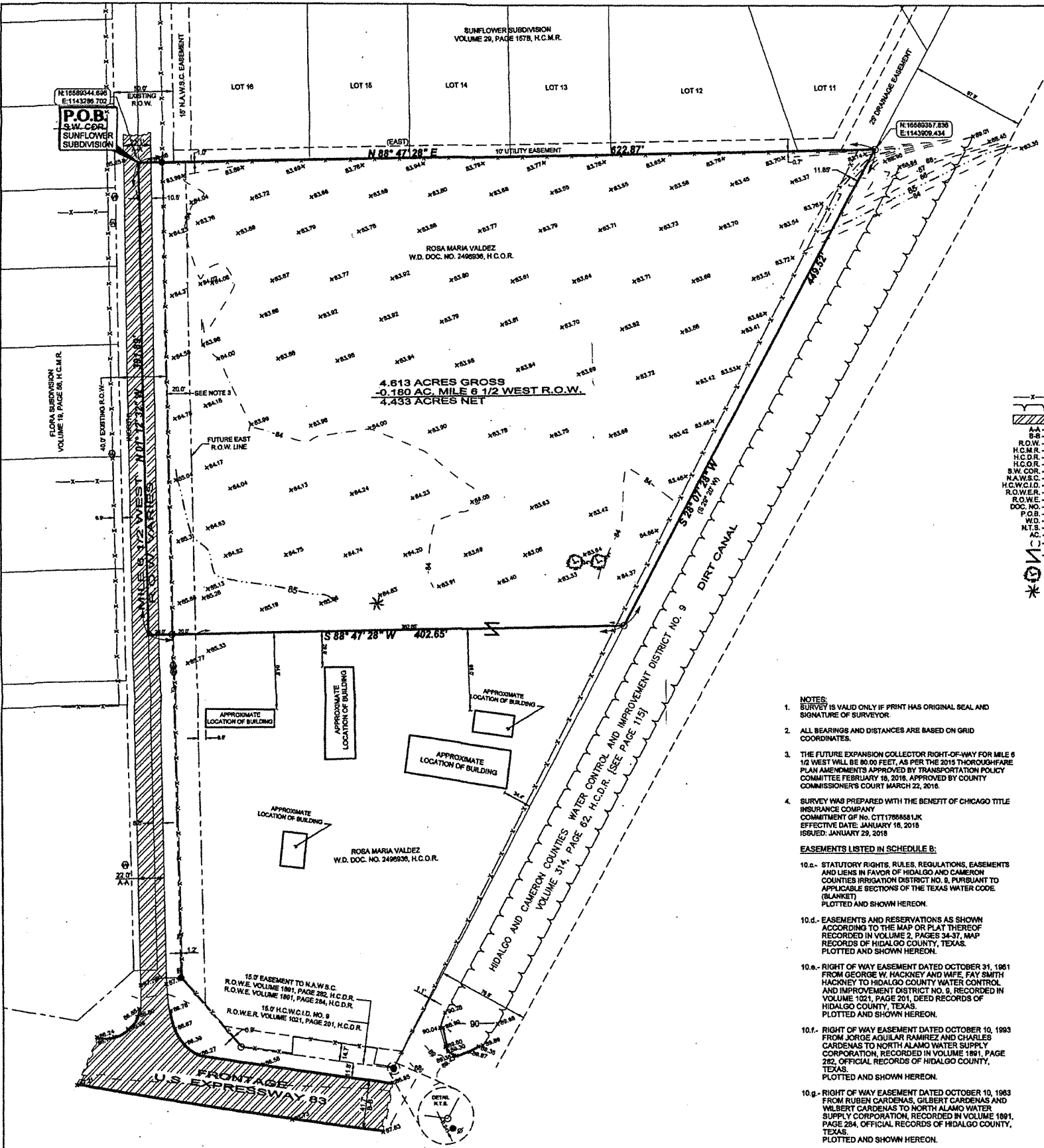
1. THENCE, N 88° 47' 28" E (East deed call) along the South line of said Sunflower Subdivision, at a distance of 20.00 feet pass a No. 4 rebar found on the existing East right-of-way line of Mile 6 ½ West, continuing a total distance of 622.87 feet to a No. 4 rebar set [Northing: 16589357, Easting: 1143909.434] for the Northeast corner of this tract;
2. THENCE, S 28° 07' 28" W (S 29° 20' W deed call) a distance of 449.52 feet to a No. 4 rebar set, for the Southeast corner of this tract;
3. THENCE, S 88° 47' 28" W at a distance of 382.65 feet pass a No. 4 rebar set on the existing East right-of-way line of Mile 6 ½ West, continuing a total distance of 402.65 feet to a Nail set on the West line of said Tract 154, Block 179, the East line of Flora Subdivision, according to the plat thereof recorded in Volume 19, Page 56, Hidalgo County Map Records and within the right-of-way of Mile 6 ½ West, for the Southwest corner of this tract;
4. THENCE, N 01° 12' 32" W (North) along the West line of said Tract 154, Block 179, the East line of said Flora Subdivision and within the right-of-way of Mile 6 ½ West, a distance of 391.89 feet to the POINT OF BEGINNING and containing 4.613 acres, of which 0.180 of one acre lies within the existing right-of-way of Mile 6 ½ West, leaving a net of 4.433 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 01/30/2018 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238

02/22/18
DATE:





LEGEND

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ SET NAIL
- ⚡ POWER POLE
- Ⓜ TELEPHONE PEDESTAL
- Ⓜ UNDERGROUND CABLE MARKER
- Ⓜ WATER METER
- CHAIN LINK FENCE
- CANAL/DITCH LINE
- ASPHALT AREA
- A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
- B-B - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- S.W. COR. - SOUTHWEST CORNER
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- H.C.W.C.I.D. - HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT
- R.O.W.E.R. - RIGHT OF WAY EASEMENT FOR RELOCATION
- R.O.W.E. - RIGHT OF WAY EASEMENT
- DOC. NO. - DOCUMENT NUMBER
- P.O.B. - POINT OF BEGINNING
- W.D. - WARRANTY DEED
- N.T.S. - NOT TO SCALE
- AC. - OF ONE ACRE
- () - RECORDED DEED CALLS
- SAME OWNER
- ⊙ PECAN TREE (SIZE AS NOTED)
- * PALM TREE

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
 - THE FUTURE EXPANSION COLLECTOR RIGHT-OF-WAY FOR MILE 6 1/2 WEST WILL BE 80.00 FEET, AS PER THE 2015 THOROUGHFARE PLAN AMENDMENTS APPROVED BY TRANSPORTATION POLICY COMMITTEE FEBRUARY 16, 2016. APPROVED BY COUNTY COMMISSIONER'S COURT MARCH 22, 2016.
 - SURVEY WAS PREPARED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT OF NO. CTT17886581JK EFFECTIVE DATE: JANUARY 16, 2018 ISSUED: JANUARY 23, 2018
- EASEMENTS LISTED IN SCHEDULE B:**
- 10.a. - STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 8, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE (BLANKET) PLOTTED AND SHOWN HEREON.
 - 10.d. - 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, PLOTTED AND SHOWN HEREON.
 - 10.e. - RIGHT OF WAY EASEMENT DATED OCTOBER 31, 1961 FROM GEORGE W. RACKNEY AND WIFE, FAY SMITH RACKNEY TO HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 8, RECORDED IN VOLUME 1021, PAGE 201, DEED RECORDS OF HIDALGO COUNTY, TEXAS, PLOTTED AND SHOWN HEREON.
 - 10.f. - RIGHT OF WAY EASEMENT DATED OCTOBER 10, 1993 FROM JORGE AGUILAR RAMIREZ AND CHARLES CARDENAS TO NORTH ALAMO WATER SUPPLY CORPORATION, RECORDED IN VOLUME 1891, PAGE 262, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PLOTTED AND SHOWN HEREON.
 - 10.g. - RIGHT OF WAY EASEMENT DATED OCTOBER 10, 1993 FROM RUBEN CARDENAS, GILBERT CARDENAS AND WILBERT CARDENAS TO NORTH ALAMO WATER SUPPLY CORPORATION, RECORDED IN VOLUME 1891, PAGE 264, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PLOTTED AND SHOWN HEREON.

FLOOD ZONE
ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN
COMMUNITY PANEL NUMBER: 480334 0400 C
MAP REVISED: JAN 6, 2009

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A CATEGORY 1A CONDITION II SURVEY AND THAT IT SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS. THIS SURVEY WAS MADE ON THE GROUND ON 01/30/2018 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 12/22/18



**PLAT SHOWING
4.613 ACRES OUT OF
FARM TRACT 154, BLOCK 179
WEST TRACT SUBDIVISION
LLANO GRANDE GRANT
VOLUME 2, PAGES 34-37, H.C.M.R.
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS**

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

227 N. P.M. 3167
80 GRANDE OTTY. TX 78661
PH: (361) 361-0861
FAX: (361) 361-1038
WWW.MELDENANDHUNT.COM

115 W. MOUNTYRE
EDINBURG, TX 78541
PH: (361) 361-0861
FAX: (361) 361-1038
ESTABLISHED 1947
WWW.MELDENANDHUNT.COM

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October 9, 2018

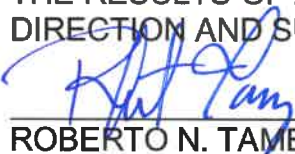
**METES AND BOUNDS DESCRIPTION
0.540 OF ONE ACRE
OUT OF FLORA SUBDIVISION
AND OUT OF
FARM TRACT 154, BLOCK 179,
THE WEST AND ADAMS TRACT
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS**

A tract of land containing 0.540 of one acre situated in the City of Weslaco, Hidalgo County, Texas, being a part or portion out of Flora Subdivision, according to the plat thereof recorded in Volume 19, Page 56, Hidalgo County Map Records and out of Farm Tract 154, Block 179, The West and Adams Tract, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, said 0.540 of one acre also being more particularly described as follows:

BEGINNING at a Nail set at the Southwest corner of Sunflower Subdivision, according to the plat thereof recorded in Volume 29, Page 157B, Hidalgo County Map Records, for the Northernmost Northeast corner of this herein described tract;

1. THENCE, S 01° 12' 32" E within the existing right-of-way of Mile 6 ½ West, a distance of 391.89 feet to a Nail set, for an inside corner of this tract;
2. THENCE, N 88° 47' 28" E a distance of 20.00 feet to a No. 4 rebar set on the existing East right-of-way line of Mile 6 ½ West, for the Southernmost Northeast corner of this tract;
3. THENCE, S 01° 12' 32" E along the existing East right-of-way line of Mile 6 ½ West, a distance of 284.62 feet to a No. 4 rebar found, for an inside corner of this tract;
4. THENCE, S 41° 16' 39" E along an existing right-of-way clip line, a distance of 76.65 feet to a No. 4 rebar set, for the Southeast corner of this tract;
5. THENCE, in a Northwesterly direction along the existing North right-of-way line of U.S. Expressway 83 – Frontage and along a curve to the right, with a central angle of 001° 26' 24", a radius of 5,579.65 feet, an arc length of 140.24 feet, a tangent of 70.12 feet, and a chord that bears N 80° 44' 37" W a distance of 140.24 feet to the Southwest corner of this tract;
6. THENCE, N 49° 18' 35" E along an existing right-of-way clip line, a distance of 62.92 feet to an inside corner of this tract;
7. THENCE, N 01° 12' 32" W along the West right-of-way line of Mile 6 ½ West, a distance of 669.71 feet to the Northwest corner of this tract;
8. THENCE, N 88° 47' 28" E a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.540 of one acre of land, more or less.

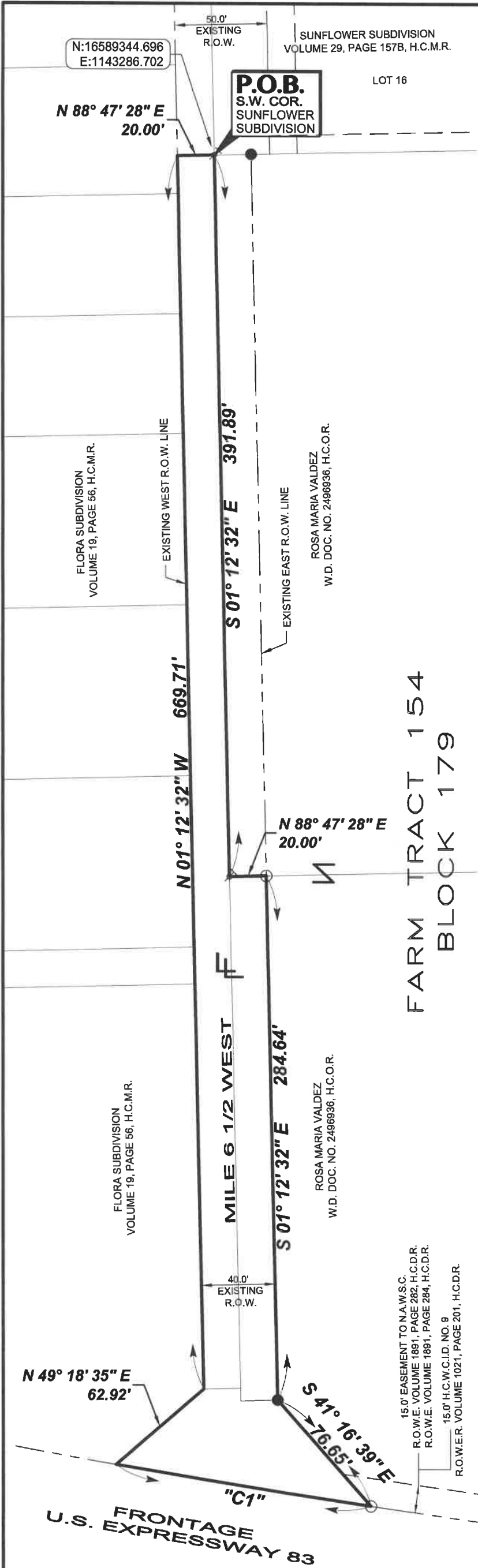
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 01/30/2018 UNDER MY DIRECTION AND SUPERVISION.



ROBERTO N. TAMEZ, R.P.L.S. #6238

10/10/18
DATE:





LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⚡ SET NAIL

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
S.W. COR. - SOUTHWEST CORNER
N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
H.C.W.C.I.D. - HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT
R.O.W.E.R. - RIGHT OF WAY EASEMENT FOR RELOCATION OF IRRIGATION PIPE LINE
R.O.W.E. - RIGHT OF WAY EASEMENT
DOC. NO. - DOCUMENT NUMBER
P.O.B. - POINT OF BEGINNING
W.D. - WARRANTY DEED
AC. - OF ONE ACRE

L - LOT LINE
N - SAME OWNER

NOTES:

- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
- SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	001° 26' 24"	5579.65'	140.24'	70.12'	140.24'	N 80° 44' 37" W

**PLAT SHOWING
0.540 OF ONE ACRE
OUT OF FLORA SUBDIVISION
VOLUME 19, PAGE 56, H.C.M.R.
AND OUT OF
FARM TRACT 154, BLOCK 179,
THE WEST AND ADAMS TRACT
VOLUME 2, PAGES 34-37, H.C.M.R.
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS**

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 01/30/2018 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 10/18/18



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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PAGE: 2 OF 2
BOOK: T-1053, PG. 19
DATE: 10/09/2018
JOB No. 18034.08
FILE NAME: 18034.08
DRAWN BY: J.L.G.

115 W. MCINTYRE
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ORDINANCE NO. 2018-44

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 5.153 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Weslaco, Texas (the "City"), is a home rule municipality authorized by State law and the City's Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the City Council, in compliance with §43.021, *Tex. Local Gov't Code*, instituted proceedings for the annexation of certain property more particularly described herein (the "subject property");

WHEREAS, the subject property hereby annexed is adjacent and contiguous to the present City limits;

WHEREAS, the boundaries of the City are contiguous to the subject property on at least two sides;

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

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 5.153 acres and are more specifically described as follows, to-wit:

Tract I:

A tract of land containing 0.540 of one acre situated in the City of Weslaco, Hidalgo County, Texas, being a part or portion out of Flora Subdivision, according to the plat thereof recorded in Volume 19, Page 56, Hidalgo County Map Records and out of Farm Tract 154, Block 179, The West and Adams Tract, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, said 0.540 of one acre also being more particularly described as follows:

BEGINNING at a Nail set at the Southwest corner of Sunflower Subdivision, according to the plat thereof recorded in Volume 29, Page 157B, Hidalgo County Map Records, for the Northernmost Northeast corner of this herein described tract;

THENCE, S 01° 12' 32" E within the existing right-of-way of Mile 6 % West, a distance of 391.89 feet to a Nail set, for an inside corner of this tract;

THENCE, N 88° 47' 28" E a distance of 20.00 feet to a No. 4 rebar set on the existing East right-of-way line of Mile 6 % West, for the Southernmost Northeast corner of this tract;

THENCE, S 01° 12' 32" E along the existing East right-of-way line of Mile 6 % West, a distance of 284.62 feet to a No.4 rebar found, for an inside corner of this tract;

THENCE, S 41° 16' 39" E along an existing right-of-way clip line, a distance of 76.65 feet to a No.4 rebar set, for the Southeast corner of this tract;

THENCE, in a Northwesterly direction along the existing North right-of-way line of U.S. Expressway 83- Frontage and along a curve to the right, with a central angle of 001° 26' 24", a radius of 5,579.65 feet, an arc length of 140.24 feet, a tangent of 70.12 feet, and a chord that bears N 80° 44' 37" W a distance of 140.24 feet to the Southwest corner of this tract;

THENCE, N 49° 18' 35" E along an existing right-of-way clip line, a distance of 62.92 feet to an inside corner of this tract;

THENCE, N 01° 12' 32" W along the West right-of-way line of Mile 6% West, a distance of 669.71 feet to the Northwest corner of this tract;

THENCE, N 88° 47' 28" E a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.540 of one acre of land, more or less.

Tract II:

A tract of land containing 4.613 acres situated in the City of Weslaco, Hidalgo County, Texas, being a part or portion out of Farm Tract 154, Block 179, West Tract Subdivision Llano Grande Grant, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 4.613-acre tract is out of a bigger tract conveyed to Rosa Maria Valdez, by virtue of a Warranty Deed recorded under Document Number 2496936, Hidalgo County Official Records, said 4.613 acres also being more particularly described as follows:

BEGINNING at a Nail set on the Southwest corner of Sunflower Subdivision, according to the plat thereof recorded in Volume 29, Page 157B, Hidalgo County Map Records and within the existing right-of-way of Mile 6 ½ West, for the Northwest corner of this tract;

THENCE, N 88° 47' 28" E (East deed call) along the South line of said Sunflower Subdivision, at a distance of 20.00 feet pass a No. 4 rebar found on the existing East right-of-way line of Mile 6 ½ West, continuing a total distance of 622.87 feet to a No. 4 rebar set [Northing: 16589357, Easting: 1143909.434] for the Northeast corner of this tract;

THENCE, S 28° 07' 28" W (S 2go 20' W deed call) a distance of 449.52 feet to a No. 4 rebar set, for the Southeast corner of this tract;

THENCE, S 88° 47' 28" W at a distance of 382.65 feet pass a No. 4 rebar set on the existing East right-of-way line of Mile 6 ½ West, continuing a total distance of 402.65 feet to a Nail set on the West line of said Tract 154, Block 179, the East line of Flora Subdivision,

according to the plat thereof recorded in Volume 19, Page 56, Hidalgo County Map Records and within the right-of-way of Mile 6 1/2 West, for the Southwest corner of this tract;

THENCE, N 01° 12' 32" W (North) along the West line of said Tract 154, Block 179, the East line of said Flora Subdivision and within the right-of-way of Mile 6 1/2 West, a distance of 391.89 feet to the POINT OF BEGINNING and containing 4.613 acres, of which 0.180 of one acre lies within the existing right-of-way of Mile 6 1/2 West, leaving a net of 4.433 acres of land, more or less.

SECTION 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 6. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

SECTION 7. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 8. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 20th day of November 2018.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 4th day of December 2018.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Aida Vega, **INTERIM CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2116	
From: Arnold Becho			
Subject: Approval to accept a reimbursement award of \$2,915.20 from the Texas State Library and Archives Commission for Inter-library Loans made to Texas public libraries in State Fiscal Year 2018-2019, accept additional funding if awarded during the grant year and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)			
Background: The Mayor Joe V Sanchez Public Library is receiving a federally funded reimbursement award from the Texas State Library and Archives Commission for participation in the state wide Inter-Library Loan (ILL) program. ILL is a statewide resource sharing initiative and your support helps meet the information needs of Texans. Based on the number of lends provided by our library (320) and available funding, Mayor Joe V Sanchez Public Library will receive a reimbursement award of \$2,915.20. The reimbursement will be sent by direct deposit to our Finance Department within 30 days.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission: NA			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: NA			
Advisory Review, if any (name of board/committee, date of action, recommendation): None at this time.			
Martin Mata Arnold Becho Sonia Flores Mike Perez		Created/Initiated Approved Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			

Texas State Library and Archives Commission Inter Library Loan Reimbursement Program 2018, memo - Request to approve funded reimbursement award from Texas State Library 2018

Responsibilities upon Approval:

Following approval the library will begin working with the Finance Department to process the reimbursement.



TEXAS STATE LIBRARY
AND
ARCHIVES COMMISSION



SFY2018 ILL LENDING REIMBURSEMENT PROGRAM GUIDELINES AND TERMS & CONDITIONS

Program Description

The Texas State Library and Archives Commission (TSLAC) supports a statewide interlibrary loan program to help assure that Texans will have access to shared library resources to meet learning and information needs.

The Interlibrary Loan Lending Reimbursement Program helps support Texas libraries with partial reimbursements for direct, out-of-pocket costs associated with participating in statewide resource sharing such as postage, courier, and shipping material costs.

The reimbursements pertain to lends made during TSLAC's SFY2018, September 1, 2017 - August 31, 2018. While dispersed after the end of SFY2018, the reimbursement payments do need to be applied to costs associated with resource sharing costs expended *during* SFY2018. Please discuss this program with your legal entity's accounting office so they are aware this is federal money and, if approved, to expect the payment after the end of the state fiscal year (August 31, 2018).

Additional information is available online at <https://www.tsl.texas.gov/ld/ill2018>.

Award Information

The reimbursements are sub awards (or pass through awards) of the Grants to States program from the Texas State Library and Archives Commission's federal funder, Institute of Museum and Library Services (IMLS).

Federal Award Identification Number (FAIN): LS-00-17-0044-17
Catalog of Federal Domestic Assistance (CFDA) Number: 45.310

Eligible participants will receive a reimbursement based on the number of lends they provide to other Texas libraries through the Navigator ILL system. While we were able to reimburse libraries \$5.99 per lend for FY2017, this amount may vary based on the number of program participants and available funding in FY2018.

Eligibility Information

Public libraries, through their governing authority (city, county, board, or district), are eligible to apply for a reimbursement payment through this program.

Texas academic libraries that have agreed to lend materials to Texas public libraries are also eligible for reimbursement payments based on the number of lends made to Texas Navigator libraries in SFY2018.

Libraries must lend items to other Texas public libraries during SFY2018 (September 1, 2017-August 31, 2018) using OCLC's Navigator system to be eligible for a reimbursement. OCLC will provide Navigator lending statistics to TSLAC for calculating reimbursements.

Before receiving payment, the library's legal entity (city, county, library board, school) must have a DUNS® Number and current, active System for Award Management (SAM) registration. If the entity's SAM registration is not active and current at the time of the award, payment cannot be dispersed.

Libraries' legal entities must also have an Active Direct Deposit Account and Texas Identification Number.

State agencies will be asked for additional information by TSLAC's grants accountant.

There is no requirement for cost sharing, matching funds, or cost participation with this program.

Application and Submission Information

TSLAC recommends potential participants discuss this program with the accounting office of their legal entity due to the payments of federal funds arriving after the close of the state fiscal year ending August 31, 2018.

Application Components:

1. Opt into the program through the Grant Management System portal and print out generated Grant Agreement form
2. Complete and submit the Grant Agreement form in the Grant Management System portal by July 13, 2018
*Signed by Legal Entity (City, County, Library Board, University)
3. Complete and submit a Performance Certification form in the Grant Management System by September 28, 2018 after receiving the library's award amount from TSLAC.
*Signed by Library Director
4. Complete and submit a Single Audit Certification form and submit to TSLAC by

Required forms are available in the GMS portal at grants.tsl.texas.gov under the Documents tab in the folder titled "2018 ILL Lending Reimbursement Program".

To request print copies of these forms, contact Sara Hayes at shayes@tsl.texas.gov or 512- 463-5406.

Forms submitted after stated deadlines may not be considered for reimbursement.

Submit forms:

Through TSLAC's Grant Management System portal at grants.tsl.texas.gov.

Program Timeline

April 2018	Libraries able to opt in to program through GMS portal
July 13, 2018	Signed Grant Agreements due in GMS portal
September 21, 2018	Participants receive reimbursement amount from TSLAC
September 28, 2018	Participation Certification forms due in GMS portal
November 2018	Payments dispersed

QUESTIONS? Contact Sara Hayes at shayes@tsl.texas.gov or 512-463-5406

SFY2018 ILL LENDING REIMBURSEMENT PROGRAM

FAIN: LS-00-17-0044-17

CFDA NUMBER: 45.310

Texas State Library and Archives Commission
Library Services and Technology Act (LSTA) – Terms and Conditions

I. GENERAL TERMS AND CONDITIONS

- A. The Subrecipient will comply with the Texas Comptroller of Public Accounts UGMS revised June 2004, located at: <http://www.window.state.tx.us/procurement/catrad/ugms.pdf>
- B. The Subrecipient will comply with Grant Reform 2 CFR Parts §200 and §3187.
- C. *Subrecipient will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color, religion or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of disability and the Americans With Disabilities Act of 1990; (d) the Age Discrimination Act of 1974, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to the nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.*
- D. The Subrecipient, *if a private entity*, will comply with Federal law pertaining to trafficking in persons. Subrecipient and its employees may not
1. Engage in severe forms of trafficking in persons during the period of time that the award is in effect;
 2. Procure a commercial sex act during the period of time that the award is in effect; or
 3. Use forced labor in the performance of the award or subawards under the award.
- E. The Subrecipient certifies by this contract that no Federal appropriated funds have been paid or will be paid, by or on behalf of the Subrecipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement. If any funds other than Federal appropriated funds have been paid or will be paid for such purpose, the Subrecipient shall complete and submit OMB form SF-LLL, Disclosure of Lobbying Activities, in accordance with its instructions. The Subrecipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all subrecipients shall certify and disclose accordingly, as specified in Title 31 U.S. Code, Sec. 1352.
- F. *Subrecipient's authorized representative certifies to the best of his or her knowledge and belief that neither subrecipient nor any of its principals (a) are presently excluded or disqualified; (b) have been convicted within the preceding three years of any of the offenses listed in 2 CFR Part*

§180.800(a) or had a civil judgment rendered against it or them for one of those offenses within that time period; (c) are presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses listed in 2 CFR

§180.800 (a); or (d) have had one or more public transactions (Federal, State, or local) terminated within the preceding three years for cause or default. Where the Subrecipient is unable to certify to any of the statements in this certification, the Subrecipient shall attach an explanation to these Terms and Conditions.

- G. Subrecipient understands that acceptance of funds under this contract acts as acceptance of duly authorized representatives of TSLAC, IMLS, the Comptroller General of the United States, and the Texas State Auditor's Office, or any successor agencies, to conduct an audit or investigation in connection with those funds. Subrecipient further agrees to cooperate fully with said representatives in the conduct of the audit or investigation and agrees to provide access to all records requested necessary to conduct the audit and/or investigation. Subrecipient will ensure that this clause concerning the authority to audit funds received indirectly by Sub-Contractors through Subrecipient, and the requirement to cooperate, is included in any sub-grant awarded.
- H. The Subrecipient agrees to maintain all financial and programmatic records, supporting documents, statistical records, and other records relating to this grant award for three years after the last State Program Report for the Texas LSTA 5-Year Plan 2013-2017, is submitted on December 31, 2018. The Subrecipient will maintain their records through December 31, 2021.
- I. The Subrecipient agrees to develop or revise, as necessary, any specific written documentation of its current procedures for (1) collecting and reporting performance measures; (2) conducting a fixed asset inventory; and or, (3) any other issues identified in Subrecipient's internal audit report or grant activities. Drafts of this procedural documentation will be submitted to TSLAC by dates established mutually between TSLAC and Subrecipient. TSLAC will provide review and guidance to enable final versions to be approved on or before established deadlines.
- J. Subrecipient may copyright any work that is subject to copyright and was developed, or for which ownership was acquired, under a Federal award. Subrecipient understands that the federal awarding agency, IMLS, and TSLAC reserve a royalty-free, nonexclusive, and irrevocable right to reproduce, publish or otherwise use; and to authorize others to use, for Federal purposes (2 CFR §200.315).
- K. The Subrecipient agrees to submit an audit certification form for the auditable period encompassing August 31, 2018 to TSLAC no later than December 31, 2018, or other deadline as specified by TSLAC.
- L. If a single audit is required, the Subrecipient will comply with the Supercircular (2 CFR §200.512 Report Submission). The audit shall be completed and the required data collection form submitted to the Federal Audit Clearinghouse (FAC) within the earlier of 30 days after receipt of the auditor's report(s), or nine months after the end of the audit period, unless a longer period is agreed to in advance by the state agency that provided the funding or a different period is specified in a program-specific audit guide.

II. ENFORCEMENT

- A. Remedies for noncompliance. If Subrecipient materially fails to comply with any term of the contract, whether stated in a state or federal statute or regulation, an assurance, in a state plan or application, a notice of award, or elsewhere, TSLAC may take one or more of the following actions, or impose other sanctions, as appropriate in the circumstances:
1. Temporarily withhold cash payments pending correction of the deficiency by the Subrecipient, or more severe enforcement action by TSLAC;
 2. Disallow (that is, deny both use of funds and matching credit for) all or part of the cost of the activity or action not in compliance;
 3. Wholly or partly suspend or terminate the current contract for the Subrecipient's program;
 4. Withhold further awards for the program; or
 5. Take other remedies that may be legally available.
- B. Hearings, appeals. In taking an enforcement action, TSLAC will provide the Subrecipient an opportunity for such hearing, appeal, or other administrative proceeding to which the Subrecipient is entitled under any statute or regulation applicable to the action involved.
- C. Effects of suspension and termination. Costs of Subrecipient resulting from obligations incurred by the Subrecipient during a suspension or after termination of an award are not allowable unless TSLAC expressly authorized in the notice of suspension or termination, or subsequently. Other Subrecipient costs during suspension or after termination that are necessary, and not reasonably avoidable, are allowable if:
1. The costs resulting from obligations that were properly incurred by the Subrecipient before the effective date of suspension or termination are not in anticipation of it and, in the case of a termination, are non-cancelable; and,
 2. The costs would be allowable if the award were not suspended, or expired normally at the end of the funding period in which the termination takes effect.
- D. Relationship to Debarment and Suspension. The enforcement remedies identified in this section, including suspension and termination, do not preclude Subrecipient from being subject to "Debarment and Suspension" under Executive Order 12549 (see UGMS Part III, Subpart C, Sec 35) and state law.
1. The costs resulting from obligations that were properly incurred by the Subrecipient before the effective date of suspension or termination are not in anticipation of it and, in the case of a termination, are non-cancelable; and,
 2. The costs would be allowable if the award were not suspended, or expired normally at the end of the funding period in which the termination takes effect.
- E. Relationship to Debarment and Suspension. The enforcement remedies identified in this section, including suspension and termination, do not preclude Subrecipient from being subject to "Debarment and Suspension" under Executive Order 12549 (see UGMS Part III, Subpart C, Sec 35) and state law.

Texas State Library and Archives Commission

[Printable Format](#)

[Application Certification \(Signature\) Form](#)

General

Applicant Organization *

Grant Program *

Project Manager *

Library Director *

Application Number

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

November 14, 2018

To: David Suarez, Mayor; Gerardo Tafolla, Mayor Pro-Tem; Gregory Kerr, Commissioner; Letty Lopez, Commissioner; Leo Muñoz, Commissioner; Jose "J.P." Rodriguez, Commissioner; Josh Pedraza, Commissioner; Mike Perez, City Manager
CC: Martin J. Mata, Sonia Flores, Maricarmen Garcia
Fr: Arnoldo Becho, Library Director
Re: Request to approve funding reimbursement award from the Texas State Library Inter Library Loan Reimbursement (ILL) Program

As a service to the local residents the Mayor Joe V. Sanchez Public Library will borrow books which they do not own from other institutions. The library will in turn loan books from their collection out to other institutions as well. The library typically lends between 50 to 100 a month to partner institutions. Loss of books is very rare but institutions do cover cost for any lost or damaged book.

As incentive for participation in the ILL program, the Texas State Library will reimburse institutions for postage, material expenditure and other costs. This year the library has been granted approximately \$2,915 as a result of its ILL partnership.

This agenda item requires no additional funding and adds no cost to the library budget. The funds will be deposited into the general fund unless otherwise directed by Commission. Library staff strongly supports the program and encourages patrons to request inter-library loan books. Please feel free to contact me with any questions, I will be happy to provide additional information. Thank you for the time.

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



Standardized Agenda Request Form

Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2065	
From:			
Subject: Discussion on Resolution 2018-57 appointing a City Commissioner to the Animal Shelter Advisory Committee and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning & Code Enforcement.)			
Background: The Animal Shelter Advisory Committee is composed of one (1) veterinarian, one (1) City of Weslaco official, one (1) person whose duties include the daily operation of an animal shelter and one (1) representative from an animal welfare organization and one (1) citizen of the City of Weslaco. A vacancy to fill the City of Weslaco official is needed.			
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):			
Rebekah De La Fuente		Created/Initiated	
Joe Pedraza		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: R2018-57 Animal Shelter Board			
Responsibilities upon Approval: Execute, retain, notify appointee and department.			

RESOLUTION NO. 2018-57

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING
MEMBERS TO THE ANIMAL SHELTER ADVISORY COMMITTEE**

WHEREAS, Ordinance 2012-2 establishes an Animal Shelter Advisory Board that will assist the City of Weslaco in complying with the requirements of Chapter 823 of The Texas Health and Safety Code and will be codified as Division 8 of Chapter 22 of The Code of Ordinances; and

WHEREAS, The Animal Shelter Advisory Committee shall assist the City of Weslaco in complying with the requirements of Chapter 823 of The Texas Health and Safety Code; and

WHEREAS, The Animal Shelter Advisory Committee will be composed of one (1) veterinarian, one (1) City of Weslaco official, one (1) person whose duties include the daily operation of an animal shelter and one (1) representative from an animal welfare organization and one (1) citizen of the City of Weslaco.; and

WHEREAS, each member shall be appointed by the City Commission of the City of Weslaco; and the members of this Committee will hold office for a term length staggered as assigned; and

WHEREAS, the Animal Shelter Advisory Committee members shall serve without compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____ is appointed to the Animal Shelter Advisory Committee for a term as assigned.

PASSED AND APPROVED on this 4th day of December, 2018.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

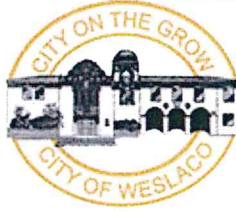


Standardized Agenda Request Form

Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2118	
From:			
Subject: Discussion and consideration approving budget and project list utilizing the \$4,000,000 Certificates of Obligation Series 2018 for drainage improvements and authorize the Mayor to execute any related documents. Possible action. (The item was tabled November 20, 2018; staffed by the 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 Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: \$4M Budget & Project List for Drainage Improvements			
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 "JP" Rodriguez, Commissioner, District 3
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

DATE: November 15, 2018

TO: Drainage Committee

FROM: Mike R. Perez, City Manager

SUBJECT: \$4M Bond Issues and Proposed Expectations

Attached is a sheet showing revenues and established expenditures. We are short by \$367,328.03, and we will have to work on how to reduce the cost for the RDF. Our biggest possibility is to cut the cost for excavation of the RDF. We will see how we can achieve this reduction.

Cc: Mayor David Suarez
City Commission

2018 \$4M Bond Issue

Sale of Bonds	\$3,993,063.00
Transfer General Fund	100,000.00
Total Available	\$4,093,063.00

Projects

Harlon Block RDF	\$1,401,147.60
City Park	1,118,010.43
John Knox area	542,497.00
Leisure World area	520,576.00
Austin/Merida	80,000.00
Purchase property by Leisure World	257,120.00
Purchase Property by John Knox	160,000.00
Halff Engineering contract	381,040.00
Total Estimated Expectations	\$4,460,391.03

Short \$367,328.03



Standardized Agenda Request Form

Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2136	
From:			
Subject: Discussion and consideration directing Halff Associates to design a 50 year storm frequency for the City of Weslaco Drainage Plan as recommended by the Weslaco Drainage Citizen Task Force. Possible action. (Staffed by Planning and Code Enforcement.)			
Background: A 100 year storm frequency design will be substituted during Halff's drainage study with a 50 year storm frequency design. This will benefit the City's drainage study by creating efficient design and coincide with drainage ordinance.			
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): Weslaco Drainage Citizen Task Force addressed item at November 29, 2018.			
Aida Vega		Created/Initiated	
Joe Pedraza		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve; concur with the recommendation of the Weslaco Drainage Citizen Task Force Committee.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2121	
From:			
Subject: Discussion and consideration approving Resolution 2018-69 supporting the Lower Rio Grande Valley Development Council to submit a grant application to Hidalgo County Metropolitan Planning to support funding for the Hidalgo County Active Mobility Plan and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Managers 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):			
Aida Vega Sonia Flores Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve			
Attachments, if any: R2018-69 HCMPO Mobility Plan			
Responsibilities upon Approval:			

RESOLUTION NO. 2018-68

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF WESLACO, TEXAS AUTHORIZING AND SUPPORTING THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL TO SUBMIT A GRANT APPLICATION TO THE HIDALGO COUNTY METROPOLITAN PLANNING ORGANIZATION TRANSPORTATION ALTERNATIVE PROGRAM.

WHEREAS, the CITY OF WESLACO proposes to support the submission of a grant application to the Hidalgo County Metropolitan Planning Organization Transportation Alternative Program for the funding to support the Hidalgo County Active Mobility Plan; and

WHEREAS, the Hidalgo County Active Mobility Plan will provide a means to implement a seamless and unified network of hike and bike trails across Hidalgo County; addressing current gaps in mobility infrastructure by connecting cities, schools, existing trails, transit corridors, parks, and disadvantaged neighborhoods; and

WHEREAS, the Hidalgo County Active Mobility Plan will facilitate the coordination of intercity mobility planning, improve individual and community health, enhance transportation options and connectivity, improve access to multimodal transportation, and support organizational strategies and opportunities for the development of the region; and

WHEREAS, the Lower Rio Grande Valley Development Council is committed to promoting and encouraging cooperation among local units of government in order to improve the region's health, safety, and general welfare shall administer the planning process for greater regional connectivity; and

WHEREAS, the City of WESLACO acknowledges the need to commit financially to the Hidalgo County Active Mobility Plan by providing proportional matching local funding, meeting the 20% matching requirement to support the procurement, development, and other activities associated with this project.

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

PART 1. The City of WESLACO shall authorize the Lower Rio Grande Valley Development Council to submit a grant application for the Hidalgo County Metropolitan Planning Organization Transportation Alternative Program.

PART 2. The City of Weslaco will provide financial support, sharing the 20% required local match of the grant request (\$264,000) with other participating cities in Hidalgo County.

CONSIDERED, PASSED AND APPROVED this 4th day of December 2018, at a regular meeting of the Board of Commissioners of the City of Weslaco, Texas at which quorum was present and which was held in accordance with Chapter 551, Texas.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
Aida Vega, INTERIM CITY SECRETARY

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



Standardized Agenda Request Form

Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2122	
From:			
Subject: Discussion and consideration approving Resolution 2018-70 supporting the Lower Rio Grande Valley Development Council to submit a grant application to Hidalgo County Metropolitan Planning Organization supporting the Regional BCycle Bikeshare Program and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Managers 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	
Sonia Flores		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: R2018-70 support BCycle regional effort			
Responsibilities upon Approval:			

RESOLUTION NO. 2018-70

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF WESLACO, TEXAS AUTHORIZING AND SUPPORTING THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL TO SUBMIT A GRANT APPLICATION TO THE HIDALGO COUNTY METROPOLITAN PLANNING ORGANIZATION TRANSPORTATION ALTERNATIVE PROGRAM.

WHEREAS, the CITY OF WESLACO proposes to support the submission of a grant application to the Hidalgo County Metropolitan Planning Organization Transportation Alternative Program for the funding to support the Regional BCycle Bikeshare Program; and

WHEREAS, the Regional BCycle Bikeshare Program will provide a means to implement a seamless and unified network of BCycle bike share infrastructure across Hidalgo County, expanding the current limited resource, to enrich current gaps in mobility infrastructure by connecting cities, schools, existing trails, transit corridors, parks, and disadvantaged neighborhoods; and

WHEREAS, the Regional BCycle Bikeshare Program will advance the coordination of intercity mobility planning, improve individual and community health, enhance transportation options and connectivity, improve access to multimodal transportation, and support organizational strategies and opportunities for the development of the region; and

WHEREAS, the Lower Rio Grande Valley Development Council is committed to promoting and encouraging cooperation among local units of government in order to improve the region's health, safety, and general welfare shall administer the program to enhance greater regional connectivity; and

WHEREAS, the City of WESLACO acknowledges the need to commit financially to the Regional BCycle Bikeshare Program by providing proportional matching local funding, meeting the 25% matching requirement to support the procurement, development, and other activities associated with this program.

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

PART 1. The City of WESLACO shall authorize the Lower Rio Grande Valley Development Council to submit a grant application for the Hidalgo County Metropolitan Planning Organization Transportation Alternative Program.

PART 2. The City of WESLACO will provide financial support, contributing 25% local match of the proportionate BCycle infrastructure (Bicycles and Docking Stations) placed within the city.

CONSIDERED, PASSED AND APPROVED this 4th day of December, 2018, at a regular meeting of the Board of Commissioners of the City of WESLACO, Texas at which quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
Aida Vega, INTERIM CITY SECRETARY

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



Standardized Agenda Request Form

Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2123	
From:			
Subject: Discussion and consideration amending the Civil Engineering Services Agreement for Storm Water Improvement Plan with Halff Associates by eliminating the scope of services for Task 6; Hazard Mitigation Grant Program Application in the amount of \$11,261.79 and authorize payment in the amount of \$3,088.21 for services rendered to date and authorize the Mayor to execute any related documents. Possible action. (Staffed by the City Managers 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 Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Halff Associates Agreement re Task 6, Labor Detail_20181127042002 Halff Asso			
Responsibilities upon Approval:			



4.2 Identify Alternative Funding Sources

- a. Consider alternative funding sources, such as utility fees, impact fees, bond programs, grant opportunities and other mechanisms to help fund recommended projects.

Task 5: Evaluate City's Short-term Drainage Projects

5.1 Evaluate the Benefits of the City's Proposed Projects

- a. Halff will use the developed hydraulic and hydrology models to evaluate the effectiveness of the City's short-term, emergency drainage projects. It is assumed that the City will provide detailed plans for the proposed drainage project for Halff's use in the analysis. Preparation of detailed construction documents for these short-term, drainage projects is not included in this scope, but can be provided for an additional fee.

Task 6: Preparation of one (1) Hazard Mitigation Grant Program Application

The City of Weslaco submitted a Hazard Mitigation Grant Program Application to the Texas Department of Emergency Management for Federal Emergency Management Administration (FEMA) funding of Villa Verde Detention Pond Project in 2015. This project application was not successful in attaining funding. Halff will review the project application and submit a Notice of Intent and Project Application to TDEM in the next 45 days.

6.1 Review Previous HGMP Applications previously submitted

- a. Review projects for effectiveness. Refine projects as necessary to improve effectiveness and benefit cost ratio.

6.2 Submit HGMP Applications

- a. Update documents as needed for submittal under the existing NOI.

Task 7: Preparation of Outreach Material

7.1 Preparation of graphic for printed material

- a. Assistance to preparation of the bond election campaign slogan and logo, to be used by the City to promote a possible bond election for drainage projects. Halff will produce three alternatives for the City to select for use in all public outreach material associated with a bond election.
- b. Prepare brochure and informational flyer for use during a bond election. The fee includes the cost of producing an electronic, reproducible graphic for the City's use.

7.2 Preparation of PowerPoint material

- a. Prepare customized PowerPoint for use during a bond election. The fee includes the cost of producing the slide templates and all needed graphics for the presentation of the projects included in the bond election, for the City's use.
- b. Preparation of a short, animated video of the projects for use in the presentation and on the bond website.

7.3 Preparation of social media outlets for the bond program

- a. Prepare an informational website for the drainage bond election and the projects.
- b. Prepare messages for the City's use on their social media platforms.

FEE SCHEDULE

TABLE A.2

TASK DESCRIPTION	FEE
Project Management	\$ 90,470
Base Model and Existing Hazard Identification	\$ 51,780
Future Conditions Analysis and Proposed Improvements	\$ 130,240
Prioritize and Implementation Plan for Projects	\$ 35,000
Evaluate City's Short-Term Projects	\$ 16,350
HMGP Application Assistance	\$ 14,350
Preparation of Outreach Material	\$10,350
TOTAL	\$348,540
Reimbursement	\$ 32,500
TOTAL + Reimbursement	\$ 381,040

ADDITIONAL SERVICES FEE SCHEDULE

TABLE A.3

TASK DESCRIPTION	FEE
Topographic Surveying- 2 Crew Party, Hourly	\$ 165/HR
Additional Meetings, Hourly	Varies. SEE TABLE A.4

Labor Detail

Tuesday, November 27, 2018

4:19:16 PM

Halff Associates Inc.

Job-to-Date through 11/30/2018

		Date	Regular Hours	Overtime Hours	Total Hours	Total Billing
034810.001 Weslaco/Storm Water Improvement Plan			18.75		18.75	3,088.21
000600 HMGP Application Assistance			18.75		18.75	3,088.21
002939	Edwards, Samuel	11/19/2018	2.00		2.00	331.76
	project analysis for HMGP					
002026	Engelhardt, Cindy	11/14/2018	2.00		2.00	411.34
002118	Leal, Kristina	11/12/2018	1.00		1.00	195.80
002118	Leal, Kristina	11/13/2018	1.00		1.00	195.80
002118	Leal, Kristina	11/14/2018	2.00		2.00	391.60
002118	Leal, Kristina	11/15/2018	.50		.50	97.90
002118	Leal, Kristina	11/16/2018	.75		.75	146.85
002118	Leal, Kristina	11/19/2018	1.50		1.50	293.70
002118	Leal, Kristina	11/20/2018	.50		.50	97.90
002118	Leal, Kristina	11/21/2018	.50		.50	97.90
002956	Stanton, Alan	11/19/2018	3.00		3.00	358.26
002956	Stanton, Alan	11/20/2018	3.00		3.00	358.26
002591	Torres, Mariel	11/6/2018	1.00		1.00	111.14
Final Totals			18.75		18.75	3,088.21



Standardized Agenda Request Form

Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2137	
From: Pete Garcia			
Subject: Discussion and consideration for possible purchase of a Hot Jet D- Diesel Series Trailer Mounted Jetter which will be utilized for the jetting of storm drains and inlets, from Hot Jet USA in the amount not to exceed \$40,000.00 and authorize the Mayor to execute any related documents. Possible action. (Requested by Commissioner Muñoz and Mayor Suarez.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Pete Garcia		Approved	
Sonia Flores		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval for above mentioned.			
Attachments, if any: HotJet-D-Series-Arrow, HotJet-DSeries-Hot-Water-Jetter			
Responsibilities upon Approval:			



Over 30 Years of Building Quality Equipment!

HOTJET D

DIESEL SERIES TRAILER MOUNTED JETTERS

CLEANS 2" - 12" LINES

Choice of Kohler or Kubota Engine
26HP or 29HP

24 Gallon Fuel Tank
Diesel

Super Duty Tool Box
Diamond Plate / Lockable

Heavy Duty Hitch
Adjustable Height
with 25/16" or D-Ring

Ultra Duty Trailer
Solid Diamond Plate Steel Deck
Powder Coated

H.D. Water Tank
330 Gallon

Large Diesel Heater

Quiet Exhaust

Safety
Strobe Light

Full Rear Controls & LED Lighting

Throttle Control
Adjustable
Pressure & Flow

Custom Tool Boxes
Large, Lockable
& Weatherproof

Heavy Duty Electric Axles
Dual Axle Brakes &
Chrome Wheels
7,000 lb. rated

Pulsation Valve

Emperor Series General Pump
Triple Power V-Belt Driven

Trailer Colors

- Red
- Black
- Blue
- Green
- Safety Yellow

Part Number	Engine	Output*
HJDTA8040K	26HP Kohler	8GPM @ 4,000 PSI
HJDTA8040KK	29HP Kubota	8GPM @ 4,000 PSI
HJDTA9038K	26HP Kohler	9GPM @ 3,850 PSI
HJDTA1038KK	29HP Kubota	10GPM @ 3,850 PSI

*Output +/- 5% PSI and GPM vary as per elevation, engine RPM and nozzle size.

1-800-624-8186

14773 Heritage Crest Way Riverton, UT 84065

Manufactured by
POWER LINE U.S.A.

www.hotjetusa.com

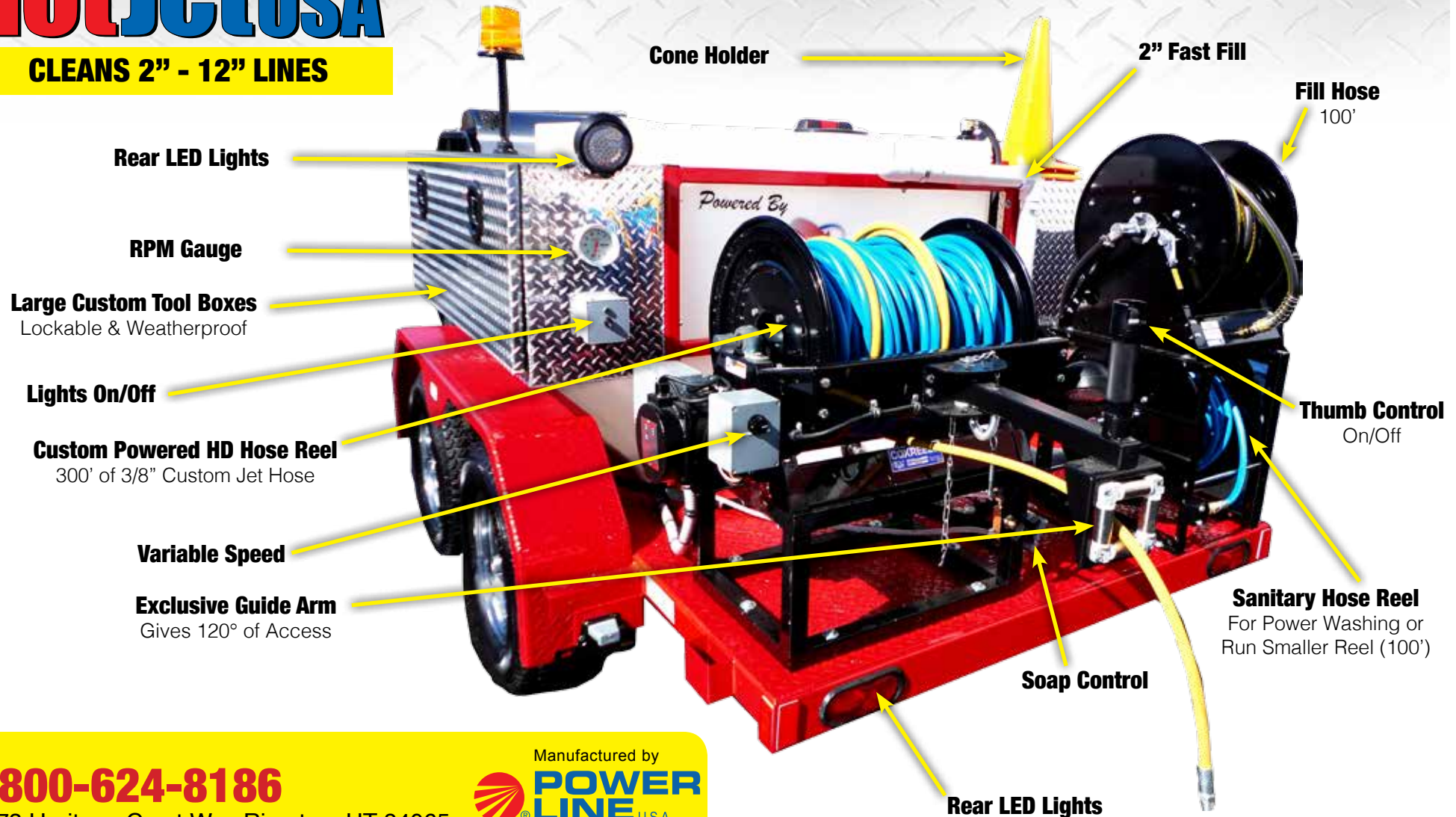
Over 30 Years of Building Quality Equipment!



CLEANS 2" - 12" LINES

HOTJET D

DIESEL SERIES TRAILER MOUNTED JETTERS



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14773 Heritage Crest Way Riverton, UT 84065

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POWER LINE U.S.A.

REF 11232015



Over 30 Years of Building Quality Equipment!

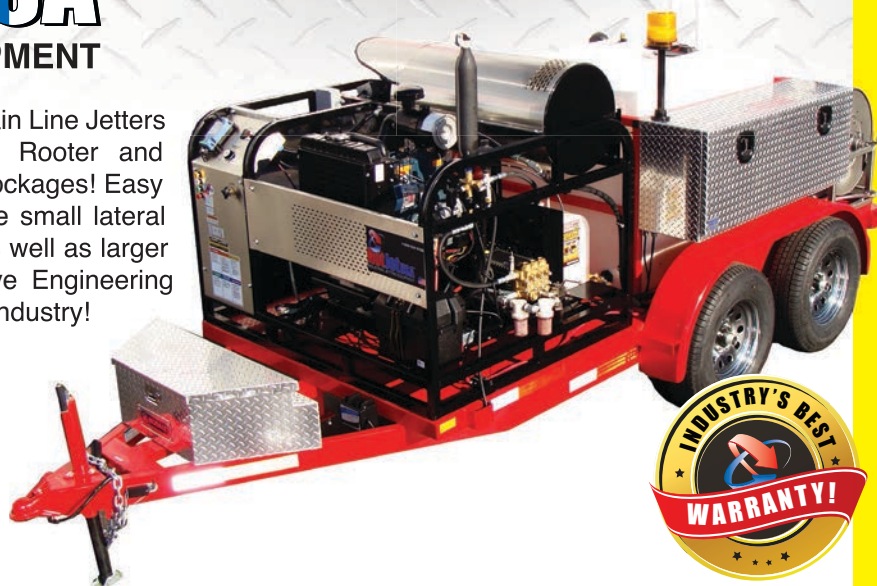


DRAIN LINE JETTING EQUIPMENT

HotJet's Trailer Mounted Sewer and Drain Line Jetters are engineered for the Professional Rooter and Plumber and will tackle the toughest blockages! Easy to operate and priced right! Will handle small lateral lines with the jumper hose assembly as well as larger lines up to 12". Includes our Exclusive Engineering Features and the Best Warranty in the Industry!

Trailer Colors

- Red
- Black
- Blue
- Green
- Safety Yellow



TIER 4 RATED

CLEANS 2"-12" LINES

Part Number	Engine	Output*	Other Specifications
HJDTA8040K	26HP Kohler	8GPM @ 4,000 PSI	• Drive Triple V-Belt • Trailer Size 5' x 12' Deck • Tandem Axle, Powder Coated • Axle Rating 2 x 3,500 LB.
HJDTA8040KK	29HP Kubota	8GPM @ 4,000 PSI	
HJDTA9038K	26HP Kohler	9GPM @ 3,850 PSI	
HJDTA1038KK	29HP Kubota	10GPM @ 3,850 PSI	

*Output +/- 5% PSI and GPM vary as per elevation, engine RPM and nozzle size.

Exclusive Engineering Features

☐ Dual Filter Intake System

We pre-plumb the pump intake so the draw water from the tank is dual filtered - one 80 mesh filter and the other a 50 mesh filter to protect the pump. This has proven to dramatically increase the pump life and reduce down time.

☐ Pump

The pump systems we use are manufactured by General Pumps. The Emperor Series General Pump are proven with literally thousands in service worldwide. They are easy and inexpensive for service and we back them with a 10 year warranty.

☐ Pump Saver System

We engineer all jetter trailers with our "pump saver system" - that when the hose flow is released, the bypass water re-circulates back to the water tank. This keeps the head of the pump cool extending its life substantially.

☐ TBDS™ (Total Belt Driven System)

All components are belt driven. The pump is Triple-V-Belt Driven. Belt driven reduces vibration and allows the pump to run at 1/2 RPM. This extends operational life, especially vs. gear driven power plants.

☐ Chemical Application

The equipment operator can control the concentration levels at the machine and controls the chemical injections depending on the job needs.

☐ Quick Antifreeze System

Our jetter units come with our quick antifreeze system where you close one ball valve and open the antifreeze ball valve - then run the machine for 30 seconds and the entire system is antifreezed. Start the machine - then recapture the antifreeze in the antifreeze tank and re-attach the jetter nozzle and you are ready to jet!

HOTJET D

Diesel Series • Hot Water Jetter



Over 30 Years of Building Quality Equipment!



POWERFUL • BUILT TO LAST • BEST WARRANTY

The Professional's Choice for cleaning drain/sewer lines from 2-12"! Built for the professional with **BEST IN CLASS MOTOR, PUMP, HOSE REEL and TRAILER**. This drain and sewer cleaning system is custom from the ground up and engineered for ease of service with ultra duty construction throughout. Super dependable Vanguard Power Plant (made by a Division of Toyota) - combined with General's Premium Emperor Series Pump is a bullet proof engineering design. Add the Jumper Hose Reel for laterals and this unit becomes 2 jetters in one! With the Warthog Nozzle this unit has plenty of power to cut roots and nearly any blockage.

GENERAL SPECIFICATIONS

- 330 or 660 Gallon Water Capacity
- Molded HDP Water Tank(s)
- Nema 4 Rated Control Panel
- Low Water "Shut Off" Feature
- 10' Safety Colored Leader Hose
- 2" x 36" Tiger Tail Hose Protector
- Powered, Variable Speed Hose Reel with 300' of 3/8" Jetting Hose Rated @ 16,000 PSI Burst Pressure
- Adjustable Pressure Relief/Control Valve(s)
- Adjustable Pulsation System with Control
- Hose Reel with 100' of 3/4" Supply hose
- Rotary Beacon Light
- "Fast Fill" for Hydrant Hook-Up

PUMP

- "Run-Dry" Capable General Pump 8 GPM @ 4000 PSI or 9.5 GPM @ 3,850 PSI
- Triple Power Belt Driven
- Dual Safety Rupture Disks and Pump Saver System
- Rear Throttle Control

DISTRIBUTED BY:

MOTOR DESCRIPTION

- Choice of 26HP Kohler or 29HP Kubota
- Low Noise Muffler
- EPA Tier 4 Rated
- Low Engine Oil/High Temperature Auto Shutdown System
- 24 Gallon Diesel Fuel Tank
- Large Battery Box

TRAILER DESCRIPTION

- Rugged, Compact Specially Engineered Trailer to Haul the Equipment and Water Load
- Leaf Spring Axles Cushion and Distribute the Weight for Easy Towing
- 5'x12' Tandem Axle
- Tandem Axle (2 x 3,500 lb)
- Dual Axle Brake - DOT Legal in all 50 States
- Full Premium Powder Coat

NOZZLES

- Warthog
- Lazer
- Ram

UPGRADES AVAILABLE

- Portable Reel with 100' 1/4" Jetting Hose
- 12 Volt Rear Power Connection for Spot Light or Camera
- Safety Cone Holder
- Rear LED Lighting
- Remote Control - Solid State Wireless Unit up to 300'
- 2nd Hose Reel for Soap Injection

OVERALL DIMENSIONS

- Overall Length 16' 6" incl. hitch
- Deck Length 12'
- Height 8' w/safety light
- Overall Deck Width 7'
- Weight Dry 2,950 lbs
- Weight Full Load 6,100 lbs



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Ref. 11232015



Standardized Agenda Request Form

Date of Meeting: December 4, 2018		Agenda Item No. (to be assigned by CSO): 2018-2133	
From:			
Subject: Discussion and consideration to cancel or reschedule the January 1, 2019 regular meeting. Possible action. (Staffed by City Manager's Office.)			
Background: Charter requires the Commission shall meet at least once each month; the Commission may reschedule the first meeting on January 1, 2019 or cancel and rely on the second meeting to satisfy the Charter requirement.			
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 Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: As the Commission intends to convene the second meeting of the month, it is lawful to cancel the			
Attachments, if any:			
Responsibilities upon Approval:			



October & November
2018 Destination Marketing Report
Presented to City of Weslaco

October & November Advertising

- General Advertising:
 - ✓ New Adventures Magazine - \$1,360
 - ✓ New advertising at Valley International Airport (VIA) - \$4,886
 - ✓ 2018 Official Guide to the Rio Grande Valley - \$2,700
 - ✓ Texas Border Business - \$473
- Winter Texan Advertising
 - ✓ Park Directors Luncheon - \$318
 - ✓ AIM Digital Media - \$935
- Mexico Marketing
 - ✓ De Shopping - \$500
 - ✓ AIM digital Media - \$2,500
 - ✓ GMG Agency (Bridge Flyers & distribution) - \$10,400
- Texas Domestic:
 - ✓ Ongoing billboard advertising on I-2 / Expressway 83 (both directions) - \$2,300
- Ecotourism
 - ✓ Texas Birding (South Texas Nature) - \$1,500
- City Promotions
 - ✓ AOPA (Airport) - \$391
 - ✓ AIM Media (Airport) - \$2,455

Total: \$30, 718

VISITATION Registrations

Visitors	In-State/Out of State
October	10/17
November	10/40

Business Visitor Events Center & Meetings	Attendance
27 events/meetings	825
Early Voting	7,956
Election Day	(Awaiting final numbers.)

Our Winter Texan Coffee Bar is open for the season. Winter Texan visitation is strong. For Winter Texans with small homes and minimal decorations, we also offer free holiday photos in front of the Visitor Center Christmas Tree.

Best story: On November 5, we hosted a family of 10 from Salt Lake City, UT. They literally threw a dart at a map. The dart landed on Weslaco. They traveled by family bus to visit.



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!

December 4, 2018

Alfresco Weslaco

Alfresco Music & Arts festival will be held on December 20th. There were 75 vendors; food, art and crafts. WISD will have a stage and The Adel's on the main stage were music is oldies and a mix of other styles. We will display South Texas College demonstrating "live art", the college students and the public participated.

UTRGV CIC Ribbon Cutting & Grand Opening

On the 29th of November, UTRGV had a grand opening of the facility. The Mayor and several officials from the Economic Development Administration (EDA) for Austin; Dr. Fehsendeld, Senior Assoc. VP for Academic Affairs; and the Acting Dean, of Robert C. Vackar College of Business and Entrepreneurship were on the agenda.

Annual Christmas Tree Lighting

December 6th will be the lighting of the glorious Christmas Tree in front of City Hall with the Mayor lighting the lights and the choir will sing highlights from the holiday.

Attended the Annual European American Investment Conference

The EDC staff participated in the event in Ft. Wayne, Indiana about Foreign Direct Investment in the U.S. There were 7 site consultants contacts participated in the conference.

Attended the FABTECH Tradeshow in Atlanta, Georgia

Staff participated in the Texas Marketing Team booth and was able to develop 50-60 leads from the event. Staff believes 5 good leads for Weslaco that we are following up aggressively.

Summary of Leads List

Staff is working a total of 55 leads.

275 S. Kansas, Suite #A • Weslaco, Texas • 78596

(956) 969-0838 • (956) 969-8611 Fax

www.weslacoedc.com